

# Cribbs/Patchway New Neighbourhood

Public drop-in sessions November 2013

## Frequently Asked Questions

### The overall development

#### **Q1. Why has the airfield been allocated for development?**

- This question was publicly examined through the Core Strategy process last year. The Core Strategy Inspector has reviewed the allocation and whilst the Council is still awaiting publication of his final report he has not indicated any intention to make significant changes to the council's proposals to redevelop the site.
- Initially, however, BAE Systems Ltd owned the airfield and took the decision to close it. The Council responded to that position.
- The Council considered all of the available evidence and concluded that it could not insist on the airfield remaining open or being 'mothballed'.
- The alternative has been to plan for the new situation allowing for development which should help to meet the needs of the area for jobs and housing.

#### **Q2. When will we be able to see detailed development proposals?**

- We understand that local people want to see detailed proposals to help assess potential impacts on them. However, this is a normal approach for this scale of development, and allows consultation to be carried out at each stage of the process.
- Before getting into detail we need to ensure that the broad framework for the proposals is understood, deliverable and, as far as possible, widely accepted. In this way we can ensure that any concerns are recognised and addressed as proposals are developed.
- The Council has produced its version of a Framework Plan in the draft Supplementary Planning Document (SPD). The joint landowners/ developers have now produced their own version of a Framework Plan. The council needs to decide whether to accept this and incorporate it into the SPD to help provide the context against which future planning applications will be assessed.
- Meanwhile individual developers are starting to develop detailed masterplans for their sites. Persimmon Homes has already submitted a planning application. Skanska Residential is currently consulting on its proposals before submitting formal plans for the land west of Cribbs Causeway. The indications are that Bridgehouse Capital will also consult on its draft masterplan before the end of the year.

**Q3. How will the landowners/ developers proposals be assessed? What are the main differences between the Council policy and the landowners/ developers proposals?**

- Council Officers are currently reviewing the plans to spot differences between the Council's and landowners' proposals. Some differences may be minor or insignificant – others may be more fundamental. Some may be considered better, some worse and others too unclear to judge, in which case more information will be requested.
- The landowners/ developers proposals will be considered by members at committee on the 20<sup>th</sup> November.
- The key issues the Council will be assessing include the broad strategy for location and amount of public open space, employment development, the main road and public transport network, the location of facilities such as new schools, and the clarity of other land uses elements such as a new museum and the existing helicopter services (Great Western Air Ambulance Charity and National Police Air Service).

**Q4. How will you ensure comprehensive development?**

- The Core Strategy policy CS26 sets out the need for a co-ordinated approach to the provision of transport, schools, open spaces and other site infrastructure. This is amplified in a draft Supplementary Planning Document (January 2013). The Council is currently revising this document in the light of additional technical work and consultation responses received, and will republish in the new year for another round of public consultation.
- The Council will not approve individual planning applications unless it is satisfied that a comprehensive approach is demonstrated, and has encouraged the landowners to work together towards a collaboration agreement and joint framework plan. The draft Framework Plan is available now for comment.
- The Council has set up a Member Liaison Group with Bristol City Council to ensure that the local Councillors of both authorities know what is being proposed and to help co-ordinate public consultation. We are also liaising with statutory bodies including the Environment Agency, Highways Agency and Natural England.

**Housing**

**Q5. When will the first planning applications be approved and the first houses built?**

- Persimmon Homes' application for the Fishpool Hill area has already been submitted and is likely to be the first to be determined. It is an outline application. If it is approved in principle it will be necessary to sign legal agreements before 'reserved matters' (detailed applications) are submitted and approved. The council's assessment of housing delivery over the next 5 years anticipates that the first houses will be started by 2015.

**Q6. What kind of houses will be built?**

- This is a long-term project for 10-15 years and the market will change and design fashions may change over that time. The most likely outcome will be a wide range of house types with a target of 35% falling within the definition of being 'affordable'.

**Q7. What is meant by affordable housing?**

- This is housing provided to eligible households whose needs are not met by the private market. It can be delivered in the form of rented accommodation and part ownership this is where you own part of the property and rent the remaining, although there is a high identified need for rented properties in South Glos. Both types of properties are owned and managed by a Housing Association.

**Q8. Who will move into the affordable homes?**

- People who are identified as being in housing need. To be able to apply you must be registered on the Councils' Home Choice Base Letting system. For further details you can contact the Councils' Home Choice team on 01454 868005.

**Q9. Will the affordable housing look different?**

- All affordable housing is designed to ensure that it is 'tenure blind' and is pepper-potted throughout the development to ensure mixed and balanced communities.

**Employment****Q10. How much employment is proposed?**

- The Core Strategy proposes that around 50 hectares (around 123 acres) is provided for employment uses in support of the aerospace and advanced engineering sectors.
- The Council's plan shows the employment land being mainly located at the eastern end of the airfield to link with employment land at Rolls Royce, Charlton Hayes and existing aerospace businesses.
- If the 50 hectares is added to vacant land at Charlton Hayes (13 hectares); the Rolls Royce East Works (26 hectares); the Brabazon Hangar (12 hectares) and spare land within the Airbus complex it could provide in the order of 100 hectares for future employment growth.
- The council will need to work with the landowners and developers, with the West of England LEP and other key partners to ensure that any proposals are commercially realistic and deliverable.

**Q11. How many jobs would this create?**

- This would depend on the kind of employment use being provided, and the total employment area actually developed (once land for access roads, landscaping etc is taken into account). A mixed industrial character could provide somewhere in the order of 7,500 jobs (at 125 jobs per hectare), whilst a more office character could theoretically provide up to 24,000 jobs.

- For the 50 hectares provided on within the Cribbs/ Patchway New Neighbourhood officers are currently working on the basis that around 30ha will be developed, which at a density of 125 jobs per hectare could provide around 3,750 jobs.
- Uses other than industry or offices, e.g. hotels and conference facilities, also create jobs and may be complimentary to the aerospace and advanced engineering sectors. As such they will almost certainly form part of the mix of uses permitted within the overall employment area.
- It is not currently clear from the landowners/ developers Framework Plan how much employment land, and of what character, is being proposed. That is a point on which the Council will be asking for clarification.

## **Community facilities**

### **Q12. What community facilities are proposed and where?**

- The Core Strategy and supporting Infrastructure Delivery Plan sets out the requirements for community facilities, broadly comprising:
  - A new secondary school,
  - Five new primary schools and nurseries,
  - New health and dental centres,
  - Community centres,
  - An indoor sports facility,
  - Sports pitches, and
  - A new library
- Both the Council's draft Framework Diagram and landowners/ developers Framework Plan indicate such local facilities dispersed around the site. The latter starts to indicate which uses might go where.
- Careful consideration will need to be given to ensure these facilities are appropriately dispersed and located to ensure new and existing communities can access them as easily and conveniently as possible.

## **The Mall and Cribbs Causeway retail area**

### **Q13. What is proposed for the retail area?**

- The Core Strategy Inspector has indicated that references to retail growth and remodelling of the Mall and surrounding areas should be deleted from the Core Strategy.
- The Core Strategy as redrafted would now say that: "The Council will undertake a review of the scope for permitting some additional development at this location to support the Mall consistent with the need to maintain the vitality and viability of other centres. Additional provision will be delivered through the Policies, Sites and Places

DPD or a replacement Local Plan. Until this review is completed, any additional retail floor space provision in an out-of-centre location will be considered against national policy guidance in the NPPF having regard for the sequential approach and retail impact tests. “

- The council will be working closely with landowners and developers to discuss their plans for the continued investment in and development of the Mall and Cribbs Causeway retail and leisure area to ensure it remains an attractive and thriving part of South Gloucestershire’s economy
- Any plans for the future development of the area will be discussed with key stakeholders including the local community, parish and town councils and key partner such as the Highways Agency, and if appropriate neighbouring councils.
- However, Policy CS26 also allows provision of ‘local retail’ to meet the needs of new communities within the development.

## **Transportation**

### **Q14. Will there be new rail stations – if so where?**

- The Council and landowners recognise potential benefits in opening the railway line to passenger traffic and to having one or more stations in this area. However, development is not viewed as being dependent on the provision of new stations.
- The Core Strategy proposes two locations are safeguarded for new rail stations: Filton North (close to the A38), and East of Fishpool Hill (close to the A4018).
- As part of wider technical work to support MetroWest proposals four main options for the location of new stations are currently being evaluated, although in practice only two locations are likely to be practical and viable. This work also considers the options for a mass transit link to the Mall. The option for station locations comprise:
  - Old Filton North
  - East of Charlton Road
  - West of Fishpool Hill
  - Old Henbury Station

### **Q15. How will you avoid Charlton Road becoming a rat run?**

- We recognise that this is a major concern for residents. The aim is to restrict access to Charlton Road from the main CPNN to all but pedestrians, cyclists and buses. A range of measures (for example, rising bollards, gates, enforcement cameras) can be used to enforce such restrictions.

### **Q16. How will you avoid Traffic congestion at Crow Lane roundabout getting worse?**

- Existing congestion problems at this junction are recognised, and transport modelling work has identified improvements to the junction that would mitigate the impact of the CPNN development traffic. The landowners will be required to fund these improvements.

### **Q17. When will be able to see detailed traffic management proposals?**

- An overarching transport package has been identified for the CPNN site, and this will be embedded into the SPD for the site. Local people will be able to comment on this package when responding to the SPD consultation.
- Each element of the CPNN development will be required to identify its own transport strategy, which will need to comply with the overarching package identified in the SPD. The strategy will need to contain the detailed transport proposals that each landowner is proposing in order to deliver their part of the CPNN.
- Consultation on the detailed design of each junction improvement or other transport measures such as traffic management or cycle routes will be undertaken by SGC and / or BCC depending upon the location of the proposed scheme.
- Each landowner will be required to prepare the internal transport network for their development site in line with the transport policies that will be included within the Core Strategy and the SPD. Consultation on their proposals for the internal networks for walking, cycling, public transport and traffic will be through the planning application process.

### **Consultation**

### **Q18. Why has there been no consultation event in Patchway?**

- The location for these drop-in sessions was agreed at a Member Liaison Group meeting as the best fit between coverage and location that could be achieved in the time available.
- We're sorry that we can't accommodate an extra session at Patchway this time around. However, this won't be the last opportunity to comment on emerging proposals and we will ensure that future events will include Patchway.

### **Q19. How can we express our views?**

- You can comment on what you've seen in a number of ways:
  - By email to: [majorsites@southglos.gov.uk](mailto:majorsites@southglos.gov.uk)
  - By post to: Department for Environment and Community Services  
PO Box 299  
Major Sites Team  
Civic Centre  
High Street  
BRISTOL  
BS15 0DR
  - At any of the exhibitions by filling in one of the feedback forms provided.

### **Q20. Will anyone listen to our views?**

- All views and comments received will be collated and reported to Members of the Planning, Transport and Strategic Environment Committee on 20<sup>th</sup> November, who will take them into consideration when determining how to respond to the landowners/ developers on their proposed Framework Plan.
- All views and comments will also be taken into consideration by officers as they revise the draft Supplementary Planning Document.