

# **South Gloucestershire Core Strategy: Policies, Sites and Places Plan**

## **Report of Engagement Pre Draft Plan (May 2013 – June 2014)**

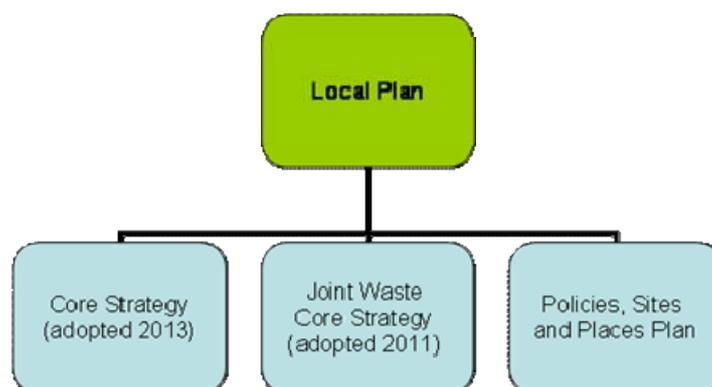


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# 1. Introduction

- 1.1 The Policies, Sites and Places Plan (PSP Plan) is the final document being prepared by the Council in completing its Local Plan. The Local Plan is a set of documents (currently comprising the Joint Waste Core Strategy and Core Strategy) which will update and replace the previous South Gloucestershire Local Plan (adopted 2006) and Minerals & Waste Local Plan (adopted 2002) and will guide future planning decisions in the district.



- 1.2 This report outlines the range of consultation and engagement that the Council's Strategic Planning Policy and Specialist Advice Team undertook in preparing the Draft Plan. The period covered by this report is May 2013 to June 2014. This consultation and engagement has been carried out in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The purpose of Regulation 18 is to give everyone the opportunity to be involved from the beginning in the preparation of the Plan. Consultation on the Draft Plan is also part of the Regulation 18 stage.
- 1.3 The Plan is divided into two parts – firstly, development management policies and, secondly, sites and places. The engagement activities vary for these two parts. The sites and places part principally centres on the Rural Housing and settlement boundary reviews, but also includes town centres, Local Green Spaces and community facilities.
- 1.4 This report sets out the key activities which have taken place. It does not list all the informal conversations, meetings and emails. Engagement work was undertaken in agreement with the Members Working Group set up for the Policies, Sites and Places Plan.
- 1.5 This report is a summary of the consultation and engagement undertaken. It does not contain full details of the feedback received to consultation exercises nor how the Council has responded. Rather it provides a link to documents containing this information and sets out how the Council has engaged in

preparing the Draft Plan. The Draft Plan is being subject to consultation under Regulation 18.

## 2. Scoping

2.1 The initial phase of engagement involved inviting representations as to the content of the Plan. In May 2013, emails and letters were sent out to everyone on the Council's e-consult iNovem database (approx 5,000 names) informing them of the start of the Plan's preparation, the purpose of the Plan and the activities that would be undertaken over the initial 6 months (Appendix 1). The listed activities were:

- Working with our local communities on a rural housing strategy, including a review of rural settlement boundaries, to enable small scale housing development to meet any locally identified needs;
- Defining town centre boundaries, allocating sites for new comparison (non-food) development and reviewing the list of primary and secondary shopping frontages;
- Reviewing and updating the detailed policies for managing new development, for example; conversion and self build, environmental protection, economic development, design and renewable energy;
- Identifying sites for particular types of development, including those coming forward from local communities.

### Questionnaire

2.2 Alongside this, officers started work on the Rural Housing Review. On 9 July 2013, officers attended the Parish Charter Working Group to give a presentation on the proposed Plan and consultation with parish and town councils. This was followed in early September 2013 with notification of the forthcoming Questionnaire. Later that month the Questionnaire (Appendix 2) was sent to all parish and town councils, South Gloucestershire members and key stakeholders in the unparished areas of Kingswood and Staple Hill, with accompanying e-mail. The Questionnaire sought views on issues relating to:

- Development management
- Town Centres
- Local Green Spaces
- Rural Housing & Settlement boundaries

2.3 Two follow-up workshops were held in mid September 2013 – Chipping Sodbury and Kingswood – to provide technical support to parish and town

councils and South Gloucestershire members on completing the Questionnaire. Subsequently, a closing date reminder e-mail was sent out to encourage responses. This was followed by an e-mail extending the deadline by two weeks to 14th November 2013. On request, informal meetings/telephone conversations were held to explain technical planning issues and the scope of the Rural Housing Review questions. A 98% response rate was achieved.

#### Regulation 18 Notification

2.4 In early November 2013 an email/letter (Appendix 3) was sent to everyone on the iNovem database inviting them, in accordance with Regulation 18 of the 2012 Town and Country Planning Regulations, to indicate what should be included in the Plan. South Gloucestershire members and parish and town councils were also included. The closing date was 13th December 2013, although responses received after that date have been considered. 51 responses have been received, principally from landowners, developers and consultants. Where sites have been put forward, these have been included in the Call for Sites schedule. The following table summarises the responses that have been received relating to development management policies.

<b>Summary of Responses Received</b>	<b>Council's Response</b>
Include policy to protect existing social, cultural and community facilities	Core Strategy Policy CS23 protects existing cultural and community facilities.
Relax restriction on housing in the open countryside	Contrary to the NPPF and the development strategy in the Core Strategy
Relax restriction on conversion of redundant buildings in the open countryside	Existing and proposed policy does not have any size restrictions
Include policy to protect the wider setting of important heritage assets	Draft heritage policy addresses the setting of assets
Particular interest in policies and allocations relating to Dyrham and Horton	Noted
Include policy to protect ancient woodland and veteran trees	Draft Plan includes policy which protects ancient woodland and veteran trees
Promote woodland creation/trees as a positive GI requirement for development schemes	Draft Plan tree policy promotes increased tree cover
Concern over sport and recreation evidence base	This is being addressed
Support planning obligations/CIL to provide and maintain sports facilities	Noted
Include policy to protect existing sports pitches	Core Strategy Policy CS23 protects existing sports pitches
Promote Active Design principles in major developments	Noted

Include area east of Chipping Sodbury and around the Common within the Cotswold AONB	AONB designation and extension is the responsibility of Natural England and not local authorities.
Include policies on water resources and wastewater/water supply infrastructure	Not the role of planning policy to include policies covering the responsibilities of other authorities/agencies
Include policy that reflects the new Enterprise Area at Filton and promotes new commercial development	Draft Plan includes a policy on Enterprise Areas
Allow development around settlements both in and out of the Green Belt	Not appropriate to have a generic policy for all settlements. Development around rural settlements dependent on support from local communities and this will be reflected in the policies for individual parishes
Need in villages for housing to enable older residents to 'downsize' and affordable housing for young	Housing in villages, including housing type, dependent on support from local communities
There is too little protection of open countryside	Draft Plan is consistent with national planning policy
Consult with parish councils over the impact of Oldbury NNB	Draft Plan policy for Oldbury commits council to collaborative working with local communities et al
Ensure both Plan and SPD reject wind turbines and solar arrays in inappropriate locations	Wind turbines and solar arrays covered by Core Strategy policy on renewables and guidance in Renewables SPD
Plan must identify housing land to boost supply identified in the Core Strategy and increase the five-year housing land supply	Core Strategy identifies sufficient supply and requirement for the completion of a review by the end of 2018
Allocate new M49 junction and new stations on the Henbury Loop	Draft Plan includes policies; Core Strategy also covers these points.
Allocate new Delivery Office to serve Cribbs Patchway New Neighbourhood	Included in Call for Sites
Include policy to manage traffic impact	Draft Plan includes policy
Include policy to meet the housing needs of older people	Housing for older people acceptable in principle within settlement boundaries. Further housing in addition to the Core Strategy dependent on support from local communities. Housing density policy set out in the Core Strategy

Include policies to address GI/landscape/biodiversity	Covered in Core Strategy and Draft Plan includes related policies
Include policies which promote: energy generation in new development; agricultural activities; self build; and prevent fracking and gas extraction	Core Strategy and/or Draft Plan include policies on energy generation, agricultural activities and self build. Contrary to government policy to have a policy opposing hydrocarbon extraction
Identify mineral safeguarding areas	Draft Plan includes policy
Include policy to address equine development	Draft Plan includes policy
Plan should recognise Green Belt releases and provide the framework for such	Inspector examining Core Strategy supported Green Belt releases only where consistent with government guidance as set out in NPPF para 89
Include policy to protect pubs	Draft Plan includes policy

### 3. Development Management Policies

3.1 Engagement in preparing draft development management policies has included the following:

- Questionnaire for development management officers on the use of policies in the South Gloucestershire Local Plan;
- Working group of development management officers and officers responsible for drafting policies;
- Consideration of comments made to the parish and town council Questionnaire, and the Regulation 18 letter, relating to development management policies; 41 responses from parish/town councils and 21 responses to the Regulation 18 letter are relevant.

3.2 The responses received relate to the following matters and include the actions taken by the Council.

Issue	Council Response
Managing Future Development	
Settlement boundary	Amendment to settlement boundaries only where local communities support
Green Belt	Green Belt boundary set by Core Strategy Policy CS5. Non-strategic amendments only where exceptional circumstances can be demonstrated.
Greenfield development	Insufficient Brownfield land available to meet housing requirement
Over development	Implementation of the Policies in the Core Strategy and this Plan will prevent over development
Large-scale development	Large-scale development has been covered by the Core Strategy. Non-strategic development only in the Policies, Sites and Places Plan
Reuse of Brownfield land	Support re-use but insufficient Brownfield land available to meet housing requirement
Development in villages	Development in villages only where the local community supports
Responding to Climate Change and High-quality Design	
Woodland	Draft Plan policy on trees and woodland

Health and well-being	Health and well-being is an overarching objective, which is addressed across both Core Strategy and Policies, Sites and Places policies.
GI provision and maintenance	Draft Plan and Core Strategy policies address GI provision and maintenance
Renewable Energy	Draft Plan and Core Strategy policies address Renewable Energy
Design of new development	Core Strategy policy CS1 addresses design of new development
Sense of place	Sense of place is covered by the Core Design Policy (CS1)
Loss of Village identity/character	Promotion of Village development dependent on local community support. Design policy (Core Strategy CS1) addresses character and identity
Landscaping	Draft Plan policy addresses landscaping
Visual impact of development	Addressed by Draft Plan policy on landscaping
Tackling Congestion and Improving Accessibility	
Hghway issue	Draft Plan policies address highway issues
Recreational routes	Draft Plan Active Travel policies include recreational routes
Public transport	Addressed by Core Strategy policies and Draft Plan policies
Parking	Addressed by Draft Plan policy
Traffic volume and speed	Addressed by Draft Plan policy
Pedestrian links	Draft Plan Active Travel policies include pedestrian links
Walking/cycling	Addressed by Draft Plan policy
Traffic congestion	Addressed by Draft Plan policy
Traffic calming	Addressed by Development Related Transport Impact Management Draft Plan policy
Broadband	
Maintaining the Environment and Heritage	
Conservation Areas	Addressed in Draft Plan policy
Heritage assets	Addressed by Draft Plan policy
Environmental protection	Addressed by Draft Plan policy
Noise	Addressed by Draft Plan policy
Pollution	Addressed by Draft Plan policy
Nature conservation/biodiversity	Addressed by Draft Plan policy

Protection of Conservation Areas/AONB	Conservation Areas covered in Draft Heritage policy. AONBs covered in Draft Landscaping policy
Mineral Safeguarding Areas	Addressed by Draft Plan policy
Control of light pollution	Addressed in Draft Environmental Pollution policy
Flooding and Flood risk	Addressed in Draft Plan policy
Environment	Draft Plan contains a suite of policies which address the impact of development on the environment
Agricultural land	Core Strategy Policy CS9 addresses the protection of agricultural land
Tranquillity	Noise pollution is covered by Draft Plan policy
Shale Gas	Covered by Draft Hydrocarbons Policy
Maintaining Economic Prosperity	
Filton Enterprise Area	Addressed in Draft Enterprise Areas Policy
Emersons Green Enterprise Area	Addressed in Draft Enterprise Areas Policy
Protection of Pubs	Addressed in Draft Public Houses Policy
Town Centres	Addressed in Core Strategy Policy CS14 and in Draft Town Centre Uses Policy
Advertisements	Advertisement control covered by Notional Planning Practice Guidance
Shop Frontages	Addressed in Draft Shop frontages Policy
Horsiculture	Addressed in Draft Rural Economy Closely
Providing Housing and Infrastructure	
Housing	Strategic housing covered in the Core Strategy. Non-strategic housing addressed in this Plan
Flat conversions	Addressed in Draft Residential Conversions, Sub – Divisions and Houses in Multiple Occupation Policy
Building in gardens/back land development	Addressed by Draft New Buildings within Existing Residential Curtilages
Housing mix	Addressed by Core Strategy Policy CS17
Loss of Gardens	Addressed by Draft New Buildings within Existing Residential Curtilages
Local needs housing	To be addressed in Part 2 of Plan at the request of local communities

Land for small-scale housing	To be addressed in Part 2 of Plan at the request of local communities
Infrastructure	Addressed in the Core Strategy and this Plan
Community facilities	Addressed in the Core Strategy and this Plan
Leisure	Addressed in the Core Strategy and this Plan
Lack of facilities	Addressed in the Core Strategy and this Plan
Impact on services	Addressed in the Core Strategy and this Plan
Access to services	Addressed in the Core Strategy and this Plan
Lack of GI	Addressed in the Core Strategy and this Plan
lack of playspace	Addressed in the Core Strategy and this Plan
Allotments and recreation facilities	Addressed in the Core Strategy and this Plan

## 4. Oldbury New Nuclear Build

4.1 The draft Oldbury policy has been prepared working with Somerset County Council, given their extensive experience with Hinkley Point C and the opportunity to learn lessons. Introductory workshops were held in October 2013 with key officers and local Members/ relevant parish & town councils with knowledge of the immediate local area, and also involvement in the plan process, to raise general awareness and understanding of the following:

- Explanation of the project purpose, anticipated outputs, and expectations of their involvement;
- Oldbury NNB project update and summary of likely development composition;
- Overview of the Hinkley Point C project, to help comprehension of scale and complexity, potential implications for the locality and approaches to mitigation and benefits taken in Somerset, plus reference to the emerging policy context for Wylfa on Anglesey;
- Planning processes for national strategic infrastructure projects (NSIPs) under the Planning Act 2008;
- Scope and purpose of Development Consent Orders (DCOs);
- Assessment and review process for the Oldbury chapter of the Policies, Sites and Places Plan;
- Understanding of initial likely areas of concern raised by key specialist officers and Members;
- Scale of joint working with Somerset County Council;
- Worked examples from key topic areas that affected the Hinkley Point C project (e.g. the HPC Transport Strategy) to help workshop attendees start to think about potential issues with the Oldbury NNB;
- Key lessons learned from HPC NNB.

4.2 After the introductory sessions with Members and officers to explain the purpose of the project, workshops were held with key officers in January and March 2014, facilitated by Somerset County Council. Workshops were grouped into themes around impact topic areas, such as Environment, Flooding & Transport, Accommodation & Housing, Community, Social & Health and Economic Development, Skills & Education. The workshops explored the following key questions:

- What are the anticipated issues for South Gloucestershire?
  - How can the impacts be approached?
  - What existing policy do we have?
  - What existing evidence do we have?
  - What strategic policy direction can be justified in the Policies, Sites and Places Plan?
  - Interdependencies between topics?
- 4.3 As a result of the themed workshops, a variety of interdependencies were identified that required cross cutting discussion, in order to establish potential development aspirations and priorities. An interdependency workshop was therefore held with representatives from each service area on 13 March 2014. Prior to this meeting, an update on progress and the outcomes of the workshop discussions was provided to Local Members on 11 March 2014.
- 4.4 The outcomes of these workshops have now been considered by the council and Somerset County Council and the [final report](#) published. This report forms part of the evidence base to the Policies, Sites and Places Plan and includes further details of the workshops, names of those who attended and outcome of the discussions.
- 4.5 Details of the Duty to Cooperate in respect of the draft Oldbury policy are set out in paragraphs 9.4 – 9.7.

## 5. Rural Housing Review

5.1 In Policies CS5 and CS34 of the Core Strategy, there is a commitment to undertake a rural housing and settlement boundary review in the Policies, Sites and Places Plan. The Questionnaire sent out in September 2013, as detailed in paragraphs 2.2 and 2.3, contained a number of questions pertaining to the amount and type of housing. Officers assessed each parish's response to these questions.

5.2 In March 2014 the council sent a response to each town and parish council which contained a summary of the need for new housing based on their Questionnaire response, as well as ways that the housing could be delivered. The responses included:

- A summary of the amount and types of housing identified by the parish in its response to the September Questionnaire;
- A summary of the development likely to come forward within the parish under existing planning policies e.g. Green Belt, settlement boundaries, conservation areas and flood risk;
- An analysis of whether the identified need for new housing could be met under existing policies and through commitments; and
- A suggestion based on the above as to whether or not planning policies (e.g. Settlement boundaries) would need to be reviewed in the Plan to meet identified housing need.

Each town/parish council was asked to confirm the approach to further housing set out in their response. South Gloucestershire Members were also advised of the responses.

5.3 During March and April 2014, officers carried out a range of activities to support the town and parish councils in confirming their approach to further housing:

- Two workshops for town and parish councils and council members – Chipping Sodbury and Kingswood – to provide technical support;
- Follow up e-mails to rural parish councils and council members, to encourage responses;
- Telephone calls/e-mails with advice in response to requests from individual councils. This consisted of general advice on the working of the planning system, planning policy terms and options referred to in the consultation (e.g. Green Belt policy) so that parishes fully understood the implications of the planning policy changes being considered;
- Meetings with the following – Frampton Cotterell, Westerleigh, Cromhall, Oldbury, Horton and Rockhampton Parish Councils and the ward member for Pilning and Severn Beach.

5.4 The confirmed summary of the parish and town councils' views on further housing is as follows:

<b>Parishes where some change of planning policy proposed</b>	
Almondsbury	New settlement boundary for Hortham
Aust	Remove settlement boundary for Aust
Charfield	Additional housing through rural exception scheme and/or settlement boundary change
Cromhall	Additional housing or status quo
Doynton	Additional housing through rural exception scheme and/or settlement boundary change
Dyrham& Hinton	Rural exception scheme
Frampton Cotterell	Separate settlement boundary from Coalpit Heath and Winterbourne and extend settlement boundary around The Meads
Horton	Additional housing through rural exception scheme and/or settlement boundary change
Iron Acton	Additional housing through rural exception scheme and/or settlement boundary change
Marshfield	Rural exception scheme (Housing Needs Survey done)
Oldbury on Severn	Additional housing through rural exception scheme and/or settlement boundary change
Rangeworthy	Additional housing through rural exception scheme and/or settlement boundary change
Rockhampton	Additional housing through rural exception scheme and/or new settlement boundary
Westerleigh	Additional housing at Westerleigh, Separate settlement boundary for Coalpit Heath from Frampton Cotterell
Wick & Abson	Additional housing through rural exception scheme and/or settlement boundary change
Winterbourne	Separate settlement boundary for Winterbourne from Frampton Cotterell

<b>Parishes where no change in planning policy proposed</b>	
Acton Turville	Pilning & Severn Beach
Alveston	Pucklechurch
Badminton	Siston
Bitton	Sodbury
Cold Ashton	Thornbury
Dodington	Tormarton
Falfield	Tortworth
Hawkesbury Upton (until and unless a future Housing Needs Survey identifies a need)	Tytherington
Hill	Wickwar
Little Sodbury	Yate
Olveston	

## 6. Town Centres and Retail

6.1 In October 2013, the council prepared draft retail profiles for each town and district centre, the new local centre for Cribbs Patchway New Neighbourhood, and Longwell Green and Cribbs Causeway retail areas. The purpose of the profiles is to provide a clear understanding of the issues and opportunities affecting these centres. Since the council does not have all of the information required to complete health checks for each centre, the profiles are not restricted to the Government's list of 'Health Check' indicators, but provide commentaries on wider service and community facilities, community activities, etc. which all add to local vitality. The profiles also draw from, or cross refer to, local town centre partnership strategies where they are published. The draft profiles also provide suggested policy area boundaries as a basis for discussion and as an aid to drafting policy in the Policies, Sites and Places Plan.

6.2 On 14 November 2013, the Council held 2 briefing sessions to introduce the profiles and town centre policy. The sessions were attended by:

- Heron Land
- NHS England
- Merlin Housing Society
- Richard Evans
- Avon and Somerset Police
- Nathaniel Lichfield Planning
- Scott Lahive, Willow Brook Centre
- Alder King
- Dodington Parish Council
- Wickwar Parish Council
- Bitton Parish Council
- Pucklechurch Parish Council
- South Gloucestershire Council Members
- South Gloucestershire Council officers

6.3 Following the briefing sessions, in late November 2013 the [draft profiles](#) were published to the council's website and sent out to parish and town councils, key landowners, organisations, partnerships and other stakeholders with an interest in the town centres. The closing date for feedback was 31st December 2013, although comments and dialogue with consultees has continued since then. While the council welcomed feedback on any aspects of the profiles, particular request was for further information or comment on:

- Any major inaccuracies or gaps in the evidence base for each centre;
- Unmet needs – retail, service and community uses;
- Potential development sites;
- The suggested vision and actions for each centre;
- The suggested policy area boundaries

- Town Centre boundary
- Core retail area boundary;
- Primary and secondary shopping frontages.

6.4 The feedback received on the draft profiles and the council's response has been set out in Appendix 1 at the back of the relevant revised centre profile. These profiles will be treated as part of the evidence base for the Policies, Sites and Places Plan.

## 7. Local Green Spaces

7.1 The September 2013 Questionnaire (see para 2.2) to all parish and town councils, South Gloucestershire Councillors and key stakeholders in the unparished areas of Kingswood and Staple Hill, was followed up with:

- Meetings with South Gloucestershire Councillors who represent the unparished areas;
- Emails to all town and parish councils, and ward Councillors in the unparished areas, in March/April 2014, providing them with a list of all proposed Local Green Spaces which had been received at that time, together with a request for any additional justification and maps displaying the spaces to the provided.

7.2 The proposed Local Green Spaces and supporting justification received in the responses to the Questionnaire have been included within the Draft Plan.

## 8. Call for Sites

- 8.1 National planning guidance requires councils to carry out a call for sites when preparing a local plan. The purpose of the call for sites is for owners and developers to put forward sites which are available for development early in the process of plan preparation, so that the council is aware of available sites when considering the most appropriate sites for development. This is a separate process from deciding what development is needed, which is being done through engagement with communities and relevant stakeholders.
- 8.2 In early January 2014, e-mails and letters were sent to all consultees on the council's iNovem database, including parish and town councils, asking people to identify any sites which they thought should be considered for development (Appendix 4). The call for sites was also publicised on the council's website and through the council's Parish Matters web page.
- 8.3 It was made clear that the Core Strategy had already determined sites for strategic development to meet identified needs for housing and employment land, but that the Policies, Sites & Places Plan was seeking to allocate non-strategic land for development. It was also made clear that submission of a site did not imply that the council would support it for development.
- 8.4 Prior to and alongside the Call for Sites process, a number of other site sources have also fed into the site assessment. These include:
- the ongoing Strategic Housing Land Availability Assessment (SHLAA);
  - submissions to the Regulation 18 e-mail/letter;
  - submissions from parish and town councils in their Questionnaire responses;
  - council land holdings.
- 8.5 Around 400 submissions have been received and 330 potential development sites suggested. Some sites are suggested for multiple uses, or for different uses by different respondents. The breakdown of suggested sites includes:
- 300 sites for residential use;
  - 60 sites for B1/B2/B8 use;
  - 35 sites for retail use;
  - 40 sites for community use;
  - 12 sites for green space use.
- 8.6 The sites have been subject to an initial assessment and set out in a [schedule](#) on the council's website.

## 9. Duty to Cooperate

- 9.1 All councils preparing new local plans are required to comply with the duty to co-operate (DtC) to ensure effective planning for strategic matters. The aim of the DtC is to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters.
- 9.2 Given the role and purpose of the Plan as subordinate to the Core Strategy, the application of the duty to cooperate is primarily focused on the development management policies and the Oldbury New Nuclear Build policy, as the remaining part of the Plan relates to specific proposals for settlements/communities within South Gloucestershire, where there are not considered to be any strategic cross boundary issues.
- 9.3 The DtC engagement which has taken place to date has involved workshops in respect of the Oldbury New Nuclear Build and emails on the draft development management policies.

### Oldbury New Nuclear Build

- 9.4 A Duty to Co-operate workshop was held on Friday 11 April 2014. Invitations were sent to neighbouring authorities, as well as those near to the proposal who are likely to be impacted by the development, including other public bodies set out in the NPPG guidance. The purpose of the workshop was to explain what the council is trying to achieve through the draft policy for the Oldbury New Nuclear Build and the likely impacts and legacy that may arise from a proposed new nuclear power station, whilst providing an opportunity for authorities/organisations to provide us with any information they feel is relevant to their area.
- 9.5 Invitations were sent to the following:

Bristol City\*  
Bath and North East Somerset  
Council\*  
North Somerset Council\*  
Wiltshire Council  
Somerset County Council\*  
Sedgemoor District Council  
Mendip District Council  
West Somerset District Council  
Taunton Deane Borough Council  
Gloucestershire County Council

Gloucester City Council\*  
Stroud District Council\*  
Forest of Dean District Council  
Monmouthshire County Council  
Homes and Communities Agency  
Environment Agency\*  
English Heritage\*  
Natural England\*  
Marine Management Organisation  
West of England LEP\*

South Gloucestershire Clinical  
Commissioning Group

Office of the Rail Regulation  
NHS Commissioning Board

(\* attendees at workshop)

9.6 Since the workshop, the following have also been consulted on the draft policy:

Cheltenham Borough Council  
Newport County Council  
Civil Aviation Authority

Local Nature Partnership  
Highways Agency

9.7 Initial written responses following the workshop have been received from Bath and North East Somerset Council, Gloucester City Council, Stroud District Council, West Somerset Council, Environment Agency, Highways Agency and English Heritage. This included a request for further engagement with the Gloucestershire authorities and two meetings have taken place between officers in this regard. Engagement on the draft policy is covered below.

#### Development Management Policies

9.8 Between April and June, emails were sent to local planning authorities and public bodies, including those set out in national planning guidance and the West of England Duty to Cooperate Schedule (Appendix 5). The purpose of this engagement was to share with them our initial work on the draft development management policies and the draft policy for Oldbury New Nuclear Build and to invite them to answer the following questions relating to the DtC:

1. In relation to your authority/organisation, which policies do you consider that the DtC applies to?
2. Why do you think the DtC is engaged?
3. What measures do you consider this authority should take to discharge its DtC in respect of the policies you have identified?

9.9 The following local planning authorities and organisations were consulted:

Bristol City\*  
Bath and North East Somerset  
Council\*  
North Somerset Council\*  
Wiltshire Council  
Somerset County Council\*  
Sedgemoor District Council  
Mendip District Council  
West Somerset District Council  
Taunton Deane Borough Council  
Gloucestershire County Council\*

Gloucester City Council  
Stroud District Council  
Forest of Dean District Council  
Monmouthshire County Council  
Sport England  
Homes and Communities Agency  
Environment Agency  
English Heritage  
Natural England\*  
Marine Management Organisation\*

South Gloucestershire Clinical  
Commissioning Group\*  
Civil Aviation Authority  
West of England LEP  
Office of the Rail Regulation

NHS Commissioning Board  
Highways Agency  
Coal Authority\*  
Avon Wildlife Trust

9.10 Cotswold District Council were inadvertently omitted from the DtC list for Oldbury NNB and the development management policies, although they had been included in the iNovem mail outs on the Plan. An e-mail was sent to them on 18th July informing them of this oversight and that it had been rectified.

9.11 Nine responses were received from the consultees. Policy PSP 44 (Oldbury New Nuclear Build) is the most cited policy considered to fall under the Duty to Cooperate. Other policies referred to in one or more responses are:

PSP2 (Landscape)

PSP9 (Health Impact Assessments)

PSP11 (Development Related Transport Impact Management)

PSP12 (Safeguarding Strategic Transport Schemes and Infrastructure)

PSP13 (Safeguarding Rail Schemes and Infrastructure)

PSP14 (Park and Ride/Share)

PSP15 (Active Travel Routes: Identification and Safeguarding of Existing and Proposed Routes)

PSP19 (Sites of Special Scientific Interest)

PSP20 (Wider Biodiversity)

PSP21 (Flood Risk, Surface Water and Watercourse Management)

PSP23 (Mineral Safeguarding Areas)

PSP24 (Hydrocarbon Extraction)

PSP25 (Enterprise Areas)

PSP28 (Town Centre Uses)

9.12 A [schedule](#) summarising the responses received and how these comments have helped inform the emerging Plan has been published on our website.

## 10. Conclusion

10.1 Early engagement on the Policies, Sites and Places Plan has included the following:

- Scoping of the Plan;
- Questionnaire to parish and town councils, and South Gloucestershire Councillors and key stakeholders in unparished areas;
- Regulation 18 letter;
- Internal engagement on the development management policies;
- Activities in relation to the Rural Housing Review and the settlement boundary review;
- Activities with Somerset County Council in developing the Oldbury NNB policy;
- Consultation on the town and district centre retail profiles;
- Call for Sites;
- Activities on Local Green Spaces;
- Duty to Cooperate;
- Meetings, briefings, workshops, presentations, correspondence, telephone calls in relation to the engagement activities listed.

10.2 The council values the responses that have been received from the engagement. Responses on development management have been used to inform the wording of policies. Responses on sites and the Rural Housing Review have been particularly valued, as these largely reflect our communities' aspirations for their settlements and the spirit of localism. Further engagement will take place as the council progresses the Plan towards Proposed Submission.

10.3 The intention is to approve the Proposed Submission Plan in December 2014, with consultation in early 2015. Submission of the Plan for Examination is programmed for April 2015, with Examination anticipated in the summer and adoption by the end of 2015.

## Appendix 1 May 2013 Letter/Email

**From:** South Gloucestershire Online Consultations (do not reply) [do-not-reply@consultations.southglos.gov.uk]

**Sent:** 24 May 2013 17:00

**To:** Planning LDF

**Subject:** POLICIES, SITES AND PLACES DEVELOPMENT PLAN DOCUMENT (PSP DPD)

Dear Sir/Madam

### **POLICIES, SITES AND PLACES DEVELOPMENT PLAN DOCUMENT (PSP DPD)**

I am writing to inform you that the council has started work on the Policies, Sites and Places DPD. The document will sit alongside the Core Strategy and Joint Waste Core Strategy. A key role of this document will be to deliver requirements set out in the Core Strategy, including those introduced by the Inspector who examined the Core Strategy.

It will therefore allocate smaller scale (non strategic) sites for various types of development and update the suite of detailed policies for development in the old local plans. The DPD will also provide the opportunity for local communities to identify the vision and objectives for their local area, including future development, consistent with the Government's localism principles.

This DPD, the Core Strategy and Joint Waste Core Strategy will, together, make up the new Local Plan for South Gloucestershire, thereby replacing the current South Gloucestershire Local Plan and Minerals and Waste Local Plan. These documents will be used to determine future planning applications.

Over the next 6 months, we will be concentrating on the following areas of work:

- Working with our local communities on a rural housing strategy, including a review of rural settlement boundaries, to enable small scale housing development to meet any locally identified needs;
- Defining town centre boundaries, allocating sites for new comparison (non-food) development and reviewing the list of primary and secondary shopping frontages;
- Reviewing and updating the detailed policies for managing new development, for example; conversion and self build, environmental protection, economic development, design and renewable energy;
- Identifying sites for particular types of development, including those coming forward from local communities.

Stakeholder and community engagement will be a key aspect of this work. We will, therefore, be writing to you on a number of occasions as we progress work on the above four areas. Should you no longer wish to receive any further communication from us on planning policy matters, or wish to be removed from our consultation database, please let us know, either by emailing [planningLDF@southglos.gov.uk](mailto:planningLDF@southglos.gov.uk) or phoning 01454 863469.

We have a Policies, Sites and Places page on our website [www.southglos.gov.uk/policiesitesandplaces](http://www.southglos.gov.uk/policiesitesandplaces) which will be updated as we progress with work. If you require any further information please contact a member of the Strategic Planning Policy & Specialist Advice Team on 01454 863469 or email [planningLDF@southglos.gov.uk](mailto:planningLDF@southglos.gov.uk)

## Appendix 1 May 2013 Letter/Email

Yours faithfully

**Liz Allison**

**Principal Planning Officer (Strategic Planning Policy & Specialist  
Advice Team)**

## **South Gloucestershire Council**

### **Policies, Sites & Places Plan**

#### **Parish & Town Council and Unparished Areas of Kingswood and Staple Hill Consultation**

**September 2013**

## **Questionnaire Response Booklet**

**Please Respond by 31 October 2013**



## Appendix 2 Questionnaire for parish and town councils

### Introduction

The purpose of this consultation is for you to give us your views on new local planning policies in your area. These policies will be in a document called the Policies, Sites & Places Plan which, together with the Core Strategy and Joint Waste Core Strategy, will form the new Local Plan for South Gloucestershire.

Planning applications in South Gloucestershire will be judged against policies in these documents (as well as national planning guidance). It is therefore important we have the right policies to address the challenges we face and that these policies are up to date.

### **PLEASE READ THE ACCOMPANYING CONSULTATION GUIDE BEFORE COMPLETING THIS QUESTIONNAIRE BOOKLET.**

**Name of Parish/Town Council or organisation in the unparished areas of Kingswood and Staple Hill:**

**Name of Person completing the questionnaire and contact details**

**Name:**

**Contact Details:**

**Date:**

### **DEVELOPMENT MANAGEMENT POLICIES**

(Please refer to Section 2 of the accompanying Consultation Guide)

**Q1 What are the main issues of concern to your Parish/Town Council/organisation in relation to proposals for development in your area?**

- 1.
- 2.
- 3.
- 4.
- 5.

**Q2 Do you have any comments to make on current Local Plan**

## Appendix 2 Questionnaire for parish and town councils

**policies and/or policies we should include in Policies, Sites and Places Plan?**

--

### **LOCATION SPECIFIC POLICIES AND SITE ALLOCATIONS FOR ALL AREAS**

(Please refer to Section 3 of the accompanying Consultation Guide)

**Q3 Please list any land use/building projects that your local community consider would benefit their area and where known your preferred location.**

*You may wish to refer to specific objective/proposals within your community or parish plan.*

<b>Project/Proposal</b>	<b>Preferred Location (if known)</b>
<b>1</b>	
<b>2</b>	
<b>3</b>	
<b>4</b>	

### **TOWN CENTRES**

(Please refer to Section 3 of the accompanying Consultation Guide)

**Q4 (a). Please indicate any significant issues/problems your community feel are present in the town centres that they most frequently use.**

**For example do the community have good access to shops, banks, cultural and community facilities etc?**

**(b) Please also indicate if there are positive aspects of particular town centres that the community value.**

<b>Town Centre 1</b>	<b>Name</b>
<b>(a) Issue/Problem</b>	
<b>(b) Positive aspects</b>	

## Appendix 2 Questionnaire for parish and town councils

<b>Town Centre 2</b>	<b>Name</b>
<b>(a) Issue/Problem</b>	
<b>(b) Positive aspects</b>	

Please add additional Town Centres if appropriate (see end of booklet)

### LOCAL GREEN SPACES DESIGNATION

(Please refer to Section 3 of the accompanying Consultation Guide)

<b>Q5 Bearing in mind all the criteria set out in the accompanying consultation guide, does your community have any space(s) which it wishes to be considered for designation as a Local Green Space?</b>
<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>

<b>Q6 If YES, which space or spaces does your community consider may qualify as 'Local Green Spaces' under the criteria set out in the accompanying consultation guide. Please use the table below.</b>		
<b>Site Name and address (Please provide a plan if available)</b>	<b>Proximity to the community and detail how the site is accessed (if it is), e.g. via a public right of way</b>	<b>Why does the community think it's appropriate to designate this space, e.g. because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife</b>
1.		
2.		

Please add additional rows for further suggestions (see end of booklet).

## Appendix 2 Questionnaire for parish and town councils

### **PLEASE ONLY COMPLETE THE FOLLOWING QUESTIONS IF YOU REPRESENT A COUNCIL WHICH CONTAINS VILLAGES AND HAMLETS WITHIN THE RURAL AREAS<sup>1</sup>.**

<sup>1</sup> The Rural Areas comprise the open countryside, the coastal/estuary areas and settlements outside the settlement boundaries of the North and East Fringes of the Bristol urban area, excluding land within the settlement boundaries of Thornbury, Yate and Chipping Sodbury and the Severnside employment area (Policy CS35 of the Core Strategy).

### **RURAL HOUSING AND REVIEW OF RURAL SETTLEMENT BOUNDARIES**

(Please refer to Section 4 and Appendix 1 of the accompanying Consultation Guide)

**Q7 In 15 years time, drawing on background evidence, your local knowledge, local views expressed in any Parish Plans or similar documents and/ any consultation you may have undertaken with your local community, overall what would you like to see happen in your rural settlement?**

*(If you have more than one rural settlement in your parish which you wish to be included in the review, please complete a separate form for each settlement for Q7 to Q10 – see end of this booklet)*

**Name of rural settlement:**

- |  |                          |
|--|--------------------------|
| • No further housing development                       | <input type="checkbox"/> |
| • Development capable of sustaining current facilities | <input type="checkbox"/> |
| • Development requiring additional facilities          | <input type="checkbox"/> |
| • Other (please specify)                               | <input type="checkbox"/> |

Please give some explanation and justification for your answer:

**Q8 If you think there is a need for small scale housing development,**

## Appendix 2 Questionnaire for parish and town councils

<b>what type of homes do you think are needed in your rural settlement?</b> (Please respond by using: yes, maybe, no)	
Open market housing	
Affordable homes (ie social rented/shared ownership)	
Mix of affordable and market	

<b>Q9 What size/types of dwellings do you think may be needed</b> (please respond yes, no, maybe with any further comments on size or type of dwelling)	
Accommodation suitable for the needs of older people	
Accommodation for families e.g 3-5 bedrooms	
Accommodation for smaller households/starter homes e.g 1-2 bedrooms	
Self build	
Other (please specify)	
Comments	

<b>Q10 If you think there is a need for small scale housing development, how many new homes do you think would be appropriate for your rural settlement? (Please x one only)</b>	
Less than 10	<input type="checkbox"/>
10-50	<input type="checkbox"/>
51-100	<input type="checkbox"/>
101-150	<input type="checkbox"/>
151+	<input type="checkbox"/>

## Appendix 2 Questionnaire for parish and town councils

Thank you for completing the Questionnaire Response Booklet.

Please return the Questionnaire Response Booklet by 31 October 2013 to:

The Strategic Planning Policy and Specialist Advice Team

By either:

- emailing it to: [PlanningLDF@southglos.gov.uk](mailto:PlanningLDF@southglos.gov.uk); or
- by printing it and sending it to the following postal address:

South Gloucestershire Council  
Environment and Community Services Directorate  
PO Box 2078  
The Council Offices  
Castle Street  
Thornbury  
Bristol  
BS35 9BJ  
FAO The Strategic Planning Policy & Specialist Advice Team.

Please note that comments received, including personal details, cannot be kept confidential. 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 REQUIRED, ADDITIONAL SPACE FOR RESPONSES**

**Q4 (a). Please indicate any significant issues/problems your community feel are present in the town centres that they most frequently use.**

**For example do the community have good access to shops, banks, cultural and community facilities etc?**

**(b) Please also indicate if there are positive aspects of particular town centres that the community value.**

<b>Town Centre 3</b>	<b>Name</b>
<b>(a) Issue/Problem</b>	
<b>(b) Positive aspects</b>	
<b>Town Centre 4</b>	<b>Name</b>
<b>(a) Issue/Problem</b>	

## Appendix 2 Questionnaire for parish and town councils

<b>(b) Positive aspects</b>	

**Q6 If YES, which space or spaces does your community consider may qualify as 'Local Green Spaces' under the criteria set out in the accompanying consultation guide. Please use the table below.**

<b>Site Name and address (Please provide a plan if available)</b>	<b>Proximity to the community and detail how the site is accessed (if it is), e.g. via a public right of way</b>	<b>Why does the community think it's appropriate to designate this space, e.g. because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife</b>
3.		
4.		
5.		
6.		

**Q7 In 15 years time, drawing on background evidence, your local knowledge, local views expressed in any Parish Plans or similar documents and/ any consultation you may have undertaken with your local community, overall what would you like to see happen in your rural settlement?**

*(If you have more than one rural settlement in your parish which you wish to be included in the review, please complete a separate form for each settlement for Q7 to Q10)*

**Name of rural settlement:**

- No further housing development

- Development capable of sustaining current facilities

## Appendix 2 Questionnaire for parish and town councils

<ul style="list-style-type: none"> <li>• Development requiring additional facilities</li> </ul>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• Other (please specify)</li> </ul>	<input type="checkbox"/>
Please give some explanation and justification for your answer:	

**Q8 If you think there is a need for small scale housing development, what type of homes do you think are needed in your rural settlement?**  
(Please respond by using: yes, maybe, no)

Open market housing	
Affordable homes (ie social rented/shared ownership)	
Mix of affordable and market	

**Q9 What size/types of dwellings do you think may be needed**

(please respond yes, no, maybe with any further comments on size or type of dwelling)

Accommodation suitable for the needs of older people	
Accommodation for families e.g 3-5 bedrooms	
Accommodation for smaller households/starter homes e.g 1-2 bedrooms	
Self build	
Other (please specify)	
Comments	

**Q10 If you think there is a need for small scale housing development, how many new homes do you think would be appropriate for your rural settlement? (Please x one only)**

Less than 10	<input type="checkbox"/>
10-50	<input type="checkbox"/>
51-100	<input type="checkbox"/>
101-150	<input type="checkbox"/>
151+	<input type="checkbox"/>

## Appendix 2 Questionnaire for parish and town councils

**Q7 In 15 years time, drawing on background evidence, your local knowledge, local views expressed in any Parish Plans or similar documents and/ any consultation you may have undertaken with your local community, overall what would you like to see happen in your rural settlement?**

*( If you have more than one rural settlement in your parish which you wish to be included in the review, please complete a separate form for each settlement for Q7 to Q10)*

**Name of rural settlement:**

- |  |                          |
|--|--------------------------|
| • No further housing development                       | <input type="checkbox"/> |
| • Development capable of sustaining current facilities | <input type="checkbox"/> |
| • Development requiring additional facilities          | <input type="checkbox"/> |
| • Other (please specify)                               | <input type="checkbox"/> |

Please give some explanation and justification for your answer:

**Q8 If you think there is a need for small scale housing development, what type of homes do you think are needed in your rural settlement?**  
(Please respond by using: yes, maybe, no)

Open market housing	
Affordable homes (ie social rented/shared ownership)	
Mix of affordable and market	

**Q9 What size/types of dwellings do you think may be needed**

(please respond yes, no, maybe with any further comments on size or type of dwelling)

Accommodation suitable for the needs of older people	
Accommodation for families e.g 3-5 bedrooms	
Accommodation for smaller households/starter homes e.g 1-2 bedrooms	
Self build	
Other (please specify)	

## Appendix 2 Questionnaire for parish and town councils

Comments

**Q10 If you think there is a need for small scale housing development, how many new homes do you think would be appropriate for your rural settlement? (Please x one only)**

Less than 10	<input type="checkbox"/>
10-50	<input type="checkbox"/>
51-100	<input type="checkbox"/>
101-150	<input type="checkbox"/>
151+	<input type="checkbox"/>

## Appendix 3 Regulation 18 Letter/Email



Department for Environment and Community Services

Date: 8<sup>th</sup> November 2013  
Your Ref:  
Our Ref:  
Enquiries to: Liz Allison  
Tel: 01454 863735  
Fax:  
E-mail: [planningLDF@southglos.gov.uk](mailto:planningLDF@southglos.gov.uk)

Dear Sir/Madam

### **SOUTH GLOUCESTESHIRE POLICIES, SITES AND PLACES PLAN**

In May this year we wrote to inform you that the council would be starting early engagement on the Policies, Sites and Places Plan. This letter is to formally notify you of the council's intention to prepare this Plan and to invite representations as to what it ought to contain. If you wish to make representations at this stage, please would you do so by **Friday 13<sup>th</sup> December 2013**. Please note: If you are already engaging with the council on the Plan, there is no need to respond to this letter.

Representations may be made by letter or email to the following addresses:

- [planningLDF@southglos.gov.uk](mailto:planningLDF@southglos.gov.uk)
- Strategic Planning Policy & Specialist Advice Team, Environment and Community Services Department, PO Box 299, Civic Centre, Bristol, BS15 0DR

Over the past few years, the council has been reviewing and updating its planning policies to produce a new Local Plan, which will be made up of three documents. So far it has adopted a Joint Waste Core Strategy, which has been prepared with the other three councils in the West of England, and is close to finalising its Core Strategy, which sets out the development strategy and strategic planning policies for South Gloucestershire.

The council now proposes to prepare the third policy document – the Policies, Sites and Places Plan. The purpose of this Plan is to:

- update the current planning policies that control development;
- identify sites for smaller scale developments;
- identify sites for protection and development that are being promoted by local communities;
- provide further clarity on the council's objectives for the new nuclear development at Oldbury.

## Appendix 3 Regulation 18 Letter/Email

Taken together, these three documents will replace the South Gloucestershire Local Plan and the Minerals and Waste Local Plan and will ensure the council has an up to date Local Plan. The timetable for the Policies, Sites and Places Plan is set out in the Local Development Scheme, which is being renamed as the Local Plan Delivery Programme. This timetable will be updated shortly and further details are available on our [website](#).

Additional information on the Policies, Sites and Places Plan is available on our website [www.southglos.gov.uk/policiesitesandplaces](http://www.southglos.gov.uk/policiesitesandplaces). Should you require further information, please contact a member of the Strategic Planning Policy and Specialist Advice Team on (01454) 863469 or [planningldf@southglos.gov.uk](mailto:planningldf@southglos.gov.uk).

Yours faithfully

A handwritten signature in black ink that reads "Liz Allison". The signature is written in a cursive style with a large initial "L".

**Liz Allison, Strategic Planning Policy & Specialist Advice Team**

## Appendix 4 Call for Sites Letter/Email

Department for Environment and Community Services

Date: 7 January  
Our Ref: D12-17  
Enquiries to: Strategic Planning Policy &  
Specialist Advice Team  
Tel:01454 863469  
E-mail: [planningLDF@southglos.gov.uk](mailto:planningLDF@southglos.gov.uk)

Dear Sir / Madam,

### **The South Gloucestershire Policies, Sites & Places Plan: Call for Sites Deadline 7th February 2014**

The council is required by national planning guidance to do a Call for Sites as part of the preparation of the Policies, Sites & Places Plan. We are therefore now inviting you to identify any sites which you think should be considered for development **by 7<sup>th</sup> February 2014**. Please be aware that submission of a site to the council in response to this Call for Sites does not imply that the council supports this site for development.

#### **Context**

As context for this work you should already be aware that we are developing a new Local Plan that will guide future development decisions across the District. The first part of this is the Core Strategy which was adopted by the Council on 11/12/2013.

The Core Strategy has already determined sites for strategic development to meet identified needs for housing and employment land. It has also established the general extent of the Green Belt. We are now working on the Policies, Sites & Places (PSP) Plan. This will contain policies:

- To replace development management policies in the South Gloucestershire Local Plan (2006)
- To allocate non-strategic land for development

The PSP Plan will sit alongside the Core Strategy and Joint Waste Core Strategy and needs to be consistent with them and with guidance in the National Planning Policy Framework (NPPF) e.g Green Belt. More information about the PSP Plan can be viewed at: [Policies, sites and places DPD - South Gloucestershire Council](#)

The Call for Sites is one of a series of consultations which will take place as we prepare the PSP Plan. Sites suggested as part of other consultations including the Parish & Town Council questionnaire and Town Centre consultation are also being considered for inclusion in the Plan but this is an opportunity to add further sites or provide us with more information on sites already submitted if you wish.

#### **The Call for Sites Process**

The council would like you to help us to identify land or buildings that you think could be developed or put to a different use (within the strategic policy framework of the Core Strategy and NPPF). This is an important opportunity to suggest land and/or buildings where change could take place.

## Appendix 4 Call for Sites Letter/Email

Potential development sites and their proposed uses should be put forward for consideration as part of this Call for Sites **by 7<sup>th</sup> February 2014**. Sites submitted and their suggested uses will then be assessed and considered for inclusion in the Policies, Sites & Places Plan. A consultation draft of this Plan is expected to be published in summer 2014.

In putting forward sites to the council in this Call for Sites please note that:

- Submission of sites to the council does not imply that the council supports the site for development.
- All sites submitted will be subject to further consideration as part of the process of preparation of the PSP plan
- The core strategy has already determined sites for strategic development to meet identified needs for housing and employment land. Therefore sites which could be considered strategic in nature will not be taken forward through the PSP plan.

The Call for Sites guidance notes explain how you can respond to the Call for Sites. Please read these before submitting suggestions. For each site we would like you to complete a form and provide an attached map accurately identifying the site boundary. The guidance notes and response form can be downloaded from [https://consultations.southglos.gov.uk/gf2.ti/f/484322/12557797.1/PDF/-/Previous Engagement and Consultation on the Policies with response form link.pdf](https://consultations.southglos.gov.uk/gf2.ti/f/484322/12557797.1/PDF/-/Previous%20Engagement%20and%20Consultation%20on%20the%20Policies%20with%20response%20form%20link.pdf)

Please contact us on 01454 863469 or by email [PlanningLDF@southglos.gov.uk](mailto:PlanningLDF@southglos.gov.uk) if you would like a paper copy of the response form or any assistance completing the form or identifying sites on maps.

Completed forms and maps should be submitted to the following address **by 7<sup>th</sup> February 2014** preferably by e-mail: [PlanningLDF@southglos.gov.uk](mailto:PlanningLDF@southglos.gov.uk) or in writing to:

South Gloucestershire Council,  
PO Box 299,  
Civic Centre,  
High Street,  
Kingswood,  
Bristol BS15 0DR

This is an important opportunity for you to influence the future of your area and we look forward to hearing from you.

Yours faithfully

Strategic Planning Policy & Strategic Advice Team

**South Gloucestershire Council**  
**Policies, Sites & Places Plan**

**April 2014**

**Draft**

**Development Management Policies &  
Oldbury New Nuclear Build**



# Appendix 5 Introductory pages of Duty to Cooperate Engagement

## INTRODUCTION

The purpose of this document is to share with you/your organisation our initial work on draft development management policies and the draft policy for Oldbury New Nuclear Build for inclusion within the Policies, Sites and Places Plan.

This document has no formal status and forms part of our early engagement on the Policies, Sites and Place Plan. This engagement is being undertaken as part of the Council's Duty to Cooperate.

The policies have been structured to accord with the sections in the Council's adopted [Core Strategy](#).

More information about the Policies, Sites and Places Plan can be found here: [www.southglos.gov.uk/policiesitesandplaces](http://www.southglos.gov.uk/policiesitesandplaces).

Please contact the Strategic Planning Policy & Specialist Advice Team if you have any queries about the Policies, Sites and Places Plan by email at [planningldf@southglos.gov.uk](mailto:planningldf@southglos.gov.uk) or telephone 01454 863469.

**Please respond by 9<sup>th</sup> May 2014**