**Land West of Park Farm. Appeal Ref APP/P0119/W/21/3288019.**

**To assist the planning Inspector in determining whether the appeal site is within reasonable walking distances to required facilities for new development.**

The relevant wording is located in the South Glo. Core Strategy at page 46 under ‘Core Strategy Objectives’. The second paragraph reads, ***‘Locating development where it will provide the opportunity to minimise the need to travel and allow safe and convenient access to services by walking, cycling and public transport’.***

In the Local Plan section, ‘People Sites and Places Plan’ (adopted Nov 2017) the relevant policy is PSP 11 ‘Transport Management’. This provides at 5.23 a limited listing only of ***‘appropriate walking distances’ .***

So : In the absence of any currently published and suitably detailed relevant documents within the South Glos. LA Planning system which set out or define other ‘***appropriate distances’*** ‘; It seems more than reasonable to utilise the system of walking/cycling access standards which were previously fully and jointly agreed between South Glos. Council, Bath and North East Somerset Council, North Somerset Council and Bristol City Council when seeking to develop the Joint Spatial Plan (JSP) and were declared in the subsequent JSP sustainability Appraisal : Revised Scoping Report (November 2015)

The four Unitary Authorities fully agreed standard distances that were those as set down in the Barton Grant and Guise ‘Shaping Neighbourhoods for Health & Global Sustainability’ [November 2010] which is the nationally recognised authority on health and sustainailityin the built environment.

Methodology :

Measurements were taken from the centre of the proposed ‘Built Housing Area’ within the overall site based upon the use of :-

(i) The Local Authority’s own preferred method of measurement, being : ‘Google Mapometer ’.

(ii) And directly utilising the appellant’s own published plan showing adjoining development and public access walking routes (which assumes eventual through linkage).

Please note : However; some shortest routes included public footpaths regardless of actual provision of paved footways and adequate safe street lighting (a stated requirement of NPPF)**.**

(iii) Measurement is taken following the shortest routes of actual pedestrian paths and footways to facilities [ not ‘as the crow flies straight line radii].

(iv) All SAP figures used in this submission are those set out by PSP 11 or where absent those as set out in ‘Barton Grant & Guise Shaping Neighbourhoods’ [ 2010 ].

**Actual measured walking distances from site centre to local & public facilities .**

Attribution : \*\* S.Glos Local Plan PSP 11 (5.23) ## Barton Grant & Guise Shaping Neighbourhoods.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Facility/Service | Mode of measurement | From centre of  built dev. (Metres) | From Far point  of built dev  (+ 410 Metres) | | SAP ‘Reasonable distance’ (metres) | Percentage from  Site centre  % |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
| **Health facilities** |  |  | |  |  |  |
| Health Centre | Google 'Mapometer' | 2376 | | 2786 | 800 (\*\*) | 297% |
| St Mary St Surgery | Google 'Mapometer' | 2802 | | 3212 | 800 (\*\*) | 350% |
| NHS Dentist | Google 'Mapometer' | 2823 | | 3233 | 800 (\*\*) | 353% |
| Opticians High St | Google 'Mapometer' | 2787 | | 3197 | 800 (##) | 348% |
| Pharmacy Eastland | Google 'Mapometer' | 2284 | | 2694 | 800 (##) | 286% |
| Pharmacy Boots | Google 'Mapometer' | 2742 | | 3152 | 800 (##) | 343% |
| Pharmacy Lloyds | Google 'Mapometer' | 2757 | | 3167 | 800 (##) | 345% |
|  |  |  | |  |  |  |
| Hospital A&E Bristol | Car odometer | 26475 | | 26885 | 5000 (##) | 530% |
| Small Injuries Unit | Car odometer | 16840 | | 17250 | 5000 (##) | 337% |
|  |  |  | |  |  |  |
| **Town facilities** |  |  | |  |  |  |
| High St Shops | Google 'Mapometer' | 2712 | | 3122 | 1200 (\*\*) | 226% |
| Tesco S/market | Google 'Mapometer' | 3202 | | 3612 | 1200 (\*\*) | 267% |
| Aldi S/market | Google 'Mapometer' | 2757 | | 3167 | 1200 (\*\*) | 230% |
|  |  |  | |  |  |  |
| **Other rq'd facilities** |  |  | |  |  |  |
| Post Office | Google 'Mapometer' | 2490 | | 2900 | 800 (\*\*) | 311% |
|  |  |  | |  |  |  |
| **Meeting Venues** |  |  | |  |  |  |
| Library | Google 'Mapometer' | 2771 | | 3181 | 800 (\*\*) | 346% |
| Community Hall | Google 'Mapometer' | 2936 | | 3346 | 800 (\*\*) | 367% |
| Leisure/Sports Centre | Google 'Mapometer' | 3218 | | 3628 | 800 (\*\*) | 402% |
| Public House | Google 'Mapometer' | 2040 | | 2450 | 800 (\*\*) | 255% |
| Convenience Shop | Google 'Mapometer' | 1955 | | 2365 | 1200 (\*\*) | 163% |
|  |  |  | |  |  |  |

**All Schools within three miles of centre of built development.**

Facility distance from distance from (Barton et al.) Percentage . centre of dev. far point of dev Site centre %

**Primary Schools.**

Crossways Infants School. 3,150 mtrs 3,560 mtrs 800 mtrs 394%

Crossways Junior School. 3,150 mtrs 3,560 mtrs 800 mtrs 394%

Gillingstool Primary School 2,898 mtrs 3,308 mtrs 800 mtrs 362%

St. Mary’s Junior School (C.O.E). 1,750,mtrs 2,160 mtrs 800 mtrs 219%

Manorbrook Junior School. 1,761 mtrs 2,171 mtrs 800 mtrs 220%

Christ the King (Catholic Primary) 2,688 mtrs 3,098 mtrs 800 mtrs 336%

**Secondary Schools. [pages 24 & 68].**

Castle School (Secondary) 1,771 mtrs 2,18 mtrs 1,500 mtrs 118%

Castle School (Sixth form College) [proposed to be incorporated into Castle School main site]

Marlwood School (Secondary) 5,182 mtrs 1,500 mtrs 346%

***[being outside the 3-mile catchment area all attending pupils would require South Glos. funded daily transport facilities for all pupils from this development].***

K W 2022