

The Cribbs/Patchway new neighbourhood

Introduction

This exhibition provides an update on the proposals for a new neighbourhood around Cribbs Causeway and Patchway. We welcome comments on these draft proposals.

The new neighbourhood is expected to develop over the next 10 -15 years.

This will be a very major development and we are keen to ensure work is coordinated and potential impacts on surrounding communities are identified and addressed.

Background

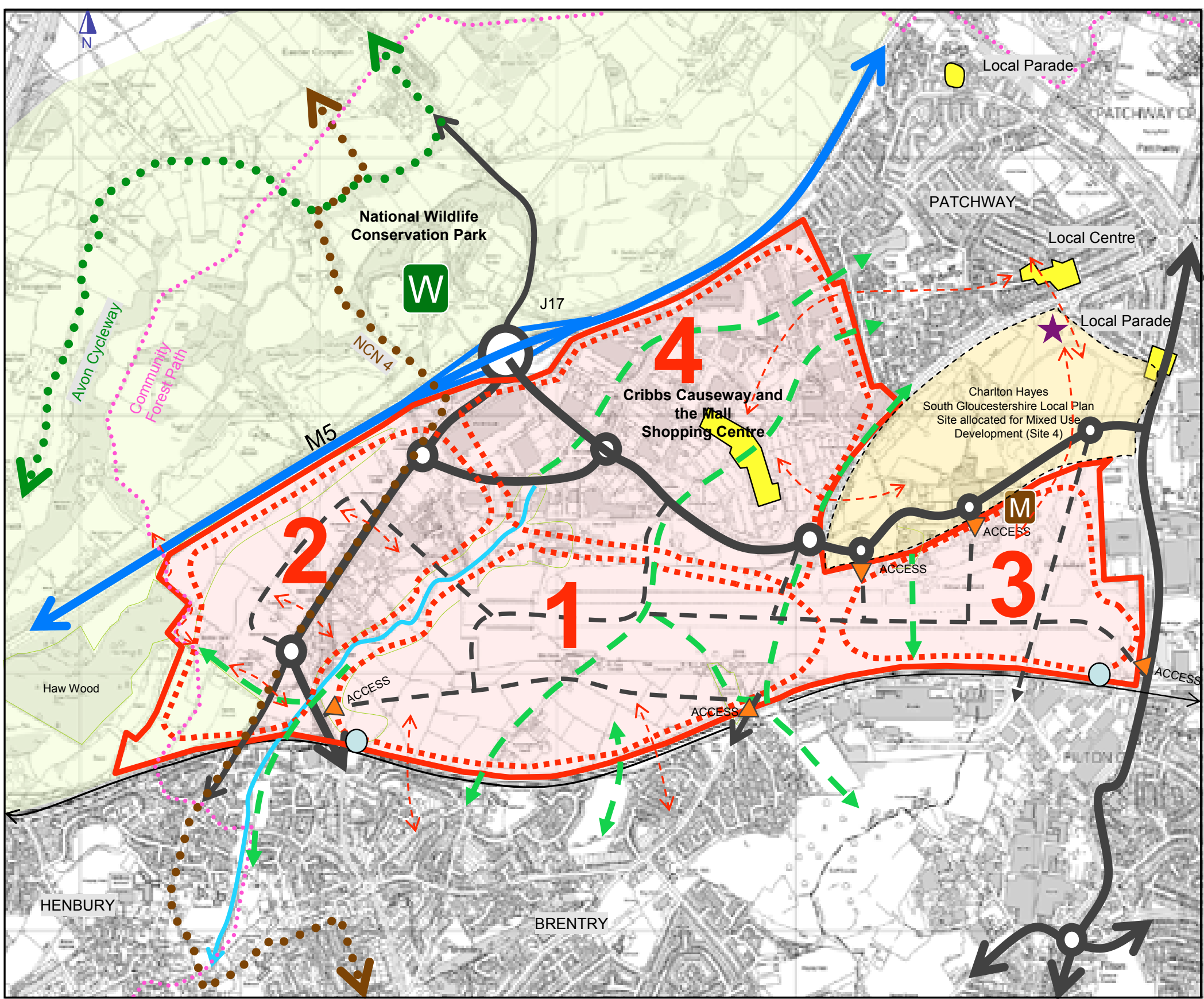
Policy CS26 of the council's **Core Strategy** proposes development on 480 hectares of land at Cribbs Causeway, Patchway and Filton. It states that -
‘through the preparation and adoption of a Supplementary Planning Document, provision will be made for:

- **approximately 5,700 dwellings in new mixed use communities**
- **around 50 ha of employment land**
- **greater diversity of commercial uses including additional retail**
- **supporting infrastructure and facilities’.**



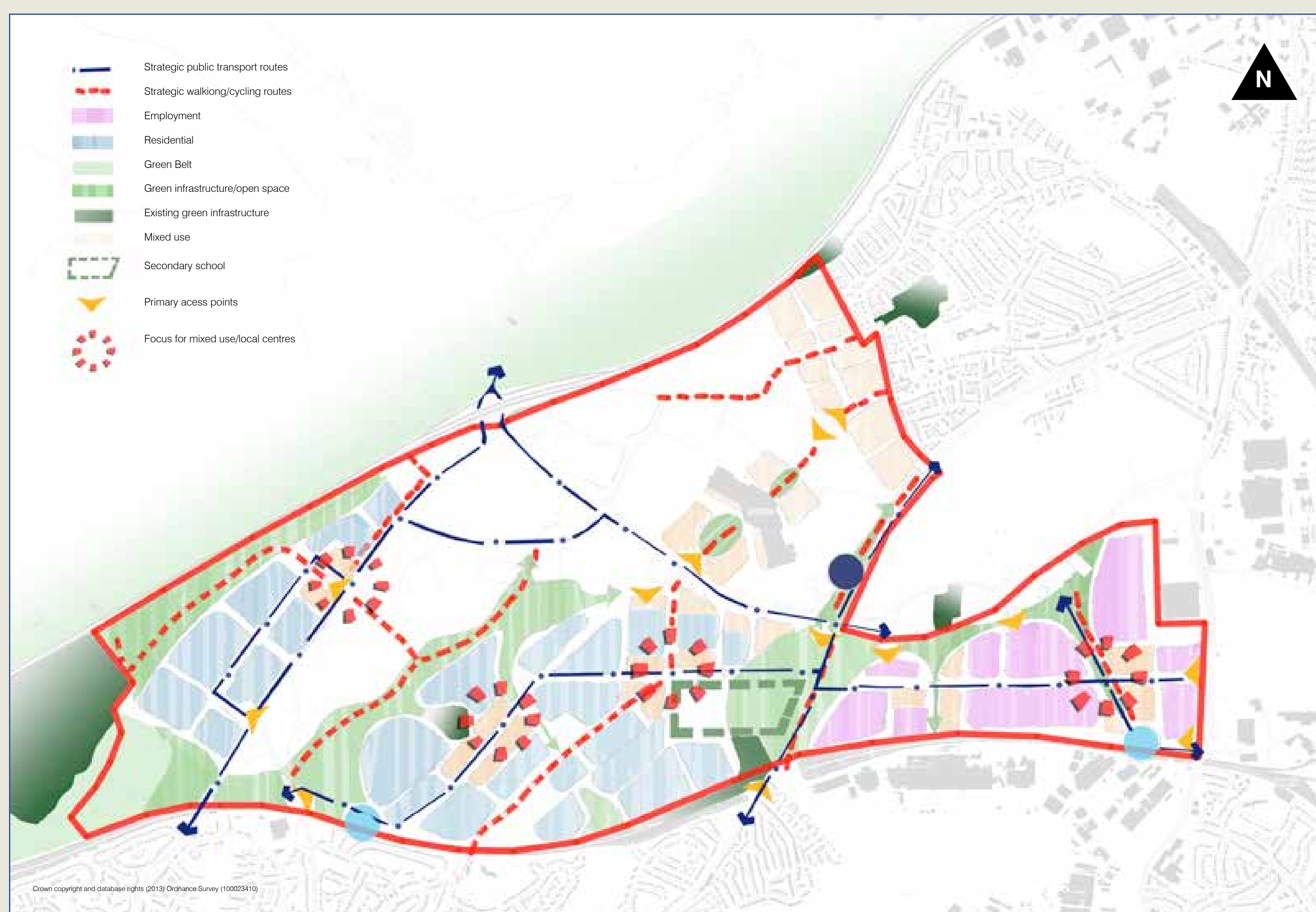
Crown copyright and database rights (2013) Ordnance Survey (100023410)

Core Strategy Key Diagram



- Green Belt
- Existing Facilities
- Committed Housing Site, South Gloucestershire Local Plan
- Enhancement of Patchway Local Centre
- New Neighbourhood Development Area
- Indicative Character Areas:
 - 1. New Charlton – Mixed use 130 ha (approx)
 - 2. Haw Wood – Housing 85 ha (approx)
 - 3. Filton Aerospace Cluster – Employment / Aerospace Excellence 50 ha (approx)
 - 4. Cribbs Causeway – Mixed use 130 ha (approx)
- Green Belt & Significant GI within the New Neighbourhood Area
- ACCESS: Proposed primary access points to Policy Area
- Watercourse
- Significant Green Infrastructure (GI)
- Haw Wood (Significant GI outside of the New Neighbourhood)
- Green Infrastructure Connections (indicative)
- Potential local connections (indicative)
- Community Connections
- Road
- Railway and Safeguarded Station Sites
- Community Forest Path
- National Cycle Network (NCN 4)
- Avon Cycleway
- Wildlife Park
- Potential Site of Heritage Museum (as at October 2013)

The Cribbs/Patchway new neighbourhood



The draft Development Framework

A draft Development Framework was 'endorsed' by the Council in January 2013 and is being used to guide future development.

The document sets out requirements the development will be expected to meet and a diagram illustrating how it might develop.

The aim is for:

- a lively, and well integrated community with its own sense of identity
- distinctive and high quality public spaces
- innovative architecture to create a unique space
- healthy and happy living
- a sustainable development.

Local centres

Four were suggested as focal points and to meet community needs.

Draft requirements identified include:

- 1 x Secondary school
- 5 x Primary schools (to provide 10 form entry)
- 4 x Nursery schools
- a childrens' centre and a youth centre
- capacity for 12 GPs , 1 dental practice
- Libraries and dedicated community centres
- indoor and outdoor sports facilities.

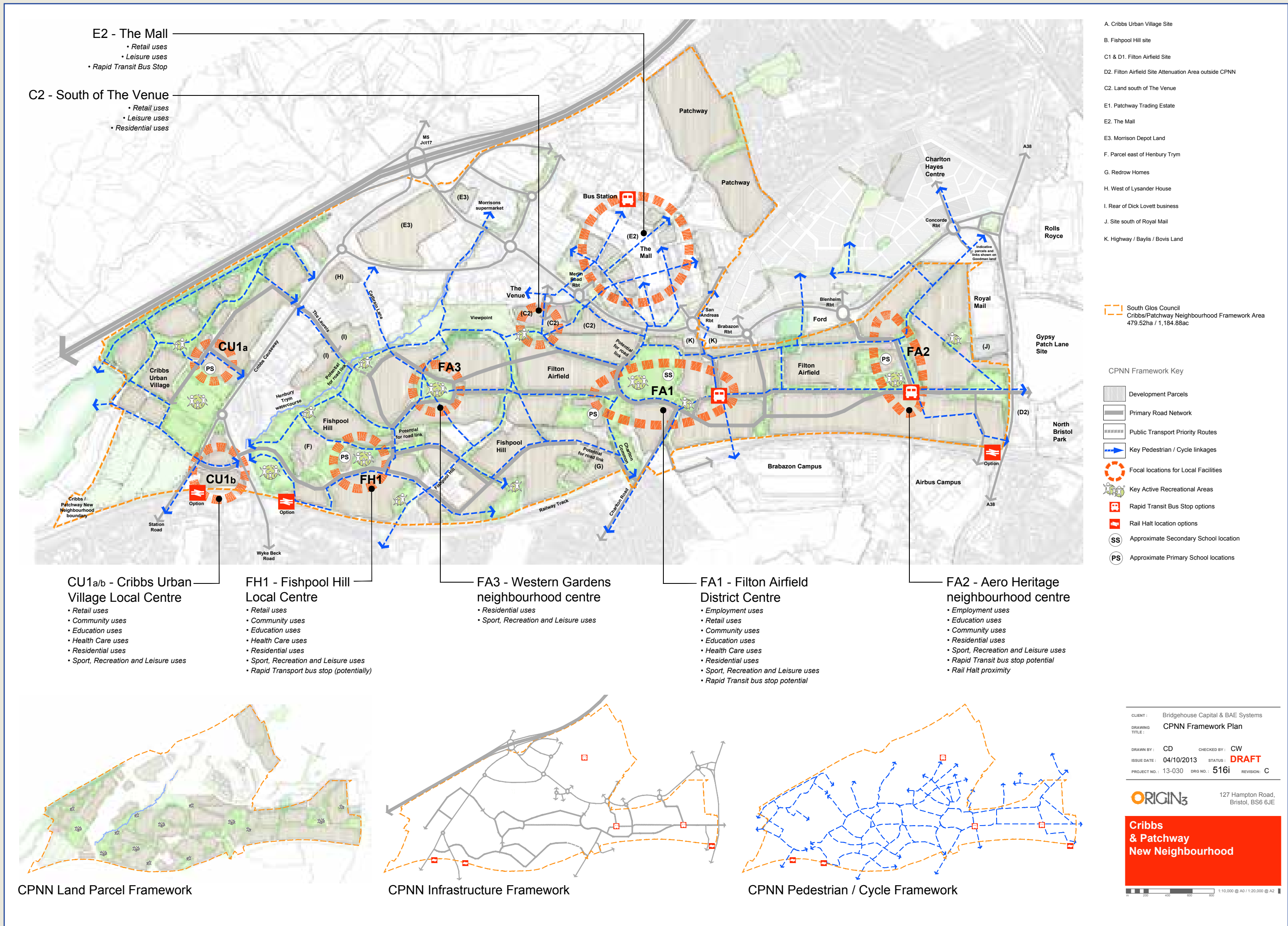
Green space

Draft green infrastructure requirements include:

- informal open space – around 19 hectares
- natural and semi natural open space - around 20 hectares
- outdoor sports - around 22 hectares
- childrens play – around 3.5 hectares
- allotments – around 2.7 hectares.

We are continuing to revise this framework and are planning to publish an update for consultation early in 2014 with the aim to adopt it as policy, subject to any minor changes, in March 2014.

The Cribbs/Patchway new neighbourhood



Landowners' Framework plan

Development land within the new neighbourhood is in several different ownerships. We welcome the collaborative and coordinated work undertaken recently by the landowners/developers.

The landowners/developers have submitted a draft 'Framework Plan' to illustrate how they see the area developing.

The landowners/developers have asked the council to endorse their Framework Plan and include it within the SPD to guide future development.

Potential Assessment

CS26/ SPD	Infrastructure requirement in SPD	As shown on proposed Landowners' Framework Plan	Commentary
5,700 dwellings, around 50ha employment land	n/a	Land uses not specifically identified	- Draft SPD diagram indicated residential, employment and commercial land uses - Clarify intentions and implications for amount of employment land/ number of dwellings
Secondary School	1 x 7FE secondary school	1 x secondary school	- Draft SPD diagram showed preferred location of secondary school
Primary Schools	4 or 5 x 10FE primary schools	4 x primary schools within 'focal locations for local facilities'	- Draft SPD diagram did not show locations, text encouraged potential to co locate with other community uses

The council's response

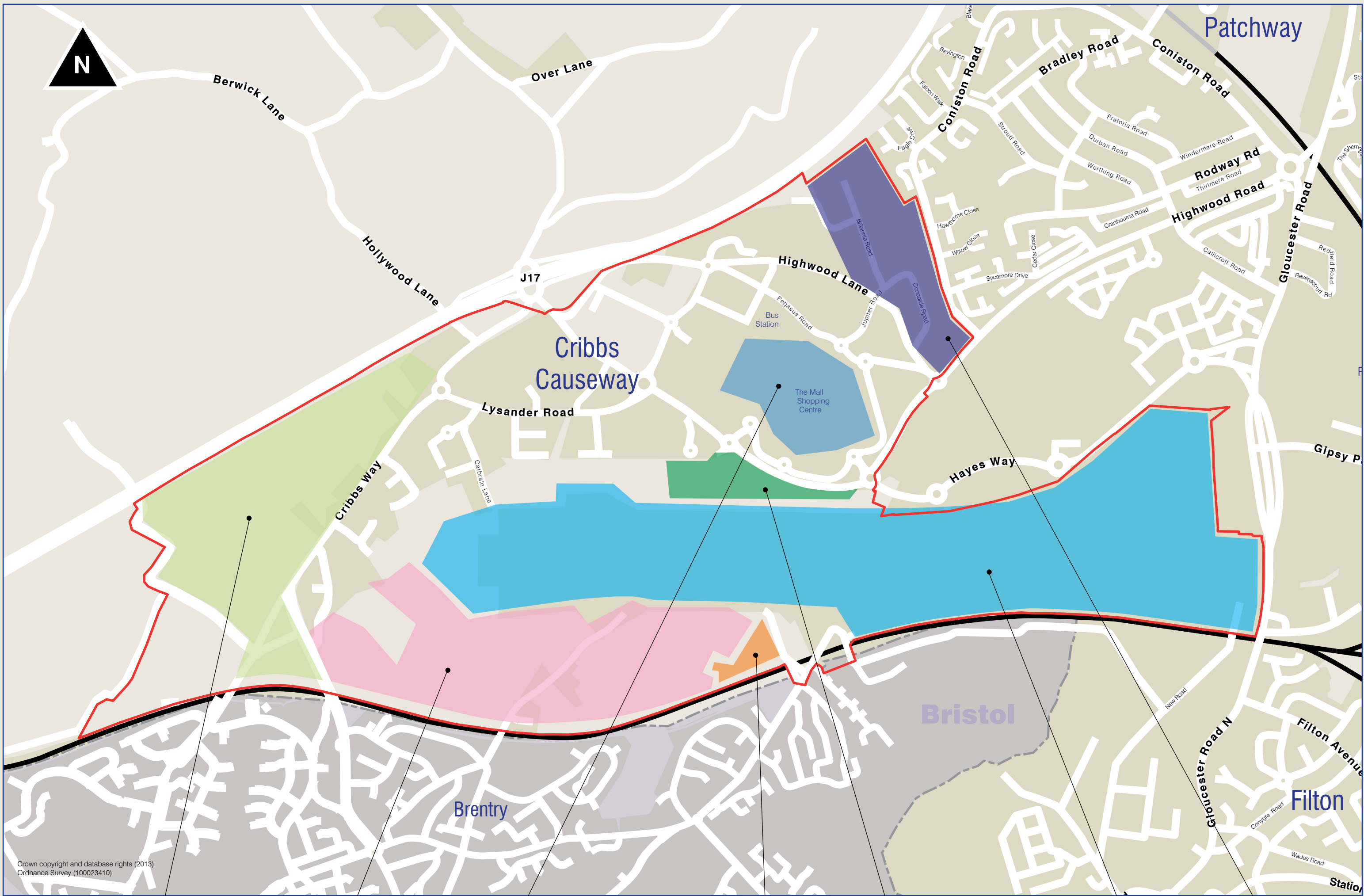
The council will consider its preliminary response on 20 November 2013.

In considering these proposals we will look at whether it is clear and if it would provide as good, or a better framework than our proposals. We will also need to consider whether requirements set out in policy would be met.

The Cribbs/Patchway new neighbourhood

Updates on the landowners’ plans

In addition to the joint overarching proposal, the landowners/developers are working on detailed plans for their own areas.



Deeley Freed Skanska Residential (DFSR)

Control land west of the A4018. The Core Strategy (when adopted) will remove this land from the green belt and make it available for residential development. DFSR are developing plans for around 1,000 dwellings and supporting facilities.

Persimmon Homes & Ashfield Land

Control land south of the former airfield and have submitted a planning application for up to 1,100 dwellings, a local centre, primary school public open space and associated infrastructure. The application number is PT12/1930/0

The Mall

In his draft main modifications the Core Strategy Planning Inspector removed reference to retail expansion at The Mall, suggesting that this should be subject to further analysis and should be included in future policy documents.

Redrow Homes

Redrow Homes were granted permission in 2012 to alter and widen an access road at Charlton Common. An application to the Planning Inspectorate for consent for works on the common land is being heard at a public inquiry in November.

JT Bayliss

Control land south of the Venue. Originally proposed for the Concorde Museum. Options for this site are being reconsidered.

BAE Systems/Bridgehouse Capital

BAE Systems own the former Filton airfield. Bridgehouse Capital has entered into a joint venture agreement with BAE Systems and is now the majority landholder in the new neighbourhood. They are likely to consult on proposals for their land early in 2014.

Patchway Trading Estate

The trading estate is managed by LaSalle Investment Management. The Core Strategy indicates scope to change this area to have more residential or mixed-use and to provide better links between Patchway and the Cribbs Causeway area. There are a number of existing tenants in this area which may affect the speed of development.



The Cribbs/Patchway new neighbourhood

Other updates

Separate exhibition boards summarise:

- **Transportation issues**
- **Skanska proposals**

Skanska are also holding their own drop in events on:

7 November 3.00-7.00 pm

at Clifton Rugby Club, Station Road,
Cribbs Causeway, Bristol BS10 7TT

12 November 3.00-7.00 pm

at Greenway Centre,
Southmead, Bristol BS10 5PY

- **Public Art**

This development provides an exciting opportunity to commission and deliver public art in new community facilities, the public realm, and open space. South Gloucestershire Council has commissioned specialists in art and design in the public realm to research and develop an Arts Strategy for the proposed New Neighbourhood.

Our consultants will work closely with officers, developers and members of the public to provide an overall Art Strategy that will feed into the revised version of the Supplementary Planning Document.

Public consultation

We will formally consult on the revised draft Development Framework for six weeks in early 2014.

However before we respond to the landowners on their draft plan we are offering you the opportunity to comment.

- To leave written comments please fill in a reply slip and drop it in to the box provided.
- If you wish to submit comments by email please send to **MajorSites@southglos.gov.uk** by 14 November 2013.



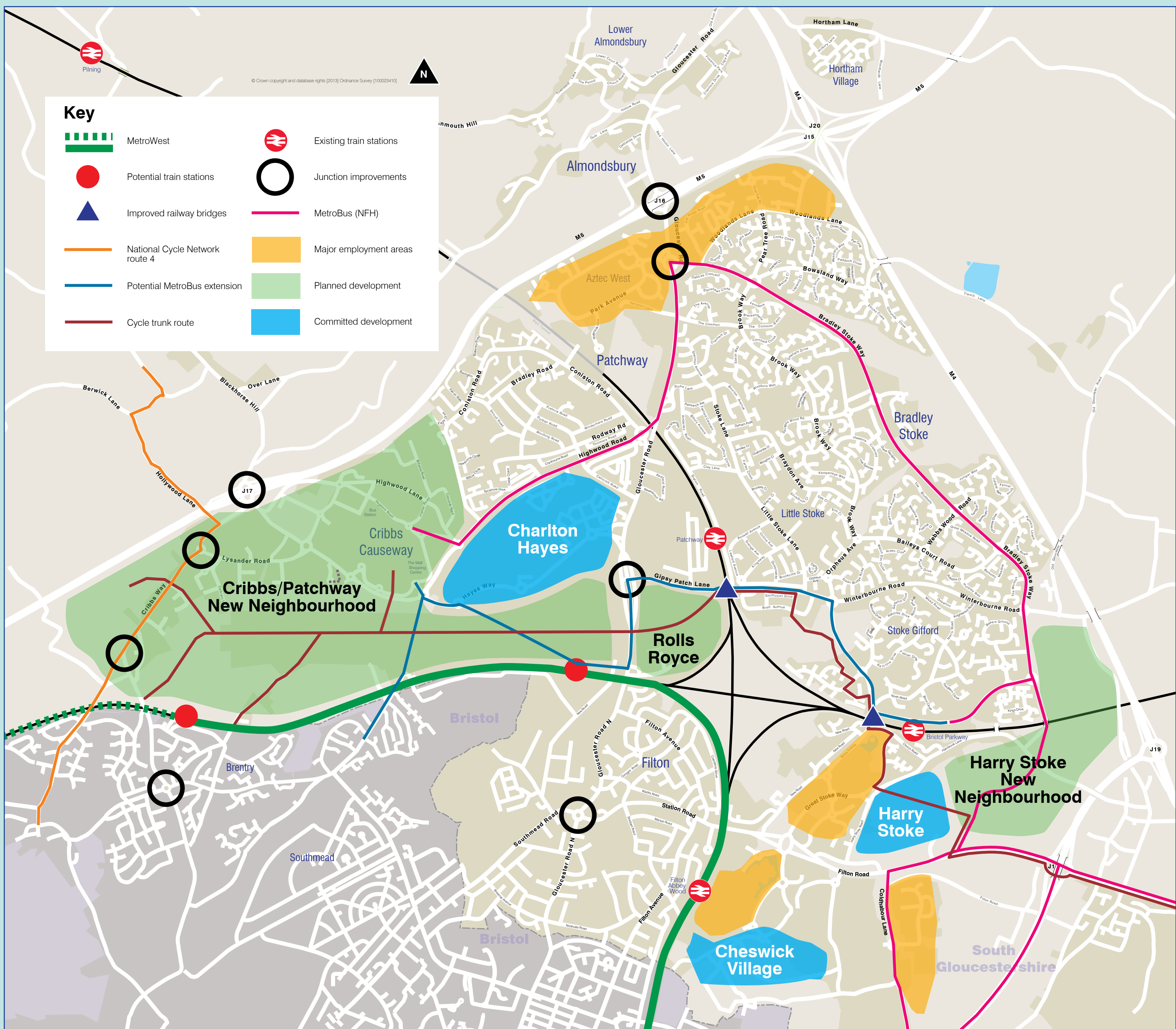
The Cribbs/Patchway new neighbourhood

CPNN Transport Package

Introduction

The Cribbs Patchway New Neighbourhood will generate significant demand for travel and this will have a major impact on the local transport network.

This impact has been assessed through the use of strategic transport modelling that identifies the amount of travel demand generated, forecasts how people will travel to and from the site (by car, bus, train, on foot or by bike), and what routes they will take.



Transport issues

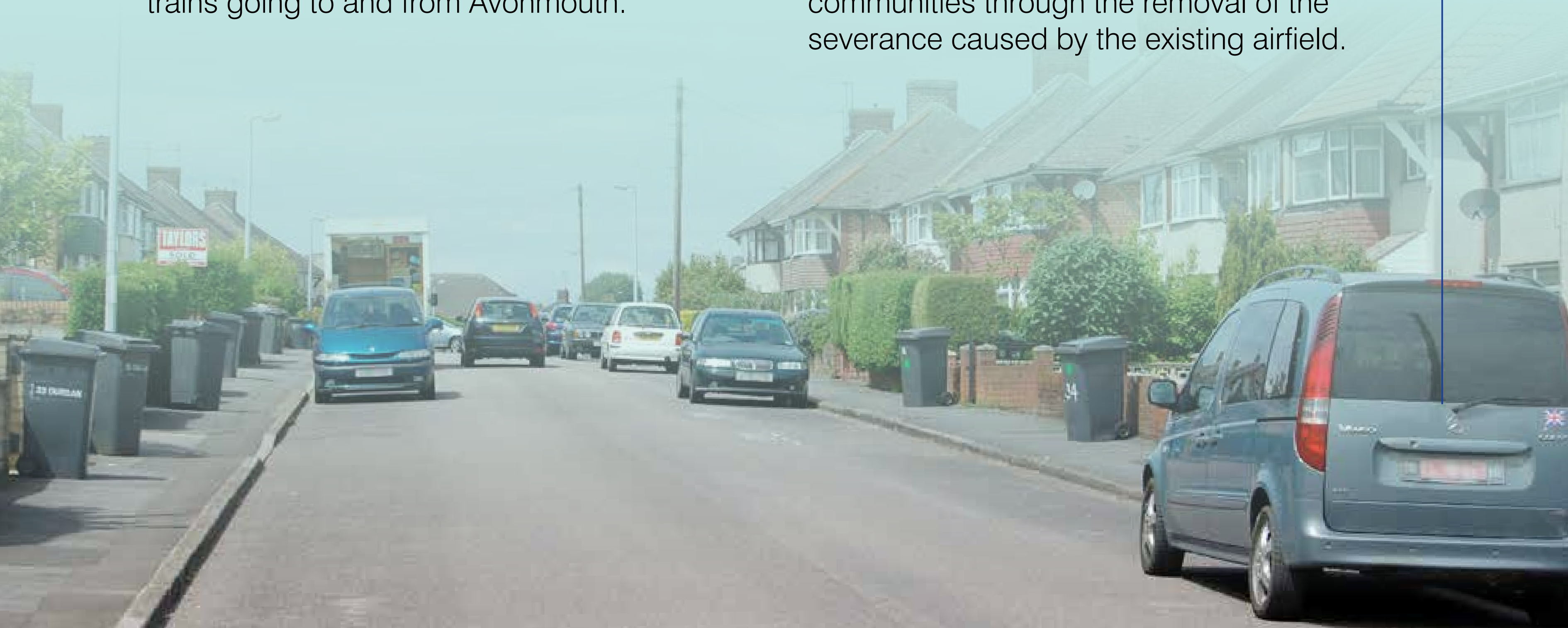
Key features of the transport network in the vicinity of the CPNN site include:

- easy access to the M5 and M4 motorways via Junctions 16 and 17 on the M5
- local access to the site will be from the A38 and the A4018
- the National Cycle Network Route 4 runs through the western part of the site
- the proposed North Fringe to Hengrove MetroBus scheme runs along the northern edge of the site
- the southern boundary of the site is the Henbury railway line currently used by freight trains going to and from Avonmouth.

CPNN impact

Modelling indicates that the main impacts of the CPNN will be:

- increased traffic congestion on the A38, A4018 and connecting roads
- increased demand for bus travel on local services and on the proposed MetroBus services
- increased demand for rail travel
- increased travel demand (by car, bus and cycle) eastwards along the B4057 through the Gipsy Patch Lane railway bridge
- opportunities to improve walking and cycling links both for CPNN and for existing communities through the removal of the severance caused by the existing airfield.



The Cribbs/Patchway new neighbourhood

CPNN Transport Package

The identified transport package, illustrated on the plan, comprises:

- improvements at M5 Junctions 16 and 17
- junction improvements along the A38 and the A4018 corridors
- new junctions on the A38, A4018 and Hayes Way/Merlin Road to provide site access
- local traffic management measures within existing local communities
- improved walking and cycling routes across the CPNN site, including a strategic east – west CycleTrunk Route linking CPNN to Emersons Green
- comprehensive network of bus services linking CPNN to Bristol, Avonmouth, and communities across the North Fringe
- Bus Priority routes including the MetroBus (North Fringe to Hengrove) scheme and a direct MetroBus connection to Bristol Parkway station
- improvement of railway bridges at Gipsy Patch Lane and at Parkway Station to remove existing constraints to walk, cycle and bus movements
- at least two new railway stations on the Henbury Line to serve the CPNN and existing communities and employment sites as part of the MetroWest Phase Two scheme re-opening this line to passenger traffic
- Residential, Employment and School Travel Plans to promote sustainable travel as the main way of getting to and from the site.



The Cribbs/Patchway new neighbourhood

Art and design in the public realm

Public art can take many forms. It can include cultural events, temporary or permanent art works. These could be provided in the green spaces, public squares or community buildings.

An art plan is being prepared to provide a vision for the whole new neighbourhood and framework for individual developments. It will also set out how any works should be commissioned.

The aim is to enhance the overall character and quality of the development.

The council is hopeful that the art plan will be supported by the major landowners and new communities as part of building a strong identity for the area.

The art plan should be prepared with input from local people. There will be preliminary consultation in the Autumn 2013 and publication of a draft plan for consultation early in 2014.

Consultants Diana Hatton, Mark Luck and Penney Ellis have been appointed to prepare the art plan.

There are many examples of successful art plans, events and art works for other cities.

What do you think an art plan for this new neighbourhood should include?

