
Statement of Community Engagement

Land to the West of Park Farm, Thornbury

Savills on behalf of Barwood Development
Securities Ltd & the North West Thornbury
Landowner Consortium

Statement of Community Engagement

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1. Introduction

1. Introduction

1.1 This Statement of Community Engagement (SCE) supports the submission of an outline application with all matters except access reserved for a residential-led development at Land to the West of Park Farm, Thornbury. The application is submitted by Barwood Development Securities Ltd and the Thornbury Landowner Consortium ('the Applicants') to South Gloucestershire Council (SGC).

1.2 A full description of the application proposals can be found in the Planning Statement, and they are summarised below:

The application proposals are for outline planning permission with all matters except vehicular access reserved, for:

- *Erection of up to 630 dwellings (Use Classes C3);*
- *Up to 700m² for a Retail and Community Hub (Use Classes A1, A2, D1);*
- *A network of open spaces including parkland, footpaths, allotments, landscaping and areas for informal recreation;*
- *New roads, a sustainable transport corridor (including a bus link), parking areas, accesses and paths;*
- *and the installation of services and drainage infrastructure*

1.3 This SCE sets out the Applicant's pre-application consultation with the local community and key stakeholders during the preparation of the application proposals for the site. In addition to the community and stakeholder consultation outlined within the SCE, the Applicant has engaged with SGC and other statutory consultees through ongoing pre-application discussions; and these are summarised in the Design and Access Statement and Planning Statement.

1.4 The Statement is structured as follows:

- Section 1: provides a brief introduction to the SCE.

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- Section 2: sets out the background to national and local consultation requirements and the consultation methodology.
- Section 3: documents the public consultation undertaken in regards to raising public awareness of the proposals; and
- Section 4: summarises the responses received from the local community and key stakeholders, and includes the Applicants responses to those comments made.

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2. Policy and Guidance

2. Policy and Guidance

- 2.1 The Planning and Compulsory Purchase Act 2004 seeks to increase public involvement in the planning process, and introduces a requirement for each local planning authority to produce a Statement of Community Involvement. Statements of Community Involvement (SCI) set out how and when the community will be involved in the preparation of both local development plan documents and planning applications. They explain the consultation procedure and options for different forms of consultation, depending on the nature and role of the project.
- 2.2 The Localism Act 2011 sets out the requirements for pre-application consultation at Section 122. Section 122, 'Consultation before applying for planning permission', states that pre-application consultation is required where *"the proposed development is of a description specified in a development order"*. In terms of publicity, Section 122 states that *"the person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land"*.
- 2.3 The National Planning Policy Framework (NPPF) promotes the early engagement of the local community in consultation upon emerging development proposals. Paragraph 128 states that *"Applicants should work closely with those directly affected by their proposals to evolve designs that take account of the views of the community"*, and paragraph 40 encourages applicants who are not already required to by law, to engage with the local community before submitting a planning application.
- 2.4 The benefits of involvement are also emphasised in the national Planning Practice Guidance (PPG), which sets out how pre-application engagement improves the quality and likelihood of success of planning applications.
- 2.5 At a local level, SGC's adopted SCI (2015) aims to encourage developers to involve the community and stakeholders at an early stage. The site is classified as a 'very major site' in accordance with the definitions

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set out in the Table on p22 of the SCI. SGC indicate that pre-application consultation should be tailored to the scale, complexity and nature of the proposals; ranging from notification letters to neighbourhoods and local councillors, through to a full exhibition or workshop.

- 2.6 The West of England have published a Planning Toolkit (2012) which seeks to promote a more positive and consistent approach to handling development proposals of a larger scale. This seeks to encourage developers to engage with those communities most affected by development before planning applications are submitted, and sets out that early member engagement will also be encouraged.

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3. Stakeholder and Community Engagement

3. Stakeholder and Community Engagement

3.1 The Applicant undertook a number of engagement exercises during the application preparation process. The pre-application discussions are summarised in the Design and Access Statement and Planning Statement. This SCE outlines the stakeholder and community engagement process undertaken in May 2018: comprising attendance at a 'Town Development' Meeting, part of the Town Council, on the 29th May 2018, and a public engagement event in May 2018 and associated electronic event.

Town Development Meeting

3.2 A representative from Barwood Land attended a Town Development Meeting on the 29th May 2018, and outlined the emerging proposals for the Application Site.

Public Engagement Event

3.3 In May-June 2018, the Applicants undertook a public engagement exercise, consisting of a public exhibition on the 14th May 2018, and subsequent publication of the exhibition material on a website which enabled interested parties to review and comment.

Exhibition Event

3.4 The exhibition was held at the Thornbury Methodist Church, 4 High Street, Thornbury, BS35 2AQ on the 14th May between 14:00 – 19:00.

3.5 In order to publicise the consultation event, invitation leaflets (Appendix 1) were delivered to approximately 1,800 local residents and businesses in the local area (Appendix 2), and the event was publicised in the Gloucestershire Gazette for two weeks prior to the exhibition event.

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- 3.6 The exhibition comprised a series of display boards illustrating the application site and its context; an initial site assessment, the draft vision and objectives for the site and the emerging masterplanning proposals for the site. Copies of the exhibition display boards are attached at Appendix 3.
- 3.7 The exhibition was hosted by representatives from the Applicants and members of the project team; including the masterplanners (Barton Wilmore), planning consultants (Savills), landscape consultants (Richards Partnership) and technical consultants – highways, drainage, noise, air quality, ground conditions (pba).
- 3.8 The project team were on hand to answer any queries that were raised by attendees and to explain the application proposals.
- 3.9 Approximately 50 persons attended the exhibition.
- 3.10 Attendees were offered a Comments Form (see Appendix 4) for feedback / responses on the proposed development. Responses sought were anonymous and a 'post box' was provided in the exhibition room for respondents to post their completed forms. Respondents were asked to either place their completed forms in the available box or to return them to Savills (address provided on the form). The comments forms specified the deadline for the receipt of comments which enabled respondents to either complete forms on the day or following the event.

On-line Exhibition

- 3.11 The exhibition material was published online on the 14th May at www.pickedmoor-consultation.co.uk. This invited comments until the 8th June, and provided contact details for Savills.
- 3.12 A copy of the internet pages is attached at Appendix 5, noting that the boards contained at Appendix 3 were available to download from the website.
- 3.13 The website details were included on the invitation leaflet and within the press advert to ensure that those parties unable to attend the event in person were able to view the information.



4. Comments Received and Applicant's Response

4. Comments Received and Applicant's Response

Town Development Meeting: Town Council

4.1 The discussions at the Town Development Meeting outlined an overriding objection to the principle of further residential development within the town. Concerns were raised in regard to the lack of a strategic plan, and associated infrastructure plan, for Thornbury.

4.2 In addition, the following comments were raised:

- The provision of open space in the form of 'town square spaces' were considered to be the most appropriate. Clarification on the future management of open space was also requested;
- The potential impact of the development on local flooding, in particular to land to the west at Oldbury-on-Severn was raised as a concern;
- The capacity of the local road network was raised – with particular reference made to the junction at Post Farm (Morton Street-Oldbury Lane - Butt Lane junction), and the future impact of the potential nuclear build at Oldbury Power Station.

Exhibition Event

4.3 A total of 16 comments were received either at the exhibition event or subsequently received via email. The responses did not directly reply to the questions posed on the form, see Appendix 4, and as such, the summary of responses below are split into themes, as opposed to summarising the responses to the questions.

4.4 Six respondents explicitly stated that they objected to the development proposals; raising a range of in principle objections to the scheme from loss of countryside (1 party), the scale of development taking place in Thornbury (4 parties), the impact of development (being the Application Site and other permitted/pending

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schemes) on the character of Thornbury (2 parties) and 4 parties raised general concerns about the ability of local infrastructure to cope with the proposed development.

4.5 Transport and highways were raised by a number of parties either generally in terms of capacity of the local network (2 parties) or more specific comments; congestion on the A38 (3 parties), lack of car parking in Thornbury Town Centre (1 party), the timelines for delivery of the Metrobus (1 party), the need for pedestrian-cycle links to the Town Centre (2 parties), speed of traffic entering the Town Centre (1 party), the need for traffic lights at the end of Morton Way (1 party) and the need for a crossing at Lower Morton over Butt Lane (1 party).

4.6 In terms of local services and facilities, there was general support for the provision of a primary school onsite (6 parties); but 2 parties suggested expansion of existing primary schools would be more appropriate. In terms of other facilities, 3 parties suggested the improvement of existing facilities in Thornbury would be preferred, but other suggested that the following provision should be made onsite: health centre (7 parties); pub (1 party); dentist (1 party); youth club/facilities (2 parties); and small shops (2 parties). In addition, a single party raised a comment in regard to how secondary school provision would be addressed by the planning application.

4.7 In regard to the provision of open space within the development site, parties suggested the following provision should be included: children's play space (4 parties); parkland (2 parties); wildlife corridors (1 party); playing fields (1 party); allotments (1 party); natural greenspace (1 party) and a village green, with the example at Osprey/Swallow park referenced (1 party).

4.8 A number of further comments were made, as outlined below:

- Housing should be designed to be energy efficient;
- The development should reflect its countryside character;
- On-plot parking is preferred;
- The development should include the provision of affordable housing;
- Opportunities to deliver smaller properties to ensure they are affordable would be welcomed;
- Retirement housing should be included;
- Higher density, at 50dph, should be included to ensure viability of public transport services;

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- Public transport should be provided into the development site;
- The impact of the new nuclear build programme should be considered;
- The ability of service infrastructure (i.e. foul water drainage) should be assessed; and
- The potential impacts of the development on off-site flooding should be addressed.

Applicants' Response

4.9 The Applicants' have responded positively to many of the comments raised during the public engagement exercises and addressed these within the application proposals. Section 7 of the DAS submitted with the application shows how the proposals for the site have evolved over time in response to the comments received from all groups including the public consultation. The schedule below details the comments received and how these have been taken into account in the application proposals:

Comments Raised (Summary)	Applicant's Response
Concern in regard to the lack of a strategic plan and associated infrastructure plan for Thornbury	<p>The South Gloucestershire Core Strategy was adopted in 2013 and is therefore five years old. In the time since its adoption, evidence produced by the Authority, along with the neighbouring authorities in the West of England, demonstrates a need for additional housing to meet the future needs of the community.</p> <p>SGC are working with the other authorities in the West of England to produce a Joint Spatial Plan and are also progressing a separate Local Plan for the authority. Whilst these are progressing, the timescales for their production have slipped.</p> <p>There is a current need for additional housing within South Gloucestershire, with the Authority unable to demonstrate a five year housing land supply.</p> <p>Whilst the land is not currently proposed to be allocated for development, for the reasons explained in the supporting Planning Statement, further development and supporting infrastructure should be directed towards Thornbury. This case is being made through representations to emerging development plans.</p>
Scale of development taking place in Thornbury	There has been growth at Thornbury over the past five years reflecting its strategic location, relative lack of environmental constraints and the availability

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Comments Raised (Summary)		Applicant's Response
		<p>of services and facilities at the town. It therefore represents a sustainable location for growth in the district and region.</p> <p>The need for housing within South Gloucestershire, and the wider West of England region, has required the delivery of housing across all sustainable communities.</p>
Infrastructure	Primary School	It has not been possible to confirm the need for a new primary school in Thornbury as opposed to the extension of existing schools. The proposals do not include a primary school with the impact of the development mitigated through the Community Infrastructure Levy. Further clarification will be sought from SGC on the need for a new primary school, and if needed, land can be secured via the Section 106 Agreement for this development.
	Secondary School	The Castle School at Thornbury is a successful secondary school, located close to the site and within easy walking and cycling distance. The development would generate a financial contribution towards enhanced secondary provision through the Community Infrastructure Levy.
	Health Provision	The application proposals incorporate a local retail and community hub with space for a mix of uses. If demand from health care providers (dentist and/or doctors) is forthcoming, the space can be made available for this use.
	Services (sewage and drainage)	A thorough assessment has been undertaken of the capacity of services. This assessment, a copy of which is submitted with the planning application, concludes that there is capacity to accommodate the proposed development.
Transport	Impact on local highway network	The application proposals are accompanied by a Transport Assessment which confirms that subject to the delivery of identified mitigation, the proposed development will not result in a severe impact on the local highway network.
	Junction: Morton Street/Oldbury Lane/Butt Lane	This junction was not identified by SGC as requiring assessment within the Transport Assessment. The Transport Assessment tests a worse case whereby traffic routes through the Butt Lane/Gloucester Road/ Morton Way junction.
	Congestion on A38	Chapter 9 of the Environmental Statement considers the impact of the proposed development on a number of 'links' on the A38, and confirms that the proposals will have a negligible impact.
	Morton Way –	The Transport Assessment includes a mitigation scheme for the staggered

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Comments Raised (Summary)		Applicant's Response
requirement for traffic lights	junction at Morton Way/Gloucester Road/Butt Lane. This signals the staggered junction, and widens a number of existing arms. The works include the provision of a pedestrian crossing on the Gloucester Road arm.	
Need for a crossing at Lower Morton over Butt Lane	The Transport Assessment does not identify a requirement for an additional crossing in this location as this does not form part of the walking strategy for the site; pedestrians are routed south out of the site through the neighbouring Park Farm development. A pedestrian crossing is proposed as part of the mitigation works to the Gloucester Road/Morton Way/Butt Lane junction. In addition, there are two committed pedestrian crossings over Butt Lane secured within the consented schemes at Post Farm (PT/15/2917) and Land West of Gloucester Road (PT/16/4774); which will be delivered in due course.	
Need for pedestrian/cycle links into Town Centre	The proposals include the provision of a sustainable travel link which provides a pedestrian/cycle link through land to the east, to provide a direct walking/cycling link to Thornberry Town Centre. In addition, the existing Rights of Way will be retained and enhanced, and will be supplemented by a range of new pedestrian and cycle links within the development, alongside recreational walking links within the substantive public open space being provided in the site. As set out above, the mitigation works at Gloucester Road/Morton Way/Butt Lane, include a pedestrian crossing.	
Speed of traffic within town centre	It is the responsibility of the highways authority to address any pre-existing issues regarding road speed where this has safety implications.	
Lack of car parking in town centre	The provision of additional car parking within the town centre could adversely encourage people to drive rather than travelling by foot, cycle or using public transport. The development proposals seek to limit the number of car trips to the Town Centre through design, including the provision of a bus, cycling and pedestrian link which offers a more direct and preferable route into the Town Centre than the private car, and through measures identified in the Framework Travel Plan.	
Bus services – delivery on site and timing of Metrobus	The Metro-bus proposals are a strategic objective of South Gloucestershire Council, and the CIL collated from the proposed development could be used to deliver these schemes. The Transport Assessment identifies that the proposals will also provide	

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Comments Raised (Summary)		Applicant's Response
		contributions to extend existing bus services into the application site and for better waiting facilities within Thornbury Town Centre. The design will take account of the parking standards and policies applicable at the detailed design stage.
	Parking – on-plot parking should be provided	The application is provided in outline only and it does not therefore include a detailed layout showing the location of parking. The form of parking within the development is therefore a matter which will be considered at the detailed, reserved matters, stage. It is expected that parking for the new homes will be on-plot.
	Impact of development on offsite flooding, in particular at Oldbury-on-Severn	An important part of developing proposals for a site such as this is to analyse the current rate of surface water run-off and to integrate into the development proposals sufficient attenuation to manage the flow of water into the Pickedmoor Brook to a rate which is slower than if no development was to take place. The development will therefore have a positive impact on offsite flooding. Further information is contained within the Flood Risk Assessment.
	Open Space – suggestions include children's play space, parkland, wildlife corridors, playing fields, allotments, natural greenspace, and a village green	<p>The Applicants agree that a range of open space should be provided within the proposed development. Substantive green infrastructure is proposed on the site, totalling 17.93ha. This will be secured as publically accessible in perpetuity through the s106 Agreement.</p> <p>A range of green infrastructure is proposed, including children's play spaces, substantial areas of recreational parkland, green corridors, allotments and a number of town squares carefully located throughout the application proposals.</p> <p>The extensive new parkland, within the south of the site, is designed to link to the existing, and committed, green infrastructure secured on the Park Farm development to the east.</p>
	Neighbourhood Hub – suggested inclusion of health services, dentists, retail, pub, youth club	<p>A community/retail hub is proposed within the development. An indicative location is shown on the plans, however this would be subject to detailed design. The indicative location outlines the potential for its delivery within a central location on the application site, which alongside the central green, would create a new focal community space.</p> <p>A range of potential uses could come forward within the hub – with a range of</p>

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Comments Raised (Summary)	Applicant's Response
	Use Classes included within the application proposals. As identified above, this could include healthcare (such as a dentist and/or doctors), a range of retail provision, or community uses.
Impact of new nuclear build programme	The proposed development is not considered to have any detrimental impact upon the potential new nuclear build programme at Oldbury. On the contrary, as has been witnessed at Hinckley Point, a new nuclear power station will generate substantial demand for construction and operational workers. Providing additional housing now will help meet some of that future demand in a location well placed for access to Oldbury.
Design should reflect countryside character	Careful consideration has been given the important characteristics of the application site and its surrounding areas. Whilst the application proposals are in outline only and do not therefore fix the 'design' of the individual buildings or the detailed layout, the assessment of the wider area has been reflected in the landscape design and treatment of the site as well as within the broad layout of development within the site itself.
Housing should be energy efficient	New residential developments are required to comply with building regulations which specify the energy efficiency standards. All of the new homes provided within the development will meet these standards. The Energy Statement accompanying the planning application provides more information on potential measures which could further reduce carbon emissions and improve efficiency.
Affordable housing should be delivered	The proposals include the provision of 35% affordable housing. These will be made available for those unable to access housing for sale or rent on the open market. The size, mix and tenure will be agreed and secured in the S106 Agreement.
Housing Mix – opportunities for smaller size properties, and retirement properties should be considered	A range of house types and sizes will be provided within the development, and the detailed mix will be confirmed through future reserved matter applications.

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Appendix 1 – Leaflet

PICKEDMOOR THORNBURY

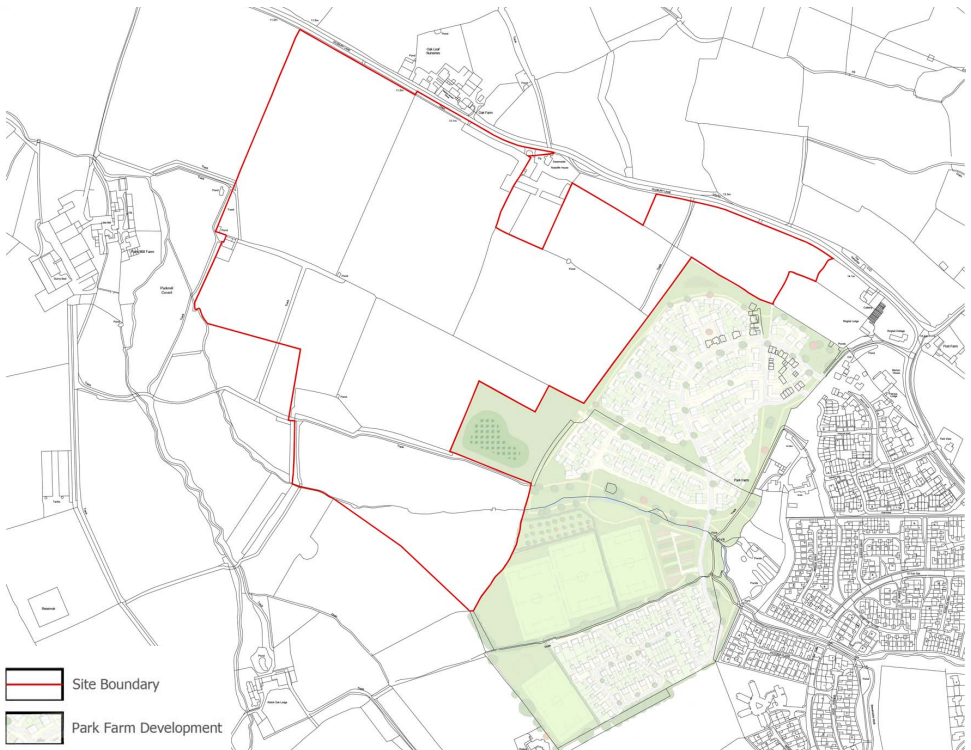
(Land West of Park Farm)

PUBLIC EXHIBITION

Venue: Thornbury Methodist Church, 4 High Street, Thornbury, BS35 2AQ

Date: Monday 14th May, from 14:00 – 19:00

Barwood Land is at the early stages in designing a scheme for its land to the west of the Park Farm site, which is currently under-construction, in Thornbury as a sustainable option for a housing-led development alongside community facilities such as a primary school, space for a medical centre, public open space and/or other community uses. It is being promoted as an option for housing through the emerging West of England Joint Spatial Plan and South Gloucestershire Local Plan.



BARWOOD
LAND

We are committed to engaging with the local community and would like to seek your views at this early stage on the initial design proposals for the site and the options for community facilities that could be provided in due course.

You are therefore invited to a public consultation event that is being held.

Venue:

Thornbury Methodist Church,
4 High Street, Thornbury, BS35 2AQ

Date:

Monday 14th May, from 14:00 – 19:00

Representatives from Barwood Land and its consultant team will be in attendance to answer any questions and to gather comments and suggestions.

Everyone is welcome and please feel free to share this invitation with others who may be interested in attending the event.

For those unable to attend the exhibition, a copy of the presentation material and details of how to contact Barwood Land with any queries and comments will be available at:

www.pickedmoor-consultation.co.uk

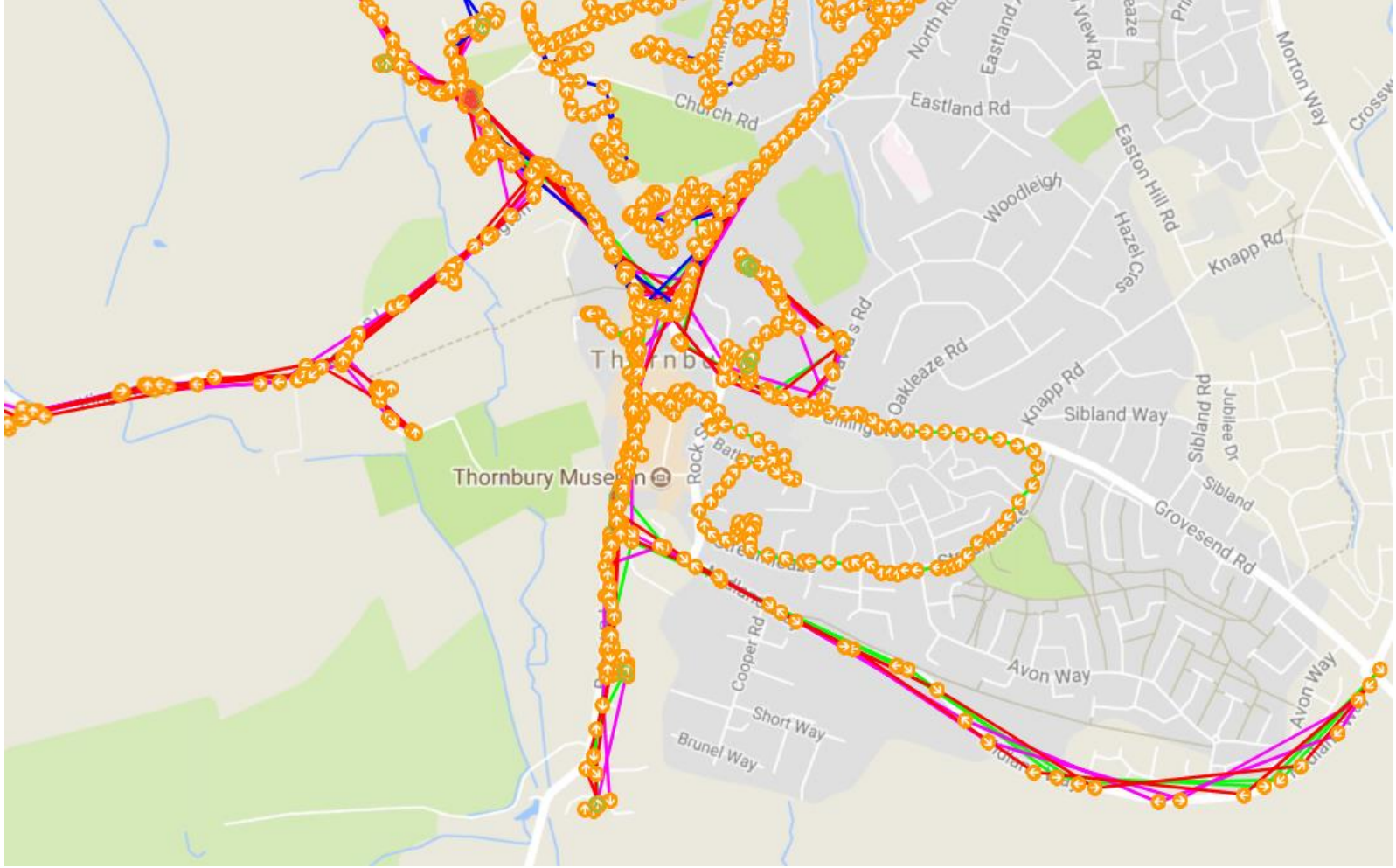
from the 14th May, for comments by the 8th June.

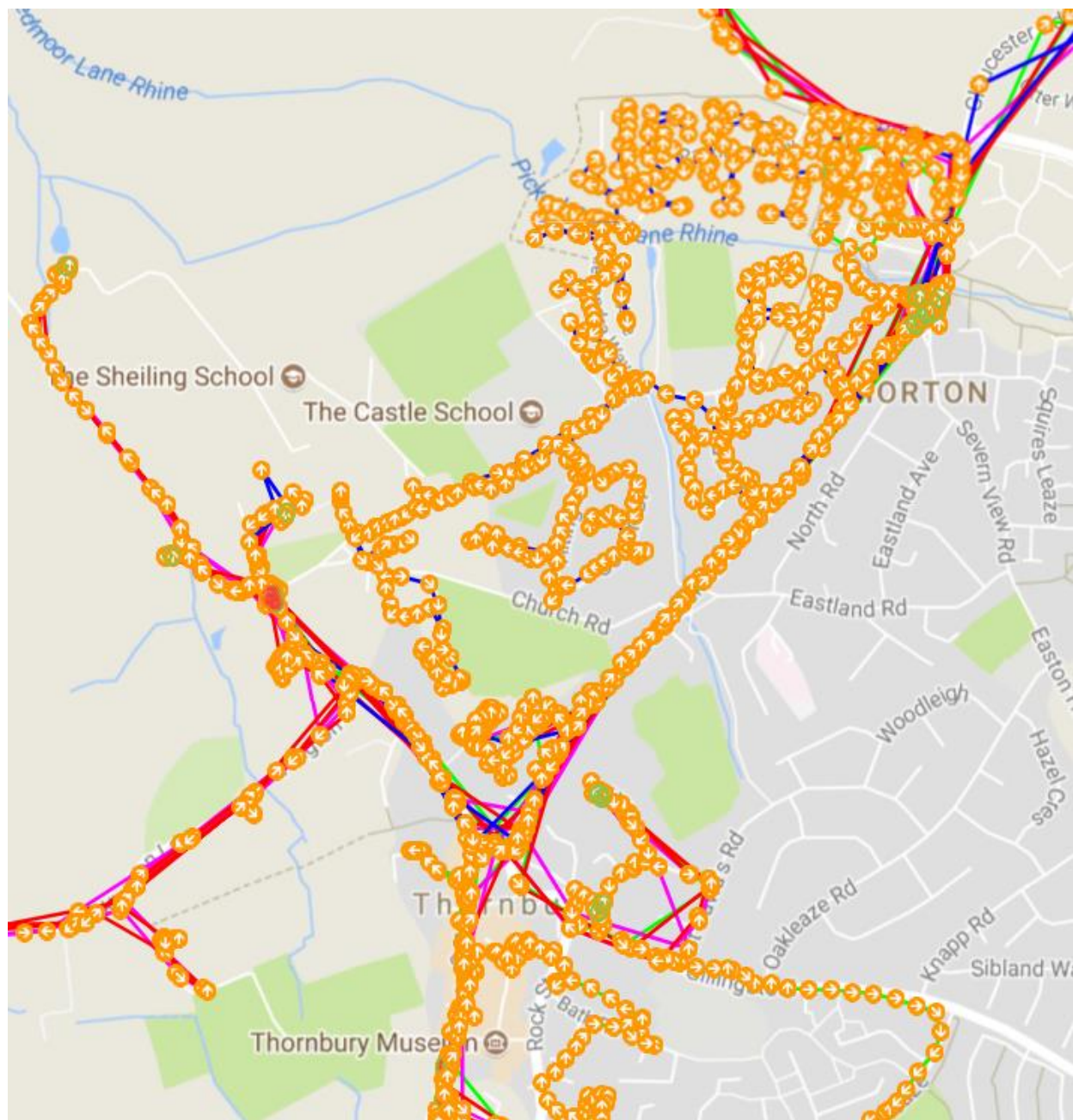
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Appendix 2 – GPS Leaflet Tracker







Appendix 3 – Exhibition Display Boards

WELCOME

Welcome to our community engagement event about emerging proposals for a mixed-use development on Land West of Park Farm.

The proposals remain a ‘work in progress’ and we are interested to hear your comments and thoughts about any potential improvements that might be made. Comments received during this initial period of engagement with the local community will feed back into the planning application.

Members of the development team are here today to answer any questions you may have. Feedback forms are available, and we would be grateful if you could take a few minutes to complete one. All comments received will be considered carefully as we continue to refine the scheme proposals.

The information from this event can also be found on our consultation website:

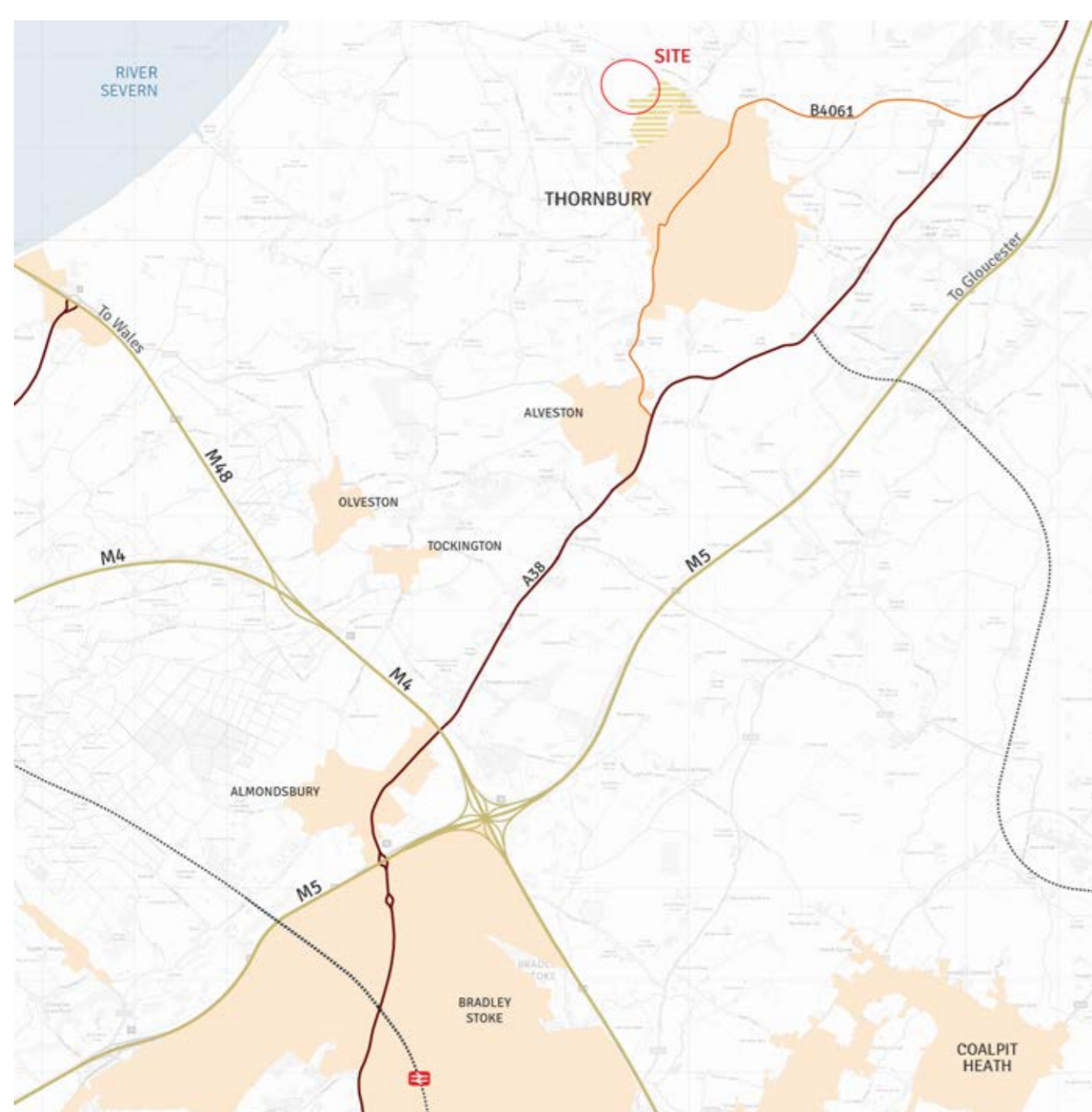
www.pickedmoor-consultation.co.uk

Planning Context

There is a substantial need for new housing in the West of England area. House prices have soared in the past decade and it is widely acknowledged that this is in large part due to the shortage of new housing being built.

To solve the ‘housing crisis’, South Gloucestershire Council is currently working with Bristol City, Bath & North East Somerset and North Somerset to produce a Joint Spatial Plan (JSP); which will determine the scale of housing and employment development required up until 2036; where this will be located and the infrastructure required to support this growth.

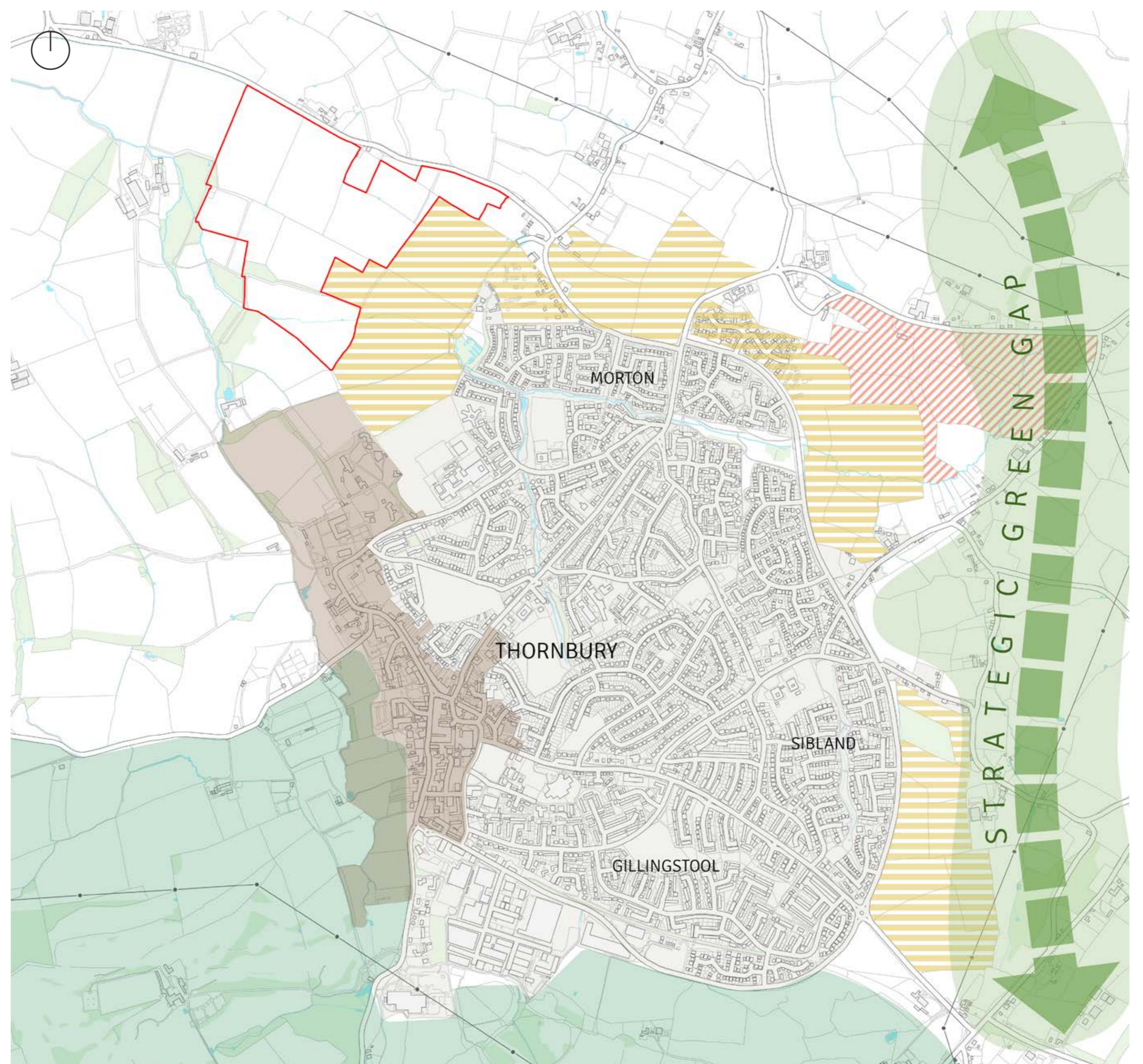
We consider that the draft JSP produced by the authorities does not accurately determine the scale of housing needed. As a consequence, when the JSP is ‘examined’ by an independent Inspector in Autumn this year, we believe there should be an increase to the overall housing requirement. There will therefore be a need to allocate additional land for development. Having reviewed the options available for development in South Gloucestershire, and in Thornbury, we consider that the land adjacent to the Park Farm site (an under construction allocated site from the Core Strategy) represents the most suitable and sustainable option to meet any additional need for housing; with the site well-related to the town centre, and outside of environmental constraints such as the Green Belt, proposed Strategic Green Gap and the Conservation Area.



Location Plan: Sub Regional

Barwood Land

Barwood Land was established in 2010 alongside its niche homebuilder, Barwood Homes. It is committed to delivering high-quality housing-led developments, which are designed in consultation with the local community and other key stakeholders to fully understand the local priorities and maximise benefits to the local area.



Planning Context Plan

- Site Boundary
- Conservation Area
- Consented Development Site
- Green Belt
- Strategic Green Buffer
- Development Site at Appeal

CONTEXT

The emerging proposals for Pickedmoor are based upon a comprehensive assessment of the site and its context. A brief overview is provided below.

The Site

The site comprises approximately 36ha of land located on the north-western edge of Thornbury. It abuts the existing allocated housing scheme at Park Farm, effectively forming an expansion to the allocation.

The site sits within the low-lying landscape of the Severn Vale, with Oldbury Lane running along its northern edge linking Thornbury and Oldbury-on-Severn.

The land is relatively level, lying at approximately 10m AOD in the west, and sloping gently eastwards to around 15m AOD by the eastern boundary. Its predominantly green field agricultural land is divided by existing trees, hedgerows and woodland copses, which results in the site having a good degree of visual containment.

The Pickedmoor Lane Rhine runs from east to west within the southern area of the site.

Local Context

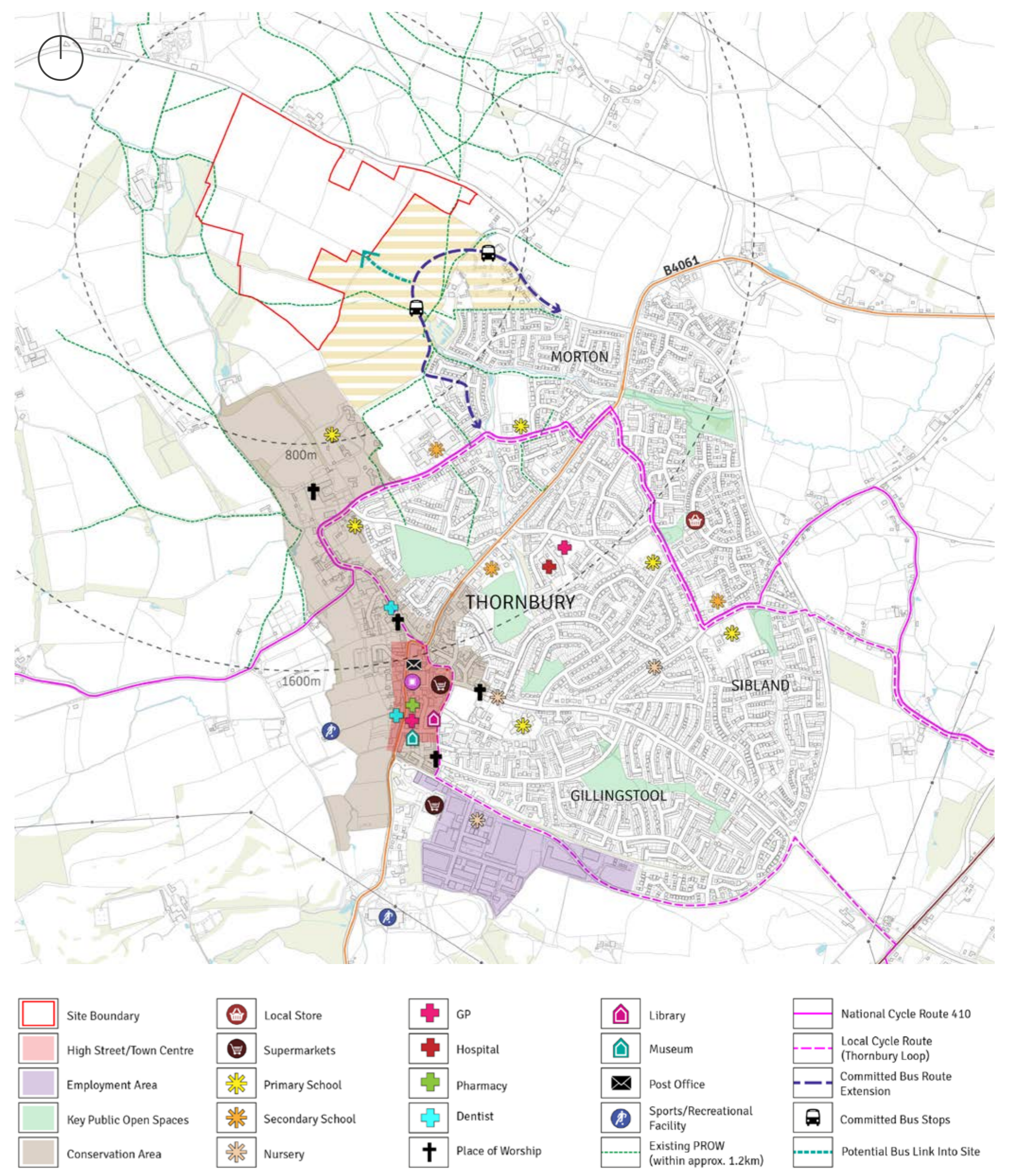
Thornbury is an accessible and well-connected place which has good pedestrian, cycle and public transport services providing sustainable travel opportunities within the town and beyond to nearby destinations such as Bristol.

There are a wide range of facilities and services sustainably accessible within the local area. The town centre is within 2km of the site, offering a number of facilities and services, including healthcare, banks, cafes, bars and restaurants, supermarkets and independent shops.

Manorbrook Primary School, St Marys CEVA Primary School and Castle Secondary School are all within a walkable distance of the site, whilst an area of concentrated employment, Ashville Park, is located on the south of the town.



Red Line on Aerial Plan



Local Facilities Plan

SITE ASSESSMENT

Technical and environmental assessments of the site are in progress. The main findings to date are illustrated and summarised below, identifying important features that will influence the creation of a sustainable, integrated and healthy neighbourhood.

Summary of Design Influences

Access & Movement

- » Vehicle access points to be provided from Oldbury Lane.
- » A foot, cycle and public transport link will also be provided to the neighbouring Park Farm development, helping to integrate our proposals with the existing allocation.
- » Public footpaths crossing the site will require integration and enhancement within the proposals.

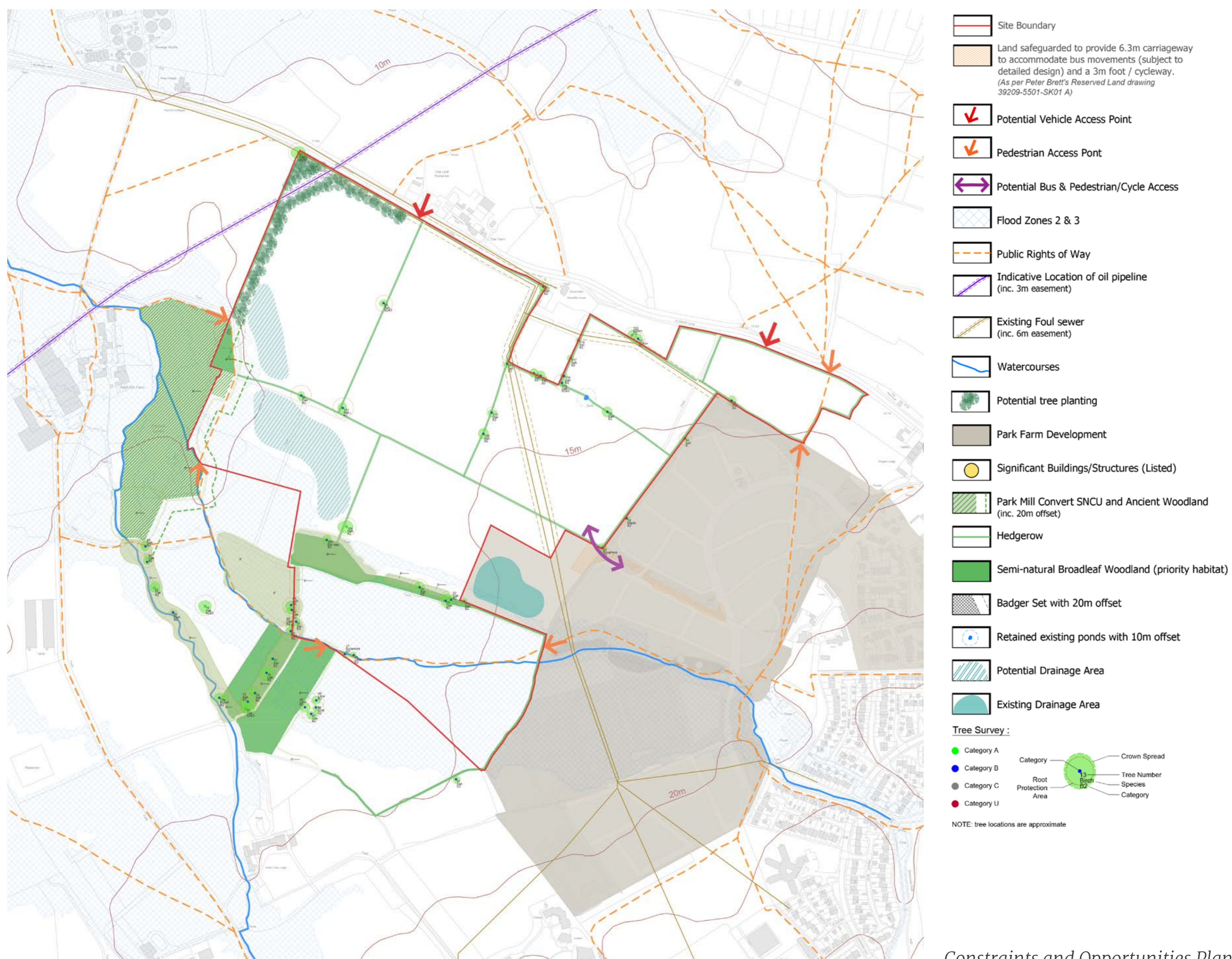
Landscape, Ecology and Water

- » Ecologically valuable habitats will be retained, protected and enhanced.
- » 15m buffer to be provided from Park Mill Covert ancient woodland.
- » Targeted retention of existing trees could provide structuring elements for the development that inform the location of open spaces, aid legibility and have a visual amenity value.

- » Areas of the site falling within flood zones 2 and 3 will be kept free from development sensitive to flooding. Such areas may be accommodated within a new natural open space.

Other Masterplan Considerations

- » A respectful design response to the presence of Thornbury Castle and St. Mary Church.
- » Existing oil and foul sewer pipes and their associated easement will be accommodated within the proposals.



Constraints and Opportunities Plan

VISION & OBJECTIVES

Development at Pickedmoor will create sustainable and a healthy neighbourhood that helps meet the growing demand for new homes within the thriving market town of Thornbury. The development will be well integrated within its surroundings through excellent local connections and the provision of new green space for the enjoyment of the whole community. The design will sensitively respect the characteristics of the town to ensure creation of an attractive, high quality and locally distinctive place to live.



Creating Quality A Neighbourhood

- » Introduction of a new neighbourhood with two distinct character areas.
- » A mix of high quality family homes, including opportunities for affordable housing.
- » Appearance of streets, buildings and open spaces influenced by surrounding local character.



Enabling Healthy Lifestyles

- » Safe, accessible and attractive environments encourage active travel within the development and beyond.
- » Community facilities will bring opportunities for social interaction and help to build community cohesion.
- » Usable green space will promote informal recreation and play.



Delivering a Connected Place

- » Connectivity with the town via links through the neighbouring Park Farm development.
- » Attractive and desirable pedestrian and cycle routes throughout the development.
- » Create opportunity for a high quality public transport link through the development.



Celebrating Landscape

- » Permeable green links will form structuring elements which help create an attractive and legible environment.
- » Introduction of new green spaces bring amenity for the enjoyment of the new and existing communities.
- » Natural open space with managed habitat will provide a green setting for development with enhanced biodiversity value.

EMERGING MASTERPLAN

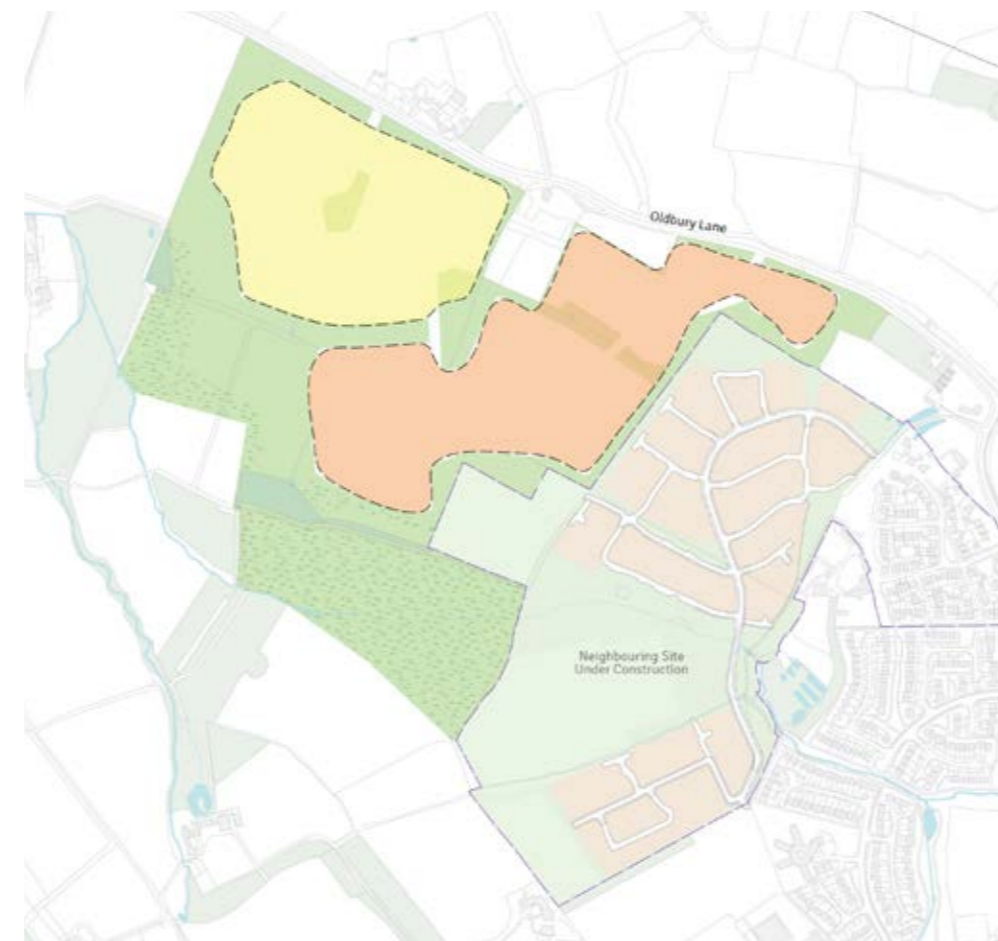
The emerging proposals show how development at Pickedmoor could form an expansion of the allocated neighbouring development at Park Farm. This could provide the following benefits:

- » Residential neighbourhood delivering up to approximately 700 to 750 homes that include a mix of type and tenures.
- » An engaging and vibrant environment with potential for a primary school and other facilities and amenities that bring cohesion to the community.
- » Development that is well integrated within its surroundings, including excellent public transport opportunities and connections to neighbouring areas by foot and by cycle.
- » Attractive mix of homes with a defining character influenced by the qualities of the existing town and the sites relationship with the landscape setting.
- » A place that sits within substantial area of accessible open space which enhances green infrastructure, provides visual amenity and creates opportunity for play, sustainable drainage and habitat creation.
- » Retention and enhancement of existing public rights of way which form part of a wider network of legible streets and spaces designed to promote sustainable movement.

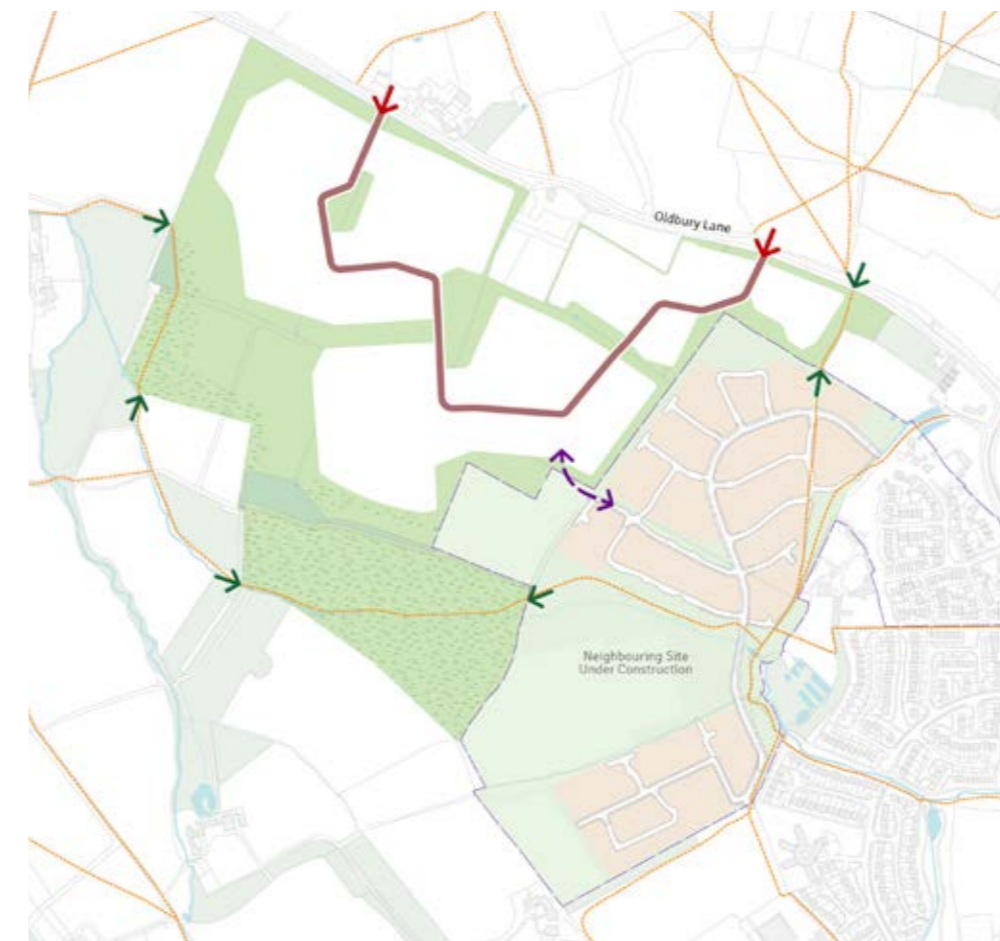
Connected Green Corridors



Creating Character



Designing For Movement



Accessible Places & Spaces



- Site Boundary
- Residential
- Potential Primary School
- Public Open Space
- Landscaping
- Allotments
- Drainage
- Indicative Vehicular Access
- Primary Route
- Sustainable Transport Connection to Park Farm
- Pedestrian Access
- Public Right of Way
- Green route
- Neighbourhood Centre

Emerging Concept Masterplan

THANK YOU

Thank you for taking time to attend this engagement event. We hope you have had your questions answered, but if you would like more information then please ask one of the project team here today.

Barwood is committed to engaging meaningfully with the local community and your views are important to us.

We encourage you to complete a feedback form today. All comments will be considered carefully as we continue to refine the scheme prior to submitting the planning application.

The feedback from this event and our response will be summarised in a Statement of Community Involvement that will be submitted with the application.

You can provide your views in a number of ways:

1. Fill out a feedback form provided here today.
2. Or visit www.pickedmoor-consultation.co.uk to view the consultation boards and access the feedback form online.
3. Email your views to Felicity Tozer at Savills ftozer@savills.com
4. Write to Felicity Tozer, Savills, Embassy House, Queens Avenue, Bristol, BS8 1SB.

Please ensure your feedback reaches us before June 8th 2018.



Statement of Community Engagement

Land to the West of Park Farm, Thornbury



Appendix 4 – Response Form

PICKEDMOOR THORNBURY

(Land West of Park Farm)

FEEDBACK FORM

Thank you for visiting our engagement event. We welcome thoughts and feedback from the community – please provide your comments by **Friday the 8th of June**.

The project team are progressing with physical and environmental assessments of the site that will help to inform the proposals. We would also value your input – are there any features or considerations that you think should be explored or that we may have missed?

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A new primary school is included as part of the emerging proposals. Is this appropriate, or would you prefer to see additional primary school capacity provided as an expansion of the existing schools in Thornbury?

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www.pickedmoor-consultation.co.uk



A large amount of public open space is illustrated on the emerging concept masterplan. What types of open space are most useful / important to you? For example; parkland, children's play areas, allotments etc.?

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A local centre is shown at the heart of the emerging concept masterplan. What types of services, facilities and community uses do you think would be valued by the future residents within this area?

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Do you have any other comments or suggestions about the development which you think we should take into account in developing the masterplan?

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www.pickedmoor-consultation.co.uk



Statement of Community Engagement

Land to the West of Park Farm, Thornbury



Appendix 5 – Website Extract

Introduction

The Site

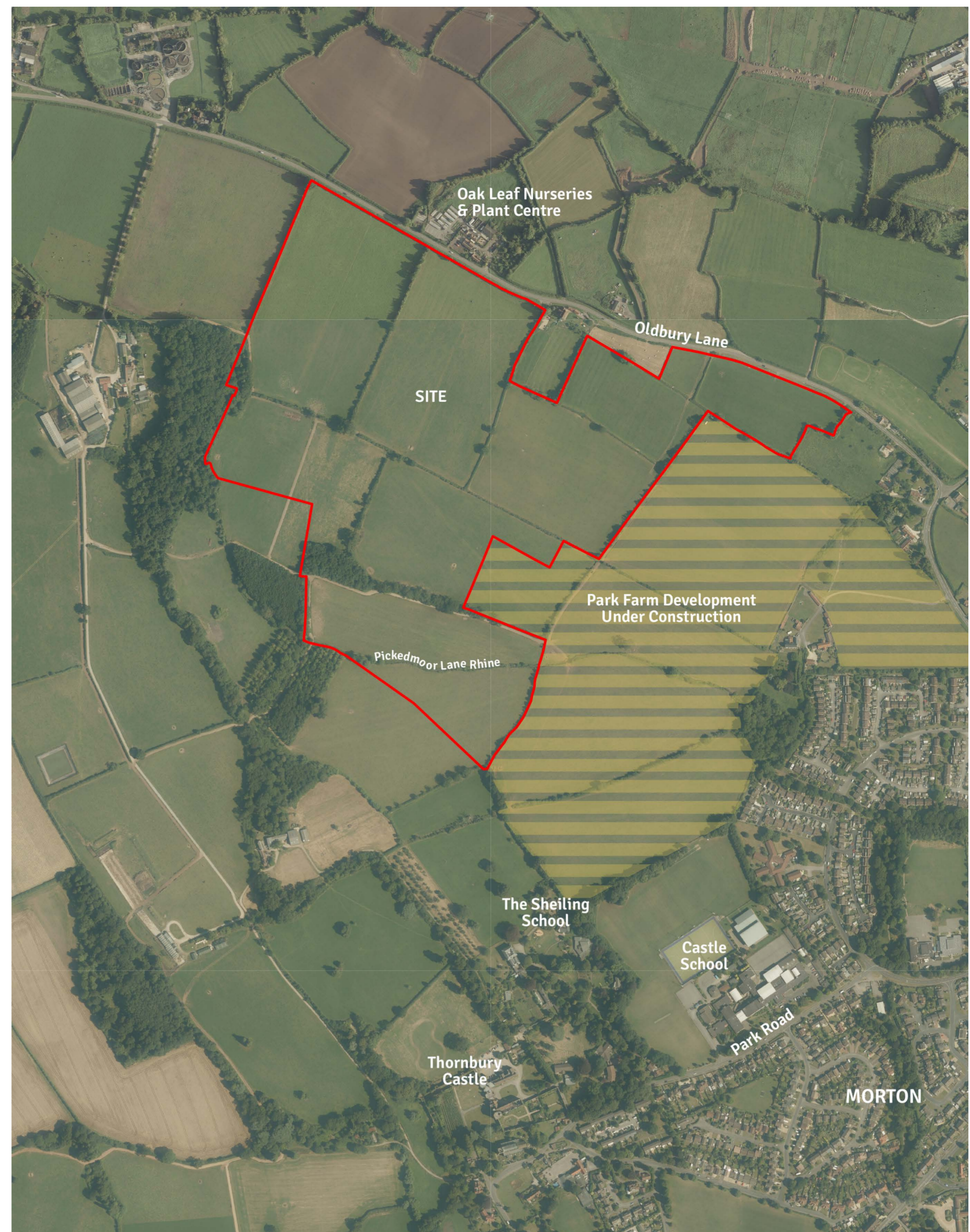
Consultation Material

Contact Us

Next Steps

INTRODUCTION

Thank you for visiting our website, which sets out emerging proposals for a mixed-use development at Pickedmoor, Thornbury. The proposals remain a ‘work in progress’ and we are interested to hear your comments and thoughts about any potential improvements that might be made.



[Red Line Aerial - Click to enlarge](#)

THE SITE

The site comprises approximately 36ha of land located on the north-western edge of Thornbury. It abuts the existing allocated housing scheme at Park Farm, effectively forming an expansion to the allocation.

The site sits within the low-lying landscape of the Severn Vale, with Oldbury Lane running along its northern edge linking Thornbury and Oldbury-on-Severn.

The land is relatively level, lying at approximately 10m AOD in the west, and sloping gently eastwards to around 15m AOD by the eastern boundary. Its predominantly green field agricultural land is divided by existing trees, hedgerows and woodland copses, which results in the site having a good degree of visual containment.

The Pickedmoor Lane Rhine runs from east to west within the southern area of the site.

A suite of surveys and assessments have been undertaken. We therefore have a good understanding of the site’s technical constraints and opportunities and these underpin the emerging proposals presented in the consultation material which is viewable below.

CONSULTATION MATERIAL

As part of Barwood Land’s commitment to public and community engagement, a public exhibition was held on the 14th of May 2018 at Thornbury Methodist Church.

Further information on the scheme proposals is provided on the consultation boards. A PDF of the boards can be downloaded with this [link](#).

CONTACT US

We would welcome any comments you have on the draft proposals and are happy to answer any queries you have and details of how to contact us are below.

A copy of the feedback form can be found with this [link](#). Please return this to us by Friday the **8th of June 2018**, either by post or by email.

Post:
Felicity Tozer,
Savills,
Embassy House,
Queens Avenue,
Bristol,
BS8 1SB

Email: ftozer@savills.com

NEXT STEPS

Comments received during the consultation process will feed back into the planning application, which we are to submit in the summer of 2018.

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The Site

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