

SOUTH GLOUCESTERSHIRE LOCAL PLAN 2018-2036 PROSPECTUS:

Summary and Key Questions for Iron Acton Parish Council Meeting on 19 February 2018

1. *What is the Local Plan Prospectus for?*

The Local Plan Prospectus is a consultation document published as part of the Local Plan process. It sets out the development policies, proposals and geography expected to be in the final version of the Local Plan for South Gloucestershire for the period 2018 to 2036. Once agreed by the Secretary of State, the Local Plan will provide the planning framework against which all planning applications will be assessed, including those for housing, employment and infrastructure uses. It will update the existing South Gloucestershire Local Plan. The Prospectus is published to enable people and institutions to comment on the proposed approach and content. It will not itself form part of the Local Plan. It includes proposals for determining the locations of non-strategic and brownfield development in South Gloucestershire. It does not, however, provide significant new material on the West of England Joint Spatial Plan's proposed Strategic Development Locations.

2. *How do the Local Plan and Prospectus fit with the West of England Joint Spatial Plan?*

The Local Plan is more detailed than the draft Joint Spatial Plan and sits underneath it. The Joint Spatial Plan will set the strategic agenda and context for the four West of England authorities. The South Gloucestershire Local Plan must be in conformity with it and give effect to its provisions through detailed strategies, policies and sites that enable the Joint Spatial Plan to be delivered. The Prospectus sets out how the proposed approach to the Local Plan will do for South Gloucestershire.

3. *What does the Prospectus cover?*

The Prospectus is arranged in three parts:

Part 1 – scene setting; key issues for decision; objectives

Part 2 – the proposed strategy for development; the urban and brownfield approach; Strategic Development Locations (from the Joint Spatial Plan); non-strategic development (i.e., small housing and employment sites) in the towns and villages of South Gloucestershire outside the major urban areas (Bristol margins and Yate)

Part 3 – a list of detailed policy issues and changes from the current South Gloucestershire Local Plan which are under consideration and on which South Gloucestershire Council is seeking views.

4. *What are the key sections and issues affecting Iron Acton Parish?*

Part 1 – Key issues and priorities

Question 1:¹

How does the Parish Council’s vision for Iron Acton Parish fit with that of the Prospectus and the proposed approach to implementing the Joint Spatial Plan?

The Prospectus notes that South Gloucestershire covers 497 square kilometres stretching from the Severn Estuary to the Cotswolds. It has a population of 277,600 and includes dense urban settlements contiguous with Bristol, the urban area of Yate/Chipping Sodbury,² the town of Thornbury³ and over 30 villages (including Iron Acton, Engine Common and Latteridge within Iron Acton Parish). Around 60% of people live in its urban areas, 19% in market towns and 21% in villages and rural areas. Its population has grown by just under 1% a year for the past 25 years. This has contributed to increased demand for housing alongside greater congestion and pressure on public infrastructure generally. Assessed need for housing in South Gloucestershire is 32,500 additional homes by 2036.⁴

The Prospectus contains commitments to the principles of sustainable development; balancing the need for jobs and homes with protecting and enhancing the natural and historic environment; and to working with the public as well as voluntary, public and private sector organisations. It reiterates the Joint Spatial Strategy’s focus on a mix of intensification and renewal of existing urban areas, new strategic level development⁵ in locations contiguous with or well-connected to major urban areas, and increased rural provision through small-scale, non-strategic developments in towns and villages.⁶

The document flags the rich natural environment and ecological and landscape assets of South Gloucestershire, its important built heritage including archaeological sites of past settlements and industrial activity, and the important and varied heritage of historic settlements, buildings, parks and gardens.

The Local Plan will address key issues and priorities set out in the Prospectus including:

- population growth and ageing, affordability of housing, the range of housing types and styles, and inequality

¹ Note that the italicised text in this report, including questions 1 to 6 below, is for consideration by IAPC and is not contained in the Prospectus document.

² Lying partly within the boundaries of Iron Acton Parish.

³ The largest settlement after Yate.

⁴ As set out in the draft Joint Spatial Strategy.

⁵ 500 dwellings or more.

⁶ 10 to 500 dwellings.

- continuing prosperity, business sector needs, the range and type of employment opportunities, attainment and skill shortages, the impact of technological change and provision of retail services
- historic underinvestment in transport, pressure on the existing transport infrastructure, congestion, access to public transport and rural inaccessibility
- impacts of growth on landscape, heritage, ecological assets and ecosystems, mitigating climate change impacts, impacts of development on tidal, fluvial, groundwater and sewerage flooding

Comment 1:

On the face of it the Parish Council should be able to support the key issues and priorities identified, the aspirations for the future and the broad approach set out. It will need to be satisfied, however, that the steps proposed, and the means for achieving these, constitute the best way to address these issues and that the interests of Iron Acton Parish and its settlements are not unfairly and adversely affected (see further comments below).

Part 2 – a. Strategy for development: completion of existing core strategy developments

Question 2:

Does the Parish Council agree that the starting point for the new Local Plan should be completion of the existing planned developments in South Gloucestershire?

South Gloucestershire Council’s 2006 Core Strategy planned for large-scale new neighbourhoods on the north and east fringes of Bristol⁷ and at the market towns of Yate/Chipping Sodbury⁸ and Thornbury. While some are described in the Prospectus as “well underway”, others, including the North Yate development, are still only “at a very advanced stage of planning”.⁹ The build-out of existing planned development in South Gloucestershire will deliver 22,300 new homes¹⁰.

Comment 2:

The Parish Council should be able to support this approach. Most significant to Iron Acton Parish is the North Yate New Neighbourhood which would provide a planned 3,000 new homes for Yate. Given the relative lack of progress in the past 12 years, however, there are questions as to house-builders’ perception of the extent of demand in the Yate/Chipping Sodbury area and whether over the next 20 years demand will be sufficient to support additionally the North West Yate development (2,000 plus homes), the proposed strategic development at Coalpit Heath (1,800

⁷ At Cribbs Causeway, Harry Stoke and Emersons Green East.

⁸ North Yate New Neighbourhood.

⁹ 12 years after the Core Strategy was agreed.

¹⁰ Leaving an additional 10,200 to be provided through the Joint Spatial Plan and the new Local Plan.

homes) and a further contingency in Yate/Chipping Sodbury (1,500 homes), a total of 8,300 homes (excluding brownfield/urban renewal and non-strategic) against an existing total dwelling stock of 15,611 (Yate/Chipping Sodbury plus Coalpit Heath). Over the 20 year plan period that would mean a 53% increase or over 2.5% sustained annual growth in provision. Since the South Gloucestershire population has grown by only 1% over the past 25 years the implied level of demand and sales simply does not look credible.¹¹

Part 2 – b. Strategy for development: urban renewal and maximising use of brownfield land

Question 3:

What is the Parish Council's view on the proposed approach to revitalisation/regeneration of urban areas and brownfield sites, especially with respect to Yate?

The Prospectus proposes to maximise development of brownfield land in existing urban areas (including Yate/Chipping Sodbury) in order to minimise building on greenfield sites, and to optimise the use of existing transport infrastructure. The density of housing around town centres would be increased, including higher buildings, building on “back land” and building above shops and offices.¹² New development in town centres would include a higher proportion of flats, smaller homes, private-rented and affordable homes. Existing underused employment land would be redeveloped to enhance employment uses. Alongside this, historic assets would be safeguarded, repurposed if appropriate, and public realm and green spaces would be enhanced. In Yate, the proposal is for a “whole town” approach but focusing on the “Station Gateway Area” around Yate Station,¹³ stretching south to the 1970s Radburn housing area, running east to include Yate Town Centre and north to integrate the North Yate New Neighbourhood. Assuming it proceeded, the North West Yate development would become an integral part of this initiative.¹⁴ Identified opportunities include enhancing the rail connection to Bristol, extending Metrobus along the A432 Badminton Road, exploiting Yate’s proximity to the Bristol and Bath Science Park, benefiting from the Bristol Frome Improvement Project,¹⁵ and enhanced walking and cycling routes. South Gloucestershire is investigating whether it should play a role in land assembly and the potential for use of its own land assets.

¹¹ Assessed need for additional housing in South Gloucestershire 2018-2036 = 32,500. Planned provision 22,300 + urban strengthening/brownfield 2,900 + JSP SDLs 6,000 + JSP non-strategic 1,300 + contingency 1,500 = 34,000

¹² For example over the Yate Shopping Centre.

¹³ Including the Beeches and Stover Road industrial estates.

¹⁴ Details (excluding North West Yate) are contained in a free-standing study undertaken by the Nash Partnership.

¹⁵ Including the long term regeneration of the Frome River corridor and catchment.

Comment 3:

Again this seems an approach the Parish Council should be able to support. It reflects conventional planning wisdom, and while individual initiatives might prove controversial in the future (for instance the current campaign against demolition of the Yate Magistrates' Court to allow more intensive use of the land) the principles should not be controversial. As the Prospectus makes clear, the effect of this would be to increase the viability and vitality of town centres while reducing greenfield take elsewhere. The Western part of the area lies within Iron Acton Parish and borders on or would form part of the North West Yate Strategic Development Location and the Parish Council might will need to decide how much of a role to play as the initiative is rolled out.

Part 2 – c. Strategy for development: implementation of Joint Spatial Plan's strategic development proposals

Question 4:

What are our views on what the Prospectus says about the implementation of the Joint Spatial Plan's proposed strategic developments in North West Yate, Coalpit Heath and Chipping Sodbury?

The Prospectus has only four pages dealing with the Joint Spatial Plan Strategic Development Locations, adding little to existing material, but placing strong emphasis on the Council's commitment to involving local communities. It reiterates the requirement for the Local Plan to set out the development and infrastructure required, to allocate sites (vs locations) for development, and to provide detail on the form, scale, access and quantum of development.¹⁶

The section on urban renewal referred to the vision for Yate's future which might be "deliberately modern and forward looking" in line with the modernism inherent in the 1960s model for Yate's expansion. There was also a reference, in the Joint Spatial Plan documents, to such a "modernist" feel being part of the vision for the North West Yate development.

¹⁶ It says that

"good plan making also requires that the vision and aspirations of local communities are taken into account and that plan objectives are clear, viable and deliverable." (section 2.30)

It continues:

"We are using this opportunity to explain how we will continue to ensure our communities and other partners will play a central part in helping to shape these new strategic development locations. This will help to ensure that the aspirations that local people may have for their particular communities are incorporated into the development where possible." (section 2.32)

It explains that the intention of the 'Concept Diagrams' was to obtain reactions and feedback including

"to understand what aspirations local people have for the type of place and community that could eventually be created". (section 2.34)

"We did this because we felt it was essential that as a council we heard from communities directly about the things they want us to consider in drafting planning policies." (section 2.35).

The Prospectus proposes a “master-planning approach to the strategic locations “in consultation with local and community interests” (section 2.36) in order to deliver good place-making and avoid piecemeal and un-coordinated development. It commits South Gloucestershire Council to further consultation events with communities most directly affected as part of ongoing community engagement as the Local Plan process progresses.

It proposes a policy for each Strategic Development Location that, amongst other things:

- provides a Framework Diagram with a red line edge and showing the location of key transport links and green infrastructure
- refines the amount and mix of development including 35% affordable housing
- includes guidance on the form, scale and appearance of new development
- amends the Green Belt boundary as necessary
- refines infrastructure requirements
- refines renewable and low carbon objectives

Engagement with local communities and development partners will inform the Local Plan’s Strategic Development Location policies and the Infrastructure Delivery Plan. These will be used to set out dependencies, where pre-delivery of infrastructure may be essential to enable development to take place. The process will involve further engagement with communities, potentially jointly with developers.

Comment 4:

The Parish Council will welcome the strong emphasis on effective future engagement with local communities – an indication that South Gloucestershire is aware of the unhappiness in some communities, including our own. The Parish Council will want to ensure that the parishioners of Iron Acton are included in this and that the North West Yate location is not simply seen as “empty fields” ready to be colonised by an expanding urban area. We will want to correct any perception that consultation on the North West Yate development should be focussed on and held in Yate rather than Iron Acton Parish (whose people will be most affected).

The Parish Council may want to take an early view on whether, should the new development proceed, the style and aesthetic should be consistent with the current “modernist” feel of post 1960s housing in Yate (as floated in the Prospectus), or might more appropriately reflect the traditional pennant stone housing that is

characteristic of Iron Acton Parish (and can still be found in the surviving buildings from Yate's past as a small historic village).¹⁷

We can expect more detail to be provided in forthcoming Local Plan documents and consultation events, although the timing of these may depend on progress on the inquiry into the Joint Spatial Plan. Notwithstanding the prospect of greater clarity in the future, the Parish Council will want to reiterate, in its response to this and future consultations, the very strong reservations it has expressed about key elements of the draft Joint Spatial Plan.

Part 2 – d. Strategy for development: non-strategic growth locations

Question 5 -

Which of the options for determining the geography of non-strategic growth locations do we prefer and what are our views on possible locations within and neighbouring Iron Acton Parish?

The longest part of the Prospectus is devoted to consideration of options for non-strategic development in South Gloucestershire – that is, finding space in its towns and villages for small scale developments.¹⁸ This would provide an additional 1,300 dwellings by 2036.¹⁹

The document notes that previous local plans have not made provision for expansion of housing in rural settlements, potentially to their detriment, and sets out the arguments for managed housing (and employment) growth. The principal focus is on how the 1,300 dwellings should be distributed. After excluding those settlements which are subject to serious flood risk,²⁰ and those seen as unsustainable because of poor access to key services and facilities, the document lists 35 “places for investigation” for rural growth. These include Iron Acton village and Engine Common within Iron Acton Parish, and Frampton Cotterell and Rangeworthy on its borders. Latteridge is excluded as unsustainable and Nibley is not included at all.

The 35 “places for investigation” are divided into those outside (or partially outside) the Green Belt and those wholly within the Green Belt. Three options for delivering the growth are then set out: on non-Green Belt land only; on Green Belt land only;²¹ or in all settlements whether or not on Green Belt land. If development were

¹⁷ New small scale development in Frampton Cottrell seems very much more in keeping with traditional South Gloucestershire style.

¹⁸ Defined as sites between 0.5 and 25 hectares or 10 to 500 dwellings.

¹⁹ Somewhat confusingly, the document refers to “emerging government guidance” for 10% of the Local Plan’s provision to be on sites of 0.5 hectares or less, takes no account of this 10% in its arithmetic, and then goes on to set out the “benefits of this” (section 2.52) with reference to sites over 0.5 hectares in size.

²⁰ Environment Agency Flood Zone 2 or 3.

²¹ The second option (Green Belt land only) is clearly a nonsense since it would be inconsistent with the requirements of national planning guidance.

confined to non-Green Belt areas the 1,300 dwellings would have to be accommodated in 12 settlements including Engine Common, Rangeworthy, Frampton Cotterell and Chipping Sodbury, an average of 110 dwellings per settlement²² and an 18.2% increase overall. If development were spread over all 35 settlements (adding Iron Acton village to the settlements affected within our parish), it would average 37 homes per settlement and an 8.7% increase overall. The Prospectus notes that the impacts on the rural setting of heritage, landscape and ecological features would be proportionately higher in option 1 vs option 3. In contrast, it notes, option 3 “offers the best potential to avoid harming known assets and constraints”, offsetting the inevitable loss of Green Belt land. It invites views on which of the three options should be the “Preferred Approach”.

Comment 5:

The Parish Council will need to decide whether or not to support the proposal to provide 1,300 homes through expansion of rural settlements (a requirement of the Joint Spatial Plan should it be approved). We did not express a view on this in our response to the Joint Spatial Plan consultation. Arguing against the proposal would, of course, increase the numbers to be delivered through strategic developments.

On the question of the “Preferred Approach” for the options set out, the Council could consider this question from two directions: what would be best for South Gloucestershire’s rural settlements as a whole; and what would be best for Iron Acton Parish alone. Assuming Option 2 is a non-starter, Option 1 would protect the Green Belt and some South Gloucestershire settlements at the expense of others, whereas Option 3 would spread the load and make it easier to argue for the exclusion of a small number of settlements on exceptional grounds. From the narrower perspective of Iron Acton Parish, Option 1 would increase the development pressure on Engine Common and our neighbouring settlements while protecting Iron Acton village, whereas Option 3 would bring the village within scope but reduce the pressure on Engine Common and our neighbouring settlements.

Should the Parish Council decide to support Option 3, it might subsequently argue exceptional circumstances for Iron Acton village (given its conservation status) and Engine Common (given its strong historic and archaeological heritage). Of course the Parish Council has previously argued that there is a need for some expansion of provision in Iron Acton village to accommodate younger and older families.²³ Either way, the Council will undoubtedly wish to argue against double jeopardy for the parish: i.e., that should the North West Yate Strategic Development Location proceed (with significant impacts on both Engine Common and Iron Acton village) the affected settlements should be spared additional non-strategic growth.

²² Where seven of the 12 currently have fewer than 200 existing dwellings.

²³ The Council proposed 20 extra properties – some of which have since been provided by infill, and others of which may be provided through the Merlin redevelopment in Chilwood Close and Algars Drive.

Part 3 – Policy issues and changes to current Local Plan provisions

Question 6:

Does the Parish Council wish to comment on the policy discussion points and questions set out in Part 3 of the Prospectus (I have summarised below those that are most likely to be of greatest interest)?

South Gloucestershire Council intends to include in its new Local Plan strategic policies on residential development, employment development, town centres and retail uses, strategic transport, and nationally significantly infrastructure projects (essentially the Oldbury New Nuclear Build project).²⁴ Some of these will be of particular interest to the Parish Council.

A. High Quality Design and Health Impact Assessments: proposes an emphasis on inclusive design²⁵ and “lifetime neighbourhoods”. It includes “local distinctiveness” which would be a design issue for the master-planning of the North West Yate development, should it go ahead.

Comment 6 - A:

*The Parish Council is likely to be supportive of the intention to promote high quality design including the emphasis on inclusiveness and flexibility of accommodation and neighbourhoods. It may want to use the issues raised under this section to express views on its preferred aesthetic for buildings and neighbourhoods should the North West Yate development proceed, including ideas about the preservation and or incorporation of historical and ecological assets within its boundaries.*²⁶

B. Development in the Green Belt: proposes to add criteria to existing Green Belt Local Plan policy to guide development control decisions on ancillary buildings in the

²⁴ The specific policy discussion points cover: Design and Health Impact Assessments (HIAs); development in the Green Belt; Designated Local Green Spaces; private rented sector; extra care housing; affordable housing; internal space and accessibility standards for dwellings; residential conversions; parking standards including electric vehicle charging points; broadband provision; decommissioning of Oldbury Power Station; storage of radioactive waste; energy management in new development; gypsy and traveller accommodation; and travelling showpeople.

²⁵ “developments which meet the needs of all regardless of ability, age, gender, ethnicity or economic circumstances”

²⁶ E.g., the existing, traditional Pennant stone buildings and walls, the Frome River and its immediate environs, the Dyers Lane Coach Pond, the “Parliamentary” style fields and field margins, and the existing network of lanes and footpaths.

Green Belt²⁷. The Prospectus does not invite comment in this section on the wider implications of the development proposals on South Gloucestershire's Green Belt.

Comment 6 - B:

The Parish Council has previously taken a strong position in defence of the parish's Green Belt. Although the issues raised here are relatively narrow and technical, it could both support the proposals and use this as a peg to reiterate its past arguments about the importance of preserving the Iron Acton Green Belt.

C. Designated Local Green Spaces: commits South Gloucestershire Council to reassessing all spaces nominated as Local Green Spaces but not designated as such in the Policies, Sites and Places Plan. This follows a recommendation to this effect by the plan's inquiry inspector. It asks whether new spaces, not previously assessed, should be considered by local communities through Neighbourhood Plans, where they choose to produce these.

Comment 6 - C:

Some of the past Local Green Spaces nominations by Iron Acton Parish Council were rejected (mostly because of opposition from land owners) but it has successfully proposed the designation of Iron Acton and Latteridge Greens and the Meadows in Iron Acton village. The Council may want to support this proposal, therefore, with a view to keeping open the possibility of seeking further designations.

The Prospectus suggests that new nominations for Local Green Space designation should be through Neighbourhood Plans raising the question of whether the Parish Council would want to support this and (longer term) whether it would choose to produce a Neighbourhood Plan for the parish.

F. Affordable Housing:²⁸ flags the intention to revisit the requirement for 35% affordable housing in new developments, and the current threshold at which it is applied, in the light of the high level of unmet need in South Gloucestershire. The new policy would have regard to the final Joint Spatial Strategy and take into account affordable housing need across the West of England.

Comment 6 - F:

The Parish Council may wish to add its support to stronger requirement for affordable housing provision given its earlier concerns about the shortage of housing for younger and older families in the parish.

²⁷ An "ancillary building" is one which accommodates "anything a person could do normally in a standard house as built, e.g. eat, sleep, watch TV etc".

²⁸ Defined as "social rented, affordable rented and intermediate housing provided to households whose needs are not met by the market"

J. Broadband Provision: states that South Gloucestershire Council considers broadband provision to be an increasingly essential utility, similar to electricity, and it is proposing a specific requirement for the provision of superfast broadband (24Mbps+) to all new residential developments over 10 dwellings and employment developments over 200 square metres.

Comment 6 - J:

Although high speed broadband is now available in much of the parish the Parish Council may choose to support a strengthened requirement for its provision.²⁹

M. Energy Management in New Development; and Renewable and Low Carbon Energy Systems: contains a proposal to consolidate existing planning policies on these issues into two new policies³⁰ to reflect the growing need to guide development so that it mitigates and adapts to climate change, including how energy is generated (low carbon), distributed (decentralised systems) and stored (battery storage).

Comment 6 - M:

Iron Acton has seen the construction in recent years of electricity generation and storage installations (both renewable and non-renewable) within and close to the parish. High voltage pylons criss-cross the parish. The Parish Council may, therefore, wish to support the proposed emphasis on low carbon and decentralised generation, distribution and storage.

N. Gypsy and Traveller Accommodation: sets out South Gloucestershire Council's legal duty to assess the accommodation needs of the Gypsy and Traveller community and ensure that provision meets assessed need.³¹ To deliver this duty the Council proposes to safeguard through the new Local Plan all existing authorised sites, to provide additional pitches through intensification of existing authorised sites and through the allocation of new sites, and to include a criteria based policy in the Local Plan. As part of this process it will consider whether exceptional circumstances exist to justify the release of Green Belt land to accommodate some new sites.

Comment 6 - N:

Iron Acton Parish includes a number of parishioners who lead a travelling lifestyle and, consequently, a number of sites providing accommodation for Gypsies and Travellers. The Parish Council may choose to support South Gloucestershire's commitment to, and proposals for meeting its legal obligations, notwithstanding the potential need to release Green Belt land in some instances.

²⁹ And thinking laterally, should the North West Yate development proceed, the Parish Council may choose to argue that provision of mains gas is similarly an essential utility and press for a condition requiring the extension of gas supplies to settlements within reasonable distance of the new neighbourhood.

³⁰ "Energy Management in new development; and Renewable and Low Carbon Energy Systems"

³¹ Assessed need for new accommodation for Gypsies and Travellers is 61 pitches for the period 2017 to 2032.

O. Travelling Showpeople: notes that South Gloucestershire Council has similar responsibilities to those for Gypsies and Travellers to assess the accommodation needs of Travelling Showpeople and ensure adequate provision.³² As with the former, the Council proposes to safeguard existing sites and maintain the existing criteria-based policies. However, it does not regard the assessed level of need as sufficient to constitute exceptional circumstances for the release of Green Belt land and will therefore expect any new provision to be on non-Green Belt land.

Comment 6 - O:

As for Gypsies and Travellers, Iron Acton Parish includes a number of Travelling Showpeople and at least one site providing accommodation for them. Once again the Parish Council may choose to support South Gloucestershire Council's proposals to meet its duty to ensure the provision of accommodation in line with assessed need.

5. What is the Local Plan timetable going forward?

The preparation of the South Gloucestershire Local Plan is proceeding in parallel with that of the West of England Joint Spatial Plan, notwithstanding that the former will need to take account of and make provision for the delivery of the requirements of the latter. At some point, therefore, the timetables of the two will need to become synchronised. As the two progress the Parish Council should have the opportunity to comment at each stage. Currently, the expected timetables are as follows:

- **Local Plan** - Stakeholder and Community Engagement on Local Plan Prospectus: 5 February to 30 April 2018
 - **Joint Spatial Plan** - Start of examination of the draft West of England Joint Spatial Plan through an inspector's inquiry: early summer 2018
- **Local Plan** - Targeted Engagement and Preparation of Publication Plan: April to September 2018
- **Local Plan** – release of Publication Plan and representations invited: October 2018
 - **Joint Spatial Plan** - End of Inquiry and preparation of report: late 2018
- **Local Plan** - Analysis of responses and preparation of Submission Plan: November to December 2018

³² Assessed need for new accommodation for Travelling Showpeople is 24 pitches for the period 2017 to 2032.

- **Joint Spatial Plan** - Inspector's report to the Secretary of State: late 2018/early 2019
- **Local Plan** – Submission of Plan to Secretary of State: December 2018
- **Joint Spatial Plan** – Signature by Secretary of State and adoption: early 2019
- **Local Plan** – Examination period: February 2019 onwards
- **Local Plan** – Adoption: April 2019

6. What should be the next steps for the Parish Council?

Subject to its discussion of the South Gloucestershire Local Plan Prospectus at its meeting on Monday 19th February, the Parish Council may wish to:

- a. agree its provisional position on the issues and questions raised by the Prospectus (flagged in this report)*
- b. commission a detailed draft response for consideration at its March meeting in line with this position*
- c. consider the best means of informing and consulting parishioners before its March meeting in order to reflect their views in its response to the consultation*
- d. consider additionally how best to encourage individual responses to the consultation by Iron Acton parishioners, and*
- e. agree at its March meeting, in the light of feedback from parishioners, a final response to the consultation.*

Brian Hackland

18 February 2018