

## South Gloucestershire Local Plan 2018-36 February 2018

### Consultation Document - 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.

To view the full privacy statement please follow the link -

<http://www.southglos.gov.uk/council-and-democracy/data-protection-and-freedom-of-information/privacy-statement/>

**Please submit a separate form for each question (Although you only need to complete Part One – Your Details once). In Part Two below clearly state which question your comments relate to.**

#### **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.

<b>Your Details</b>	<b>Your Agent's Details (If applicable)</b>
Reference No (if known*):	<b>Not applicable</b>
Title: MRS	
Surname: Simmons	
Forename: Susan	
Organisation / Company: <b>Westerleigh Parish Council</b>	
Address: c/o Malden House, 39 Longs View, Charfield, S Glos	
Postcode: GL12 8HZ	
Contact No: 07530 312700	
Email: westerleighpc@gmail.com	

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

## **PART TWO - YOUR COMMENTS**

Please use a separate form for each individual question you wish to comment on.

Section A	
<b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".	1
Section B	
<b>Your comments:</b>	
<b>1 New Approach to Urban Living: What are your views on our intended policy approach?</b> WPC agree with the intended policy approach, and of particular interest to WPC is Yate. The following aspects would be important: Provide smaller housing units for purchase or rental, in private and social housing ownership Create much more employment in the proximity of the new homes to limit travel away from area & associated congestion Improve parking Improve public transport	

Section A	
<b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".	2.1
Section B	
<b>Your comments:</b>	
<b>2.1 Urban Localities: Do you have any comments on the opportunities and challenges identified for the Localities?</b>  WPC are particularly concerned with the impact on Westerleigh & Coalpit Heath. As indicated in Appendix 3 of the SGLP consultation document it is important that Green Belt areas which define the villages are protected and differential maintained. This is particularly sensitive at the western end of Yate.  Transport concerns are dominant; Yate Railway Station is away from the Town Centre – the whole of Station Road needs a transport strategy to enable faster movement from the station to the centre. Infrastructure support – there needs to be provision for all required services, educational, health, community & leisure, to support the additional population and reduce travel and congestion.  Employment for Yate: there are not enough local employment opportunities and any new jobs in Yate will also attract the increased populations of Iron Acton and Coalpit Heath, amongst others.	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	3.1
Section B	
<p><b>Your comments:</b></p> <p><b>3.1 Do you have any comments on the approach used to determine the 35 rural places we are proposing to investigate for non-strategic growth?</b></p> <p><b>WPC questions the validity of the data used for this Parish on the sustainability factors, such as access to services</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	3.2
Section B	
<p><b>Your comments:</b></p> <p><b>3.2 Select one option that we should use to investigate sites for non-strategic growth?</b></p> <p><b>WPC understands that Option 3 will be most likely to deliver the additional 1300-1800 homes needed across the 35 areas although this is almost a 10% increase. Areas inside the Green Belt should be very carefully considered with applications subject to additional planning requirements.</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	3.3
Section B	
<p><b>Your comments:</b></p> <p><b>3.3 Do you think there are other combinations of rural places we should investigate for non-strategic growth?</b></p> <p><b>WPC considers that SGC are considering ALL rural places already as shown in Appendix 1.</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	3.4
Section B	
<p><b>Your comments:</b></p> <p><b>3.4 Do you have any comments or further information on individual rural places mentioned in this document?</b></p> <p><b>WPC considers that under all options the protection of the Green Belt must still be high priority in this Local Plan. Erosion of individual rural places and their characteristics must be avoided. In particular the Parish of Westerleigh which includes the SDL of Coalpit Heath and the rural development areas of Westerleigh village and the fringes of Frampton Cotterell should NOT all merge and create one large mass, and the associated congestion problems. Westerleigh also adjoins the Yate western fringe. There could be pressures on provision of Parish services .</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	4A
Section B	
<p><b>Your comments:</b></p> <p><b>4A.High Quality Design and Health Impact Assessments (HIAs)</b> Do you have any comments on the additional emphasis on inclusive design and ensuring health and wellbeing objectives for the combined high-quality design and Health Impact Assessments policy?</p> <p>WPC believes that the links between the built environment and health &amp; wellbeing are good practice and show a long term vision to provide healthy environments for residents.</p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	5B
Section B	
<p><b>Your comments:</b></p> <p><b>5B. Development in the Green Belt</b> Do you have any views on the introduction of an additional criterion on ancillary buildings in the Green Belt?</p> <p>WPC believe that Planning Regulations should be robust for any and all Green Belt development and include clear restrictions on the use, and change of use, over time of ancillary buildings or new buildings.</p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	6C
Section B	
<p><b>Your comments:</b></p> <p><b>6C.Designated Local Green Spaces</b> <b>Do you have any views on the above discussion points in relation to designated Local Green Spaces?</b></p> <p><b>WPC has Designated Local Green Spaces and some which need to be considered still. Several of these are within Green Belt. All such spaces should be very carefully considered in discussions on transport and development as stated in the policy.</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	7D
Section B	
<p><b>Your comments:</b></p> <p><b>7D.Private Rented Sector (Build to Rent)</b> <b>Do you have any comments on our intended approach to Build to Rent?</b></p> <p><b>WPC supports the BtR / Private Rented Sector strategy however the assumption that car ownership would be lower is considered inaccurate and unsubstantiated.</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b>            If your comment does not relate to a question in the Consultation Document please state "other".</p>	8E
Section B	
<p><b>Your comments:</b></p> <p><b>8E. Extra Care Housing</b>  <b>Do you have any views on our proposed approach to the Use Class definitions in our Extra Care housing policy?</b></p> <p><b>WPC support the intended approach to Extra Care Housing</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b>            If your comment does not relate to a question in the Consultation Document please state "other".</p>	9F
Section B	
<p><b>Your comments:</b></p> <p><b>9F. Affordable Housing</b>  <b>Do you have any views on the intended approach to Affordable Housing?</b></p> <p><b>WPC support the intended approach on Affordable Housing</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	11H

Section B	
<p><b>Your comments:</b></p>	
<p><b>11H. Residential Conversions, Sub-Divisions and Houses in Multiple Occupation</b> <b>Do you have any comments on the above options for Houses in Multiple Occupation?</b></p>	
<p><b>WPC consider that Article 4 Directions should be available to SGC to protect areas from harm</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	12 I
Section B	
<p><b>Your comments:</b></p>	
<p><b>12I. Parking Standards including Electric Vehicle Charging Points</b> <b>Do you have any views on our intended approach to parking standards and electric vehicle charging points?</b></p>	
<p><b>WPC agree that the investigation of the provision of Electric Vehicle Charging Points is needed.</b></p>	



Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	13J

Section B	
<p><b>Your comments:</b></p>	
<p><b>13J. Broadband Provision</b> Do you have any views on the introduction of this new policy requirement on Superfast Broadband and whether the North Somerset policy would be appropriate for South Gloucestershire?</p> <p>WPC consider that Broadband is a fundamental utility and the North Somerset approach would be a minimum considering the SGLP runs to 2036. The needs of all areas urban &amp; rural need to be covered.</p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	14K
Section B	
<p><b>Your comments:</b></p>	
<p><b>14K. Decommissioning of the Oldbury Power Station</b></p> <p>WPC is unqualified to comment on this</p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	15L

Section B	
<b>Your comments:</b>	
<p><b>15L. The storage of Radioactive waste and other hazardous waste</b> <b>Do you think a radioactive waste/hazardous waste policy is required?</b></p> <p><b>WPC is unqualified to comment on this</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	16
Section B	
<b>Your comments:</b>	
<p><b>16 ENERGY MANAGEMENT</b></p> <p><b>16M1 a) What do you think about this approach?</b></p> <p><b>WPC agree with the intended approach</b></p> <p><b>16M1 b) What criteria should be set?</b></p> <p><b>WPC has no knowledge on criteria to be set</b></p> <p><b>16M4 Reducing CO2 Emissions: What are your views on this?</b></p> <p><b>WPC agrees that targets must be set and developers held to them</b></p> <p><b>16M8 Geothermal Energy: Is this an opportunity that we should explore further?</b></p> <p><b>WPC supports the study providing all local environmental factors and effects are considered</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	17N
Section B	
<p><b>Your comments:</b></p> <p><b>17N Gypsy and Traveller Accommodation: Do you have any views on our intended approach to Gypsy and Traveller accommodation?</b></p> <p><b>WPC agrees with the policy and in particular utilising existing sites where possible. Not allowing permanent building is also important.</b></p>	

Section A	
<p><b>To which question from the Consultation Document does this comment relate?</b> If your comment does not relate to a question in the Consultation Document please state "other".</p>	18 O
Section B	
<p><b>Your comments:</b></p> <p><b>18O. Travelling Showpeople</b> <b>Do you have any views on the intended approach to Travelling Showpeople?</b></p> <p><b>WPC agrees with the Policy</b></p>	

## Section C

### Supporting Information

If you have any supporting information or evidence please attach to the end of the response form.

Thank you for your participation

### **PART THREE – RETURNING YOUR COMMENTS**

**Please return completed forms by 11:59pm 30 April 2018. Following this date, no further comments will be considered.**

<b>By email:</b>	<a href="mailto:planningpolicy@southglos.gov.uk">planningpolicy@southglos.gov.uk</a>
<b>By post:</b>	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 [www.southglos.gov.uk/newlocalplanfeb2018](http://www.southglos.gov.uk/newlocalplanfeb2018) and online at South Gloucestershire Libraries (please refer to [www.southglos.gov.uk/libraries](http://www.southglos.gov.uk/libraries) for locations and opening times).

A hard copy of the Local Plan Consultation Document is available to view from 8.45am - 5pm Mondays to Wednesdays and 8.45am - 4.30pm Thursdays and Fridays, at the Council's One-Stop Shops, which are located at:

- Patchway One Stop Shop, The Patchway Hub, Rodway Road, Patchway BS34 5PE
- Kingswood One Stop Shop, Civic Centre, High Street, Kingswood BS15 9TR
- Yate One Stop Shop (access via West Walk), Kennedy Way, Yate BS37 4DQ