

South Gloucestershire Local Plan November 2020

Phase 1: Issues and Approaches Consultation Response Form

Please be aware that anonymous forms cannot be included and that in order for you to submit your form you **must** include your details below.

The information collected as part of this consultation will also be used by the council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data is: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

The purpose for holding your personal information is to assist in preparing development plan documents and supporting supplementary planning guidance and advice; and to contact you, if necessary, regarding the planning consultation process relating to their preparation. In order to provide the above service we may share your information with the following:

- Other South Gloucestershire Council departments
- External consultants working on behalf of South Gloucestershire Council
- Other Local Planning Authorities (LPAs)
- Other groups preparing statutory development plans relevant to South Gloucestershire

Please follow the link to our [Privacy Policy](#) and [Data Protection Policy](#) to find out more.

PART ONE - YOUR DETAILS

In circumstances where there are individuals / groups / organisations who share a similar view as to how the plan should evolve, it would be helpful if they make a single response. It would also be useful to state how many people the submission is representing and how the comment was authorised.

Your Details	Your Agent's Details (If applicable)
Reference No (if known*):	Reference No (if known*):
Title: Mr / Mrs / Miss / Ms / Dr / Other: Mrs	Title: Mr / Mrs / Miss / Ms / Dr / Other:
Surname: Powell	Surname:
Forename: Louise	Forename:
Organisation / Company: Thornbury Town Council	Organisation / Company:
Address: Town Hall 35 High Street Thornbury Postcode: BS35 2AR	Address: Postcode:
Contact No: 01454 412103	Contact No:
Email clerk@thornburytowncouncil.gov.uk	Email:

*If you have been contacted by post, you will find your reference number at the top of the letter under 'Our Ref'

PART TWO – QUESTIONNAIRE COMMENTS

To view the Phase 1 Issues and Approaches document including the sections referred to in this questionnaire, please visit www.southglos.gov.uk/LocalPlan2020.

Question 1: Understanding who is responding

Please help us understand the type of groups and people that are responding and engaging with the preparation of our new Local Plan, by choosing which one of the following stakeholder groups you best represent.

You must provide an answer to this question.

Please only select one option from the list:

- Member of the public
- Business or Company
- Community Group
- Developer, land agent or site promoter
- Registered charity
- Local Councillor
- Neighbourhood Planning Group
- Statutory Body (Environment Agency, Highways Agency, Heritage England, Natural England etc.)
- Town and Parish Council or Clerk
- Utility Company or Infrastructure Provider (Bristol Water, Wessex Water etc.)
- Other (please state below):

If other, please state: _____

Question 2: Issues

We have set out 55 issues which our Local Plan will need to consider.

Do you agree that these are the right issues for our plan to consider?

- Yes
- No
- Don't know

Question 3: Issues

Would you like to comment on any of the issues or add new issues? Please note the name of the issue in your comments, or tell us what additional issues you think our plan should consider:

They are the right issues to address but they will need a different emphasis on different issues.

Question 4: Priorities

Do you agree with the potential priorities?

- Yes
 No
 Don't know.

Question 5: Priorities

Do you have any comments on the potential priorities?

The priorities look fine but it important that these are consistently dealt with throughout the plan and not forgotten. They must be given 'teeth' to be able to be implemented/ addressed. At every stage they should be considered in a linked and holistic manner.

Question 6: Strategy- Where will development go?

Do you agree with the five building blocks (Urban Areas, Urban Extensions, Market Towns, Rural Villages, New Settlements)?

- Yes
- No
- Don't know.

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Question 7: Strategy- Where will development go?

Do you have any comments on the five building blocks (Urban Areas, Urban Extensions, Market Towns, Rural Villages, New Settlements)?

The Town Council disagrees with the wording in block 3. There appears to be no account taken of the excessive development that has already taken place within Thornbury outside of a plan and without adequate infrastructure developments or improvements.

It is important that if further development is to take place there needs to be increased employment and infrastructure improvements to make Thornbury sustainable. At the moment Thornbury, as the plan states, does not have adequate employment allocations or transport options to accommodate further growth.

Any removal or greenbelt would need to be replaced with a similar sized area elsewhere to prevent urban sprawl.

The planned transport network through the Local Transport Plan should not be what drives housing growth. It should firstly be about creating sustainable areas of employment and housing and then transport should be reviewed after this is planned. E.g., it is unrealistic to think that Thornbury will have a direct metro bus route.

Question 8: Strategy- Where will development go?

Do you agree with the initial guiding principles?

- Yes- HOWEVER- see below.
- No
- Don't know.

Question 9: Strategy- Where will development go?

Do you think we have missed any key, initial guiding principles?

The Town Council is concerned that any review of the Green Belt should be holistic. It should not just be used as an opportunity to increase housing allocations but should ensure that all development respects the intrinsic

character of the area rather than create 'urban sprawl'. Any green belt removed should be replaced elsewhere.

Question 10: Urban Lifestyles

Do you agree with our Urban Lifestyles approach to investigate further change and growth in our urban areas?

Yes

No

Don't know.

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Question 11: Urban Lifestyles

Do you have any comments on the Urban Lifestyle approach to investigate further growth and change in our urban areas?

Thornbury should not be classified as an 'urban area' and should not be listed on P76.

The Town Council feels that there should be a separate category of 'Market Towns' with the same type of questions that are asked for urban lifestyles and rural villages and settlements.

It is important to distinguish that Thornbury is not an 'urban area'.

Thornbury does not have good transport links such as railway and infrastructure associated with an Urban area. Elsewhere in the plan it is listed as a rural market town and should be considered as one. For example, it does not have realistic prospects of the infrastructure required to be considered an urban area such as a dedicated metro bus link.

Question 12: Urban Lifestyles

Do you agree the areas where the Urban Lifestyles approach should be investigated?

Yes

No

Don't know.

Question 13: Urban Lifestyles

Do you have any comments on individual locations we have set out, or other locations which should be investigated for an urban lifestyles approach for further growth and change in our urban areas?

As per response to question 11. Also, to note that Thornbury Town Centre does not have land it can readily expand into apart from areas of greenbelt or areas which would increase flooding risk. In page 112 it should be noted and taken into consideration that Thornbury has already taken a large increase in housing needs for South Gloucestershire through unplanned development. This should limit further large increases.

Question 14: Creating Sustainable Rural Villages and Settlements

Do you agree with our proposed approach to the national policy issues highlighted, like flood risk, the Cotswolds Area of Outstanding Natural Beauty, Green Belt, and other planning considerations and issues?

- Yes- but please note comment below.
 No
 Don't know.

As before, if greenbelt is removed, it should be replaced in an equal amount.

Question 15: Creating Sustainable Rural Villages and Settlements

Do you have any comments on our proposed approach to investigate an appropriate level of growth in our rural villages and settlements?

No comment.

Question 16: Creating Sustainable Rural Villages and Settlements

Are there any other planning issues you think we should consider?

Sustainability criteria should be appropriate to the location. i.e., the same criteria for requirements of proximity to certain services should not be the same in villages and rural areas as those in a Market Town Setting- this would be unrealistic and would prevent development in rural settings.

Question 17: Policies

Do you agree with the range and scope of policies we are proposing to include in our new Local Plan?

- Yes
 No

Don't know.

Question 18: Policies

Do you have any comments on the range and scope of policies we are proposing?

The approach needs to strategically balance housing development with employment areas. This should include specific areas of flood risk where appropriate development could be built such as the Avonside, Severnside, Avonmouth employment areas.

The Local Transport Plan should not be driving the development areas, instead the areas should be developed to balance employment and housing in a sustainable way with transport plans being reviewed accordingly.

Question 19: Appendix 2: Draft policies:

Climate Change and Mitigation

Do you agree with our proposed policy approach?

- Yes
 No
 Don't know.

Question 20: Appendix 2: Draft policies:

Climate Change and Mitigation

Do you think there are any other issues we should consider in this policy?

Opportunities should be taken to protect and enhance green spaces in all areas i.e., Market Town developments as well as rural areas. Any opportunity to build 'green' into the urban landscape should be taken.

Question 21: Appendix 2: Draft policies:

Energy Management in New Development

Do you agree with our proposed policy approach?

- Yes
- No
- Don't know.

Question 22: Appendix 2: Draft policies:

Energy Management in New Development

Do you think there are any other issues we should consider in this policy?

Question 23: Appendix 2: Draft policies:

Renewable and Low Carbon Energy System

Do you agree with our proposed policy approach?

- Yes
- No
- Don't know.

Question 24: Appendix 2: Draft policies:

Renewable and Low Carbon Energy System

Do you think there are any other issues we should consider in this policy?

Question 25: Appendix 2: Draft policies:

Creating well-designed places

Do you agree with our proposed policy approach?

- Yes
- No
- Don't know.

Question 26: Appendix 2: Draft policies:

Creating well-designed places

Do you think there are any other issues we should consider in this policy?

Flexibility should be available to be specific about the type and range of housing to meet needs in different areas.

Question 27: Appendix 2: Draft policies:

Parking requirements

Do you agree with our proposed policy approach?

- Yes
 No
 Don't know.

Question 28: Appendix 2: Draft policies:

Parking requirements

Do you think there are any other issues we should consider in this policy?

The Council agrees that different approaches to this requirement should be applied in different areas. There should not be one policy for all areas, but different approaches should be applied in urban, Market Town and rural areas.

Question 29: Appendix 2: Draft policies:

NSIPs and Related Development

Do you agree with our proposed policy approach?

- Yes
 No
 Don't know.

Question 30: Appendix 2: Draft policies:

NSIPs and Related Development

Do you think there are any other issues we should consider in this policy?

Question 31: Appendix 2: Draft policies:

Nuclear New Build

Do you agree with our proposed policy approach?

- Yes
 No
 Don't know.

Question 32: Appendix 2: Draft policies:

Nuclear New Build

Do you think there are any other issues we should consider in this policy?

The Town Council supports the current bid to carry out fusion research in the area.

Question 33: Appendix 2: Draft policies:

Oldbury A Station – Decommissioning

Do you agree with our proposed policy approach?

- Yes
- No
- Don't know.

Question 34: Appendix 2: Draft policies:

Oldbury A Station – Decommissioning

Do you think there are any other issues we should consider in this policy?

The Council would support that any land returned is considered for both agricultural and environmental land uses. The Council is aware that most of the land was previously agricultural use, however we would support a full appraisal of land use to maximise any possible environmental use of the land including the protection of any environmental or ecological uses that have arisen.

Question 35: Appendix 2: Draft policies:

Radioactive Waste

Do you agree with our proposed policy approach?

- Yes
- No
- Don't know.

Question 34: Appendix 2: Draft policies:

Radioactive Waste

Do you think there are any other issues we should consider in this policy?

Thank you for your participation.

PART THREE – RETURNING YOUR COMMENTS

Please return completed forms by 11:59pm 1 March 2021. Following this date, no further comments will be considered.	
By email:	Policy.consultation@southglos.gov.uk
By post	Strategic Planning Policy and Specialist Advice Team, South Gloucestershire Council, Environment and Community Services Department, PO Box 1954, Bristol, BS37 ODD

Viewing documents

The consultation documents are available to view on the Council's website at <http://www.southglos.gov.uk/LocalPlan2020> and online at South Gloucestershire Libraries (please refer to www.southglos.gov.uk/libraries for locations and opening times).

Due to Covid-19 and the current national lockdown this consultation will be entirely digital for the early part of December. We will be keeping this situation under close review and will advise if things change.