

**REPORT of the Meeting of the Town Development Committee held on 21 June 2016**

*Present:-* Cllr. Maggie Tyrrell (Chairman)

Cllrs. Alan Carman  
Vincent Costello  
Pam Shipp  
Clive Parkinson  
Angela Symonds

Guy Rawlinson  
Shirley Holloway  
Clare Fardell  
Bob Griffin  
Gail Whitehead

Clare Nelmes (Town Clerk)  
Aaron Simms (Gazette)

Sandra Richardson (Deputy Town Clerk)  
24 Members of the public

Robert Moreton (Tortworth Estate)  
Rob Garnham (Mediation in Planning)  
Mark Chadwick (Hunter page Planning)

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**1. APOLOGIES FOR ABSENCE**

None

**2. MEMBERS DECLARATIONS OF INTEREST**

None

**3. PRESENTATION FROM TORTWORTH ESTATE ON PROPOSED DEVELOPMENT OF GARDEN VILLAGE AT BUCKOVER**

Cllr Maggie Tyrrell welcomed everyone to the meeting and introduced Robert Moreton, Rob Garnham and Mark Chadwick to speak on their proposed garden village development at Buckover.

Rob Garnham from Mediation in Planning outlined the background to the proposal and the ethos to it. The site and proposal for a garden village was submitted as part of the West of England Joint Spatial Plan process in January. This is the very start of the process and the beginning of the dialogue with all interested parties. The project team is meeting with affected parishes over the next few months ahead of public consultation planned for September.

Robert Moreton outlined the position of the estate as landowner and its current trading activities, stating that they want to provide a legacy build and a sustainable development.

Mark Chadwick from Hunter Page Planning stated that the drawings submitted were concept drawings only and not plans, which would be drawn up in consultation and conjunction with stakeholders in due course. He talked about the principles of garden villages and how they differ from normal developments and how this could meet the growth agenda and help to address the housing supply shortage. They wanted to develop a realistic scheme that is deliverable and which was well planned and considered – a community where people would choose to live, work and play. It would be a well planned settlement, mixed use and self sustainable development with housing and employment, measures to protect the environment, food production, energy and transport provided together.

He then went onto describe the key concepts of the design of the proposed garden village:

- Quality design

- Fair distribution of community assets
- Economic – land value capture
- Community Engagement
- Long term stewardship of open spaces and community facilities
- Best of town, village and rural combined
- Green infrastructure, nature & biodiversity
- Accessible and walkable neighbourhoods

The process and timescales for developing the garden village concept into reality were outlined

- Initial discussions with strategic planners have taken place
- First phase of public engagement & consultation - Sept 16
- It is likely to take 18 months to develop a master plan
- The planning process could take up to five years
- The build out for 3000 homes and employment could take 10 years
- Thorough and comprehensive engagement and consultation will take place throughout

The chair then opened up the meeting for questions from members of the public and the developers were invited to respond to them.

How will congestion on the A38 be managed?

Discussions have begun with South Gloucestershire Council and Highways England about this key strategic route. A bypass, bridging and speed limit are all options

What is the role of the Tortworth Estate?

The estate would retain overall control of the development and it is anticipated that the estate as landowner will be involved throughout the process from the very beginning, through development and into the future. The estate is likely to retain an interest in employment and commercial developments and bring in a specialist developer for housing.

What does capital land value mean?

It was suggested that people read the document online which describes this in more detail and that this would be made available on the estates web pages.

The M5 junction is already at capacity and causes issues, what will you do to tackle this as this proposed development will exasperate this?

Changes to the junction will be necessary. The estate controls all of the land around the junction in order to facilitate improvements.

How does other development and that of the power station affect this?

Dialogues with the appropriate parties and bodies have already started and will continue.

Why did you choose the Buckover location and how does it link with Thornbury?

A garden village sounds idyllic, what will it actually be like?

Housing density will be low and the design and layout will be a key part of the master planning process which will involve local people. We are not at the stage where we can provide detail on this yet.

The chair closed the public participation session and moved into councillor questions and debate

Cllr Shirley Holloway spoke about how this proposal emphasised the need for a strategic plan for the area and the importance of the petition the town council was hosting. She was concerned about the impact of this proposal on local infrastructure particularly education, parking and health services and felt it was something that the area didn't need or want.

Cllr Clare Fardell commented upon traffic problems, particularly with accessing Bristol and that Thornbury was becoming a commuter town. She asked about where people in the proposed new development would work and how they would get there. She felt that this development was not adding anything to the community but making it worse.

Cllr Vincent Costello asked how services and homes would be brought together with jobs and employment. He asked about the proposed population, the timescales for development and whether an anchor employer would be on site from day 1.

Adrian Savery asked who would maintain and manage the public open space within the garden village and how access to public open space and public rights of way would be maintained into the future. The developer responded that this level of detail would be looked at during the master planning which would involve the community.

Cllr Gail Whitehead asked about rail access and whether a new line station serving the proposed development/Thornbury had been considered. The developer responded that there was some interest in the line at Tytherington but not Buckover or Thornbury.

Cllr Maggie Tyrrell asked about the provision of affordable housing and the loss of local employment opportunities. The developer responded that they were planning on providing local employment on site for residents and surrounding area and that they could explore a community housing trust model to develop and deliver local affordable housing.

Cllr Tyrrell also commented that it doesn't matter how well planned your development is, if other development is unplanned which causes knock on impacts and consequences for the community and wider area.

Cllrs requested that the developer keeps the council fully informed about any developments regarding this proposal.

The Tortworth Estate responded by saying that they would keep their website up to date with the latest information about the proposal and would encourage people to sign up to it.

<http://www.tortworthestate.com/gardenvillage>

Cllr Maggie Tyrrell thanked everyone for their attendance and the meeting was closed at 7.30pm