

[REDACTED]

From: MICHAEL NEALE [REDACTED]
Sent: 06 January 2017 12:41
To: Planning LDF
Subject: Policies, Sites & Places Review
Attachments: SGlosPS&PReview060117.docx

Dear [REDACTED]

I refer to your letter of 18th Dec 2016 and attach below my comments regarding the 'schedule of suggested modifications' to the above. Basically South Gloucestershire Council have made a serious error or misjudgement in that current planning policy/process will not deliver housing as required by Government in an appropriate form suited to the needs of existing communities. Councillors representing the local population appear for whatever reason have got it wrong and are ignoring local protest particularly in Thornbury, a town that will be destroyed if serious consideration is not given to the abandonment of current policy

Regards

Michael Neale

S.Glos, Policies, Sites & Places Study

It appears that comment by myself and others on housing development in general and as it affects the cohesive development of our towns and villages has been mis-directed into a category:- 'non-strategic housing allocations', as noted in, 'Notes, Inspectors Issues and Questions' schedule. Our point is that the very lack of Structural Plans for housing in the 'Core Strategy', The Policies, Sites and Places Study and now the West of England Joint Spatial Plan and Joint Strategic Transport Study is jeopardising the proper and sound development of our local communities, the goodwill of our communities and the timely construction of houses, particularly affordable property for the young.

The primary reason for the present situation in S. Glos, is an error of interpretation of the National Planning Policy Framework, in that Councillors have effectively allowed developers to lead the housing development process by not adopting the rational process of preparing town/village structural plans together and/or in conjunction with the assignment of neighbourhood planning officers for this task. This problem was initially highlighted by the Gov't Planning Inspector, Mr Paul Chrysell in 2013 when he alluded to the lack of infrastructure and land allocated in Thornbury for housing in his conclusions on the review of the S. Glos, Core Strategy Study.

In so far as Thornbury is concerned, S. Glos since the above, and under pressure, possibly from developers, have added dribs and drabs of land to the PS&P study and the WoE study without any thought for the cohesive development of the town or its infrastructure.

This has led to ad hoc development applications whose approval to date has prejudiced probable infrastructure needs (Park Farm and Thornbury Fields) related the envisaged nuclear power station at Oldbury and related infrastructure (Park Farm) for the cohesive development of the town. The Council also appears to have an inability to ensure that Developers adhere to their initial agreements in terms of development layout and allocation of affordable housing and also have shown a tendency to renege on a promise related to the maintenance of land already designated and in use as amenity green areas within the town.