

BARNHILL, Chipping Sodbury Public consultation – February 2010 Stakeholder feedback report

This report relates to a third round of public consultation organized on behalf of developers Chelverton Deeley Freed to present revised development proposals for land at the former Barnhill Quarry site in Chipping Sodbury. Chelverton Deeley Freed is hoping to submit a formal planning application in Spring 2010.

This third round of consultation was organised as part of the ongoing planning and development process, following an initial round of consultation held in June 2007 and a second consultation event organised in February 2008.

Pre-application discussions have continued with South Gloucestershire Council, who have been helpful in considering the overall approach, and the intention is to ensure the application is consistent with emerging policy in the region particularly South Gloucestershire's Draft Core Strategy document and the adopted Regional Spatial Strategy for the South West.

The February 2010 consultation event provided an opportunity for key stakeholders and the general public to view the development proposals prior to submission of an outline planning application.

Format of consultation events

Invitations to attend this consultation event were emailed or posted to all those who had registered their details requesting they be kept updated on developments. This list included representatives from key stakeholder and amenity groups, service providers and local interest groups including local councillors and officers, police, schools and churches, wildlife groups and traders and residents in the town. A total of 328 letters of invitation were sent out by post or email.

The invitation letters advised that development proposals for the former Barnhill Quarry had moved on and that the developers, Chelverton Deeley Freed, were keen to share these updated proposals prior to submitting an outline planning application to South Gloucestershire Council in March 2010.

Three distinct sessions were organised:

- Wednesday 10 February, 2-3pm: Key stakeholders, including residents of Brook Street*.

Invitations were issued to all key stakeholders, and residents residing in Brook Street who had registered to receive project updates.

- Wednesday 10 February, 7-8pm: Businesses/Traders in Chipping Sodbury
Invitations were issued by ABC to those businesses registered to receive updates and via Sodbury Chamber of Commerce and Sodbury and Yate Business Association.
- Wednesday 10 February from 3.30pm – 7pm and Thursday 11 February from noon to 7pm. Public Exhibition. A 'meet the team' session was organised for Wednesday 10 from 5–7pm.

As part of the third round of consultation, briefings were also given to the local MP, Sodbury Town Council, Yate Town Council, and Sodbury and Yate Business Association. An additional briefing to Sodbury Chamber of Commerce will take place at the end of March 2010.

*A number of Brook Street residents responded that they were unable to attend the key stakeholder session as this was during their working day. As a result, and in consultation with the residents, an additional meeting was arranged for 5.30-7pm on Tuesday 23 February at The Old Grammar School, Chipping Sodbury.

Notifying the wider public

Residents on the database were sent a personal letter giving details of the public exhibition venue and opening times.

The Barnhill project website was updated on Friday 29 January with details of project progress and notification of the third round of consultation.

A press release was issued to the local media, with coverage of the consultation event appearing in the Gazette and Bristol Evening Post newspapers and on their respective websites week commencing 1 February 2010 (appendix A)

Local websites – MySodbury/MyYate and About My Area were provided with editorial briefs and notification of the consultation, with both going live with the information on 4 February 2010 (appendix B).

Stakeholder Sessions and Public Exhibition

The public consultation was held at Sodbury Town Hall on Wednesday 10 and Thursday 11 February 2010.

Available at the exhibition was a mounted display and A3 bound copies of the updated development proposals (appendix C) for the site, with members of the project team on hand to discuss the proposals in more depth.

An estimated 394 individuals attended the exhibition over the two days.

Key stakeholder session 38

Public exhibition Wednesday 118

Traders/business session 17

Public Exhibition Thursday 221

Bound copies of the display material and comment forms were made available at Sodbury Town Hall and Sodbury Town Council Offices from Wednesday 10 February. On Friday 12 February, copies of the exhibition materials were made available to view or download from the project website.

The public exhibition was well supported and those attending generally welcomed the opportunity to view the latest development proposals, and appreciated being able to talk directly to members of Chelverton Deeley Freed's project team.

Many of those visiting the exhibition commented positively that revised proposals had taken into account feedback from previous consultation events. A number of individuals

said they were pleasantly surprised that the developer had decided to hold an additional round of consultation prior to submitting a planning application and it was good to see that proposals for development had not stalled or been shelved.

Feedback

In addition to their discussions with the team, those who attended the event were invited to provide written feedback on comments forms which were handed out at the exhibition. Comments could either be posted in the comments box on the day or sent through by post or email. 150 written responses were returned by Friday 26 February 2010; 76 forms returned at the event, the remaining sent via post, fax or email.

Verbal and written responses have all been collated and are summarised below. Specific areas of interest or concern have been ranked according to the number of comments/queries received and are grouped under key topic headings. Where more than one individual has completed a form, dual responses are recorded.

Role of those responding:

<i>local resident</i>	<i>work locally</i>	<i>local retailer/business owner</i>	<i>other</i>
132	26	11	7

Q1. Based on the information displayed at the exhibition, overall do you support the principle of developing this site? 148 responses

<i>Yes</i>	<i>No</i>	<i>Undecided/no opinion</i>
100	39	9
67.56%	26.35%	6.08%

Q2. Is this an appropriate location to help meet housing needs in the local area? 147 responses

<i>Yes</i>	<i>No</i>	<i>Undecided/no opinion</i>
108	27	12
73.46%	18.36%	8.16%

Q3. If you were to shop at Waitrose, would you likely combine your trip with a visit to the shops and services on the High Street (and vice-versa)? 145 responses

<i>Yes</i>	<i>No</i>	<i>Undecided/no opinion</i>
101	35	9
69.65%	24.13%	6.20%

Q4. Do you think the proposed layout and indicative designs are appropriate? 147 responses

<i>Yes</i>	<i>No</i>	<i>Undecided/no opinion</i>
80	42	25 including one respondee indicating 'partly'
54.42%	28.57%	17%

Comparison with previous rounds of consultation

2010 comments reflect the balance of opinion expressed and comments received in the previous two rounds of consultation. 67.56% registered support for the scheme/26.35% expressed opposition and 6.08% were undecided/expressed no opinion.

Support for the development proposals has continued to grow, main themes commented on include the retail element of the scheme, concerns over increased traffic, and parking.

2008: 70% registered support for the scheme/18% expressed opposition to the development.

2007: 46% of respondents registered support for the scheme/22% expressed opposition.

Issues/main themes

Retail (45 comments registered)

As in both previous rounds of consultation, a number of people expressed concern about the future of independent food shops on the High Street with competition from a supermarket in the town, but Waitrose is favoured as a high quality retailer with a track record of serving its communities well.

The question was also raised by a number of respondees as to whether there was sufficient demand for a supermarket in the town at all given the presence of major stores in nearby Yate, and the growth in online shopping.

Although Waitrose was welcomed as the retailer, there were worries that the bakers, butchers, greengrocers and delicatessen might be adversely affected and would be unable to compete with a major supermarket close to the town centre. A number of people said that the local independent retailers have a very loyal customer base who would be unlikely to switch allegiance, though if Waitrose did have a café or ATMs this might deter linked trips. One person queried whether there would be strict opening times for the supermarket.

Almost 70% indicated that they would be likely to combine a trip to Waitrose with a visit to the shops and services on the High Street. A number of people made additional comments to the effect that they were in favour of a Waitrose store coming into Chipping Sodbury, feeling that it would be beneficial to the local area in terms of local jobs in addition to attracting more shoppers to the High Street. It was felt that Waitrose would be a draw particularly for those not resident in the town. A further comment was that perhaps this development will encourage other types of shops to come to Chipping Sodbury as “there are more than enough card, phone, charity shops and banks in the town.”

A number of individuals stressed the importance of encouraging shoppers to visit the High Street in addition to the Waitrose store – there were contradictory opinions as to whether introducing additional parking restrictions or lifting parking restrictions would be the best way to encourage High Street footfall (see comments in Parking section). In discussions with the team a number of people acknowledged that the proposed new link could serve to encourage shoppers to visit the High Street in addition to the supermarket - an easy route through could have a beneficial effect on encouraging visits to the local independent stores.

One person cited their experience when resident in Malvern, indicating that when Waitrose opened a store in town there was increased footfall for local traders. Another person stated that they felt the store will have massive uptake, and would the store be large enough to cope with demand. A suggestion was put forward that if Waitrose wish to develop a unit to complement the High Street then bring it into the street (as in the case of the store location in Marlborough), and the empty hardware shop was suggested as a suitable fit.

One individual queried whether the proposed additional retail units and market area (provided by the proposed new link) off the High Street will provide enough footfall to support businesses, citing that in their experience there is a danger that secondary retail locations can soon become empty and an eye sore.

Traffic (34 comments registered)

As in the previous rounds of consultation, there were a number of comments relating to the volume of construction traffic and the increased number of cars from future residents and shoppers in addition to deliveries to the store.

It was questioned whether the existing roads had the capacity to cope with additional vehicles and increased congestion in what is already a congested town centre, and the possible impact on the High Street and surrounding roads.

In discussions with the team a number of people pointed out that some HGV drivers seem to ignore the current bridge weight limit. One person was keen to stress this particular issue, highlighting the lack of maintenance of Wickwar Road including the poor state of the pavements and roads leading to issues of flooding and subsidence of walls – they felt this must be addressed with the Council. Another person pointed out the traffic problems caused with outbound buses blocking the road at the bus stop on Wickwar Road, likely to be exacerbated by additional traffic.

A number of people expressed concern about there being a single road route in to the north of the residential area, and whether it would be possible to look at an additional access point from the quarry end of the development, though there was general acknowledgement that this is impractical whilst the batching plant remains. Opinion remains split over whether a link road would be a suitable option, with a number of traders in particular against any option that would take passing traffic out of the High Street.

Concern over the prospect of increased traffic at the junction of Wickwar Road and High Street led a number of people to question what might be the best traffic control solution, and it was recognised by a number of people responding that there are no obvious or easy solutions to this issue, and that all traffic options need to be fully investigated.

Local residents in particular were keen to ensure that measures be introduced to reduce the impact of increased traffic through the town and it was suggested that masking the visual and audio effects of excess traffic on the Wickwar Road should be considered a must for local residents.

Parking (30 comments registered)

Opinion continues to be divided with regards to the issue of parking facilities in Chipping Sodbury with a debate of what needs to be provided, where and for how long.

The main concerns expressed were over the reduction in long term (all day) car parking spaces provided for within the development proposals especially with the pressure of taking long stay provision out of the High Street. It was felt that long term car parking space is needed for attracting visitors to the town, and reducing parking congestion in the High Street/Broad Street. The view was that the reduction in long term car parking could be prove a problem during major events e.g. Chipping Sodbury festival and could also increase existing on-street parking problems.

A number of respondees pointed out that Chipping Sodbury car park is often full on weekdays leaving limited spaces in the town for visitors to park, and others voiced the opinion that the long stay parking is taken by office workers from the wider area or those parking in town before taking public transport to Bristol, Bath etc. Others who use the local coach company use the facility for all day parking. One person expressed their concerns that as the new South Gloucestershire Council offices will have limited parking spaces this could also exacerbate the situation. They made a comment that the council are providing a local mini-bus with a pick up point at Chipping Sodbury car park - would this therefore create a 'Park and Ride' car park? Some people felt that provision of additional parking spaces on the High Street would encourage more people to shop on the High Street.

The topic of waiting time restrictions also continues to draw a lot of comment and debate.

A couple of people felt that long stay parking facilities should be taken out of the High Street as people working in town tend to park there all day thus preventing High Street shoppers parking. A number of traders asked if, as part of these proposals, influence might be brought to bear with regards to the High Street car parking restrictions.

The majority of people felt that the proposed 2 hour waiting at Waitrose would not give shoppers time to also shop in the High Street and that a minimum three hour and preferably four hour allowance should be considered.

Commenting on the car park design and layout itself, one person stated that single storey parking is a positive change from previous plans and another that linking the car park to the High Street with a walkway would also probably make people use it more often. A number of Wickwar Road residents expressed the hope that the car park be carefully managed outside store opening hours to prevent disturbance and the area being used by joyriders.

One person was concerned over where people would park when the area is being developed.

One individual suggested that in addition to disabled parking places Waitrose might like to consider providing a number of parking spaces for senior citizens.

Housing (25 comments registered)

A number of people were concerned about the impact of proposals to provide 190 houses on the local amenities and the increase in activity in a relatively quiet area on the outskirts of the town. Overall, however, the housing proposals were viewed very positively with a number of people expressing their support for the allocation of affordable housing with one person against, and St John's school representatives

welcoming the housing provision commenting that school places are undersubscribed at present. Included in the latest proposals was the possibility of providing a care home which was also greeted favourably.

Commenting on the affordable housing element, a number of people felt that this should be allocated to local residents of South Gloucestershire, and there should be initiatives to encourage uptake by local 1st time buyers.

A number of people commented on the layout and style of the houses. Many were pleased that a variety of options was being offered, though one person said that they felt social housing would be more appropriate “not expensive executive homes” and another was disappointed that there were no plans to build bungalows but appreciated that this would take up a large area.

One person was keen to find out more regarding the accessibility standards for the new houses (eg life time homes), and another expressed the opinion that the housing development must be in keeping with a conservation town.

Four people made comments regarding parking arrangements for the dwellings, all stating that there should be sufficient off-street parking provision/garages. One person commented that they would rather the houses did not have rear access courtyards for vehicles. Another person queried whether parking in front of house garages complies with 'secure by design' requirements.

Three individuals expressed concern that any housing built would be liable to subsidence, including one who queried possible problems with radon gas from infill at the quarry.

Regarding the location of the housing there were three comments. One person suggested that North Road, Yate would be a good place for affordable housing, another felt the housing adjacent to Wickwar Road was ‘cramming’ and too much for this site overall, and another said they preferred to see the housing development in this area rather than further development on Greenfield sites.

One person stated that they felt there was a need for more entertainment facilities in the Yate area not more housing.

Design/layout (23 comments registered)

There were a number of positive comments regarding the overall layout of the proposed development with a number of people responding that in their opinion this is a great use of 'redundant' space for the store and new housing and that changes and improvements are leading to an attractive plan. One person said they thought a more appropriate location for the development could be the old Highway depot site on the other side of the dual carriageway.

The key issue for many was how the design of the Waitrose store might impact on the character of the town, the majority pointing out the historic nature of Chipping Sodbury as a market town and expressing a preference for something traditional, possibly using Cotswold stone, rather than anything too modern or contrasting to the local architecture.

Whilst there was support for keeping the store low level, and appreciation that landscaping would serve to help the building blend in with the landscape, many people said they felt the store design was unattractive and too sharp a contrast to buildings in the town. Those in favour of a more traditional design were against the large glass frontage, block wall, metal cladding and cladding on the roof, and one person pointed out that if a modern design and a contrast was sought then perhaps the Waitrose store in Cirencester could prove a useful reference point in terms of design.

A number of suggestions were made regarding the layout of the development. These included opening up the area between the church and walkway perhaps by demolishing the existing wall replacing it with railings and incorporating a gateway into the churchyard. One person suggested erecting fences between the lower price housing and Ridgewood, another felt that the footpath over the river was too high and should be at the same level as the existing Frome Valley walkway. Using the development to maximize pedestrian linkage into Ridgewood was also suggested.

Proposals to landscape along Wickwar Road with evergreens to screen the car parks and cut down some noise levels were supported. It was also suggested that enhanced landscaping to the front of the car park and within the first part of the car park would help to stop boy racers.

One person stated that whilst the development shows 'play areas' the opportunity for exciting play looks limited. He expressed the fear that Ridgewood will become the site for exciting play bringing young people and the Friends of Ridgewood into conflict.

Quarry (9 comments registered)

The main comments about the quarry were regarding infill, possible flooding and whether the roads could take heavy vehicles required to infill the site.

Questions arose regarding the volume of imported infill required and what would be used, will there be problems with natural emissions from the quarry and will these be monitored.

There were concerns that the roads, in particular St Johns Way, are not designed to take heavy quarry vehicles, and that vehicles should therefore be routed off M4 via Leyhill, Bromhall, Rangeworthy, Iron Acton to Peg Hill and into Wickwar Road.

One person said they were still concerned about flooding from the quarry, and another expressed concern that filling the quarry and the subsequent settlement of the ground could cause subsidence problems both to the new houses and roadways.

One individual said they felt that the quarry land was not suitable for the construction of residential properties especially with the quarry continuing its work. They pointed out that the graveyard area has become very uneven during the last 20 years, almost certainly due to the effects of the large explosions in the nearby quarry. Land North of the proposed Waitrose site is fenced off with warnings of serious danger.

Safety and security (9 comments registered)

The main safety issues highlighted by respondents concerned potential problems with anti-social behaviour and security of the site outside trading hours, and any additional risk to pedestrians resulting from increased traffic in the area.

A number of people expressed concern about night time security in the car park given that there are currently problems with anti-social behaviour and disturbance from cars and music in the evenings. The late-night use of car parks after 8pm during the Christmas period was cited as an example of when problems had occurred with disturbance and noise after hours. One person suggested that one way to mitigate this might be to consider gating the car park at night. In addition to written comments submitted, a number of individuals in conversation with the team suggested that the present car park could be landscaped once the supermarket car park is constructed to try and overcome the problems of boy racers and hidden areas where people can congregate.

One person said they felt the "square" could be an attractive location but also has the potential to become a 'no-go' area after dark. There are already problems with anti-social behaviour on the High Street and this could move and become worse in a location where security is less obvious. Another person stressed the importance of providing sufficient lighting along the link walkway through from the High Street.

Safety of pedestrians was highlighted by a number of people. As in previous rounds of consultation a number of people stressed the need for safe crossing points particularly at key junctions in the High Street, Wickwar Road and St Johns Way and the importance of making road users aware of individuals crossing in the High Street by the new link. Some people suggested a pedestrian or zebra crossing should be considered or at least some measure to highlight that pedestrians are likely to be crossing from the link across the High Street.

A number of people pointed out that the town already has a number of traffic hotspots dangerous to pedestrians and particularly young children. One person stated that in their experience as a pedestrian "the majority of drivers (50%) have little regard for the speed limits set."

Flooding (6 comments registered)

There were concerns that parts of Sodbury are already prone to flooding and substantial building works could worsen this problem or move it further down the River Frome effecting homes in Yate. One individual pointed out that any changes to the water table would be of concern to Yate as North Yate was built when the water table was artificially low - if it rises what will be the effect on these Yate properties.

A number of individuals sought reassurance that the environmental impact has been considered with regards to the effect this development would have on the natural drainage of the area. Issues included how to deal with water levels of the River Frome, so that it does not back-up the flooding risk in the St Johns Way area, and the increased possibility of flooding to houses nearby.

One person queried how only half the quarry could be filled in and whether that might lead to additional flooding.

General comments/other suggestions

Ecological (4 comments)

One person was keen to stress that there are various sensitive areas to be considered on the site, another said that in their opinion this is the end of an era - important green corridor that follows the escarpment. 2 people felt that it would have been easier to

make an informed decision if the ecological design/more detailed ecological information had been available.

Cycle path provision (2 comments)

A cyclist stated their concerns about sharing a path with pedestrians, preferring a separate path but suggesting at least some demarcation. Another person said a cycle route through to Jubilee Park would be desirable, with a longer term ambition being for a cycle link through the quarry plant area.

Sewage system (2 comments)

There was a comment that the development could overload an already troubled sewage system. Another person stated that sewage disposal, drainage and possible pollution of the underground water sources, and River Frome, must be a major consideration.

Comments misc

- As Hanson will benefit financially what are they going to give back to the community
- Concerns re selling our property in next 5 years if we wish to move away.
- Two people commented on an individual landowner's potential financial gain from this development.
- Teenagers missing out again – please, what about a college or cinema/nightclub. Teenagers after all said and done are our future
- The questionnaire does not take into account the disruption to local residents who are happy with Chipping Sodbury as it is.
- We will have to endure much noise and dust during construction, will we be compensated?
- Would have been helpful if you had a 3d model/computer graphics
- Development will be an asset to Chipping Sodbury
- Can't wait for the development to go ahead - Sodbury needs to be re-energised
- Care home option is very good idea
- I feel Chipping Sodbury is in need of 'the kiss of life'. Unfortunately the High Street seems to be struggling with shops closing and being left empty so hopefully the new scheme would help to make the town even more attractive
- The idea of a purpose built care home is a good option as South Gloucestershire area has a large older population and a minimum of local options in Chipping Sodbury
- Good to see the land being used is not greenbelt
- Staff very helpful
- A good feel to the whole project
- Ideally would like to keep Chipping Sodbury as it is but this is probably the best of current proposed development in area.
- A lot better than previous plans. Thanks for listening

In addition, a detailed response was received from Southwold Local Group of Avon Wildlife Trust – this has been included in full as an appendix D and key points summarized below.

- I would hope that Chelverton Deeley Freed could abide by Natural England's guidelines in respect of public green space. For instance, it means ensuring that local residents in urban areas have access to a green space within 300 metres. That should not be too difficult to incorporate such considerations at the current planning

stage especially since both Ridge Wood and Jubilee Park are nearby and suitable safe access to these places could be considered.

- I hope that as much existing green space, grassland, specimen trees, hedges, river corridors, etc., could be preserved or enhanced and incorporated sympathetically into this new development. These sites could be linked to other local green spaces and sites of nature conservation interest by existing or new green corridors.
- When it comes to new landscaping on the Barnhill Quarry site, I hope that much greater emphasis could be given by Chelverton Deeley Freed in respect of nature conservation considerations prior to the submission of any planning application.
- The proposed housing stock is not at the highest green level in terms of insulation and energy use. Indeed, it would attract only a middling rating from the proposals I have seen to date. The developers could, I feel, go up to the next stage of green accreditation in this respect. That means the housing would be exemplary and noticeably above average.

Next steps

The project team were very encouraged by the large public turnout at the consultation events and the continued support expressed for the development.

The intention now is to submit an outline planning application to South Gloucestershire Council in late Spring 2010. A full report on the consultation process will be compiled into a Statement of Community Involvement report which will accompany the planning submission.

Chelverton Deeley Freed would like to thank all key stakeholders and members of the public who have taken the time to provide feedback on the development proposals. The project website – www.chelvertonbarnhill.co.uk – will continue to offer background information and updates as the project progresses.

Appendices

- Appendix A – Press release/press coverage of February consultation
- Appendix B – Local websites advance notice of February consultation
- Appendix C – February consultation exhibition boards
- Appendix D – Formal response on behalf of Southwold Local Group of AWT

ABC March 2010

- Appendix A – Press release/press coverage of February consultation

Issued: 29 January 2010

PUBLIC INVITED TO COMMENT ON DEVELOPMENT PROPOSALS AT BARNHILL QUARRY

The public is invited to view an exhibition of proposals at the Town Hall in Chipping Sodbury on February 10th and 11th by local developer, Chelverton Deeley Freed. The proposals will transform the former Barnhill Quarry into a mixed-use area which it is anticipated will help bring significant benefits to the local community including improved shopping facilities, new employment opportunities with the potential for up to 160 jobs within the foodstore itself, and much needed housing. The exhibition will be open to the public on Wednesday 10 February 3.30pm-7pm and Thursday 11 February 12noon-7pm.

The development proposals include a Waitrose foodstore, a courtyard development of small shop units providing a direct pedestrian link to and from the High Street, and approximately 190 dwellings. The exhibition will show the proposed layout of the scheme and indicative designs for the housing areas, link development, and the foodstore.

Commenting on the proposals, Paddy Fox, Director of Chelverton Deeley Freed, said: "We want to ensure that this development will have a positive impact on Chipping Sodbury and so have been keen throughout to involve key stakeholders and the general public in the consultation process which has been ongoing over the last 3 years. The economic downturn has proved a very difficult time for everyone and it is important to consider future development in the area in a steady and measured way. The majority of local townspeople have been supportive of the principles of the project to date and our intention with this additional round of consultation is to show our scheme in more detail having taken into account public comments and input from the Local Planning Authority and Sodbury and Yate Town Councils."

Waitrose Director of Development, Nigel Keen, says: "Waitrose places great value on becoming part of the fabric of Chipping Sodbury and we have been working hard with the developer to ensure the store is of an appropriate size and scale that best meets the needs of the local community.

"Our experience suggests the opening of a Waitrose store will drive additional footfall and can increase trade for neighbouring businesses. At present shoppers are travelling out of Chipping Sodbury to carry out a supermarket shop, taking potential investment and trade with them. The proposed store will seek to cater for those residents living here, removing the need for people to travel further afield and instead encouraging them to visit the high street.

"Our aim throughout is to work with the community and fellow traders to create an attractive retail destination that benefits all concerned."

Following this third round of consultation, the intention is to submit an outline planning application to South Gloucestershire Council in Spring 2010, with the expectation that work on phase I of the development can commence in 2011.

~ENDS~

Press release issued to Sodbury Gazette and Bristol Evening Post

Yate and Sodbury news [RSS Feed](#)

[Views sought on updated plans for new Waitrose supermarket in Chipping Sodbury](#)

9:30am Thursday 4th February 2010

By [Alexandra Womack](#) »

WAITROSE bosses are inviting members of the public to see updated plans for a new supermarket in Chipping Sodbury.

Proposals for the new store, on the former Barnhill Quarry site, have been under consideration for three years but a planning application has not yet been submitted.

Two consultations have already been held and this third round of public scrutiny is part of the company's commitment to giving the people of Chipping Sodbury what they want.

Waitrose director of development, Nigel Keen, said: "Waitrose places great value on becoming part of the fabric of Chipping Sodbury and we have been working hard with the developer to ensure the store is of an appropriate size and scale that best meets the needs of the local community.

"Our experience suggests the opening of a Waitrose store will drive additional footfall and can increase trade for neighbouring businesses.

"At present, shoppers are travelling out of Chipping Sodbury to carry out a supermarket shop, taking potential investment and trade with them. The proposed store will seek to cater for those residents living here, removing the need for people to travel further afield and instead encouraging them to visit the High Street."

He added: "Our aim throughout is to work with the community and fellow traders to create an attractive retail destination that benefits all concerned." The development would also include 190 new homes, several small shop units and a pedestrian link to the High Street.

Paddy Fox, director of developers Chelverton Deeley Freed, said: "We want to ensure that this development will have a positive impact on Chipping Sodbury and so have been keen throughout to involve key stakeholders and the general public in the consultation process which has been ongoing over the last three years.

"The economic downturn has proved a very difficult time for everyone and it is important to consider future development in the area in a steady and measured way.

"The majority of local townspeople have been supportive of the principles of the project to date and our intention with this additional round of consultation is to show our scheme in more detail having taken into account public comments and input from the local planning authority and Sodbury and Yate town councils."

This latest consultation includes two public drop-in events next week, on Wednesday, February 10 (3.30-7pm) and Thursday, February 11 (12noon-7pm). Waitrose and the developers will also meet with town councils and business groups.

A planning application is expected to be submitted to South Gloucestershire Council in the spring and work on the first phase of the development will begin in 2011

Gazette – printed and online

Waitrose will keep shoppers in Chipping Sodbury

Friday, February 05, 2010, 07:00

Long-running plans to build a Waitrose supermarket and nearly 200 new homes on the edge of Chipping Sodbury will take another step forward when details of the scheme's layout go on show in the town.

The project for land at the former Barnhill Quarry area will also include a courtyard development of small shops and a direct pedestrian link to the High Street.

Bristol-based developer Chelverton Deeley Freed is behind the proposal, which has already involved consultation with the public in 2007 and 2008.

Those who had their say broadly welcomed the plan, which it is hoped will give a boost to the town, bring people in to do their grocery shopping and stop residents travelling to nearby Yate to visit its supermarkets.

Under the scheme, about 190 new homes will be built and jobs created for up to 160 people in the supermarket.

Paddy Fox, director of Chelverton Deeley Freed, said: "The economic downturn has proved a very difficult time for everyone and it is important to consider future development in the area in a steady and measured way."

Nigel Keen, director of development at Waitrose, said: "We place great value on becoming part of the fabric of Chipping Sodbury and we have been working hard with the developer to ensure the store is of an appropriate size and scale that best meets the needs of the local community.

"Our experience suggests the opening of a Waitrose store will drive additional footfall and can increase trade for neighbouring businesses. At present shoppers are travelling out of Chipping Sodbury to carry out a supermarket shop, taking potential investment and trade with them. The proposed store will seek to cater for those residents living here, removing the need for people to travel further afield and instead encouraging them to visit the High Street. Our aim throughout is to work with the community and fellow traders to create an attractive retail destination that benefits all concerned."

Once the latest consultation is complete, the developers intend submitting an outline planning application to South Gloucestershire Council this spring, with work starting on phase one in 2011 if the scheme is approved.

The exhibition will run on Wednesday, February 10, from 3.30pm-7pm, and on Thursday, February 11, from noon to 7pm in Chipping Sodbury Town Hall, Broad Street.



- Appendix B – Local websites advance notice of February consultation



Mysodbury.co.uk

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**BARNHILL
CHIPPING SODBURY**

Related events

Wednesday 10th February 2010

- **You are Invited to Comment on Development Proposals at Barnhill Quarry**

Wednesday 10 February 3.30pm-7pm ('meet the team' 5pm-7pm), Chipping Sodbury Town Hall (also Thursday 11 February 12noon-7pm)

The public is invited to view an exhibition of proposals by local developer, Chelverton Deeley Freed.

The proposals will transform the former Barnhill Quarry into a mixed-use area which it is anticipated will help bring significant benefits to the local community including improved shopping facilities, new employment opportunities with the potential for up to 160 jobs within the foodstore itself, and much needed housing.

The development proposals include a Waitrose foodstore, a courtyard development of small shop units providing a direct pedestrian link to and from the High Street, and approximately 190 dwellings. The exhibition will show the proposed layout of the scheme and indicative designs for the housing areas, link development, and the foodstore.

Commenting on the proposals, Paddy Fox, Director of Chelverton Deeley Freed, said: "The majority of local townspeople have been supportive of the principles of the project to date and our intention with this additional round of consultation is to show our scheme in more detail having taken into account public comments and input from the Local Planning Authority and Sodbury and Yate Town Councils."

Following this third round of consultation, the intention is to submit an outline planning application to South Gloucestershire Council in Spring 2010, with the expectation that work on phase I of the development can commence in 2011.

Copies of the display material will also be made available at Sodbury Town Hall and Chipping Sodbury Library, with copies uploaded to the main project website below on Friday 12 February.
www.chelvertonbarnhill.co.uk

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BS37 > News > Local News

The Barnhill Development Chipping Sodbury

Published: 7th February 2010 15:50

Bristol based development company, Chelverton Deeley Reed, is bringing forward plans for redevelopment in Chipping Sodbury - the proposals will transform the former Barnhill Quarry into a mixed-use area which it is anticipated will help bring significant benefits to the local community including improved shopping facilities, new employment opportunities, and much needed housing.

The local community is invited to view the latest development proposals for Barnhill which will be the subject of an outline planning application to be submitted to South Gloucestershire Council in Spring 2010.



The proposed Barnhill Development

Significant progress with the project has been achieved since the last round of public consultation and developers, Chelverton Deeley Reed, and their project team are now in a position to present an overall masterplan for the site and indicative design details. The key components of the development have not changed, namely a Waitrose foodstore, new pedestrian link to the High Street with new shop units, and housing.

Further details of the proposed development and project updates can be found on the project website: www.chelvertonbarnhill.co.uk

Barnhill Consultation February 2010

As part of the ongoing consultation programme for the Barnhill development close to Chipping Sodbury town centre, a third round of consultation will be held at Sodbury Town Hall.

Significant progress with the project has been achieved since the last public exhibition and the latest display will show an overall masterplan for the site and indicative design details. The key components of the development have not changed, namely a Waitrose foodstore, new pedestrian link to the High Street with new shop units, and housing.

Copies of the main project plan on website www.chelvertonbarnhill.co.uk



Street Scene - Barnhill Development - to see the full plans visit the exhibition this week.

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Appendix C – February consultation exhibition boards

Barnhill Chipping Sodbury chelvertondeeleyfreed

Welcome to the third public consultation event on the development proposals for Barnhill

Your feedback has been very important in shaping the development proposals and significant progress with the project has been achieved since we last held a public exhibition in March 2008.

The aim of this exhibition is to show you in greater detail what is proposed, prior to us submitting an outline planning application. We are now in a position to present an overall masterplan for the site and indicative design details. The key components of the proposed development have not changed since we last exhibited, namely a Waitrose foodstore, new pedestrian link to the High Street with new shop units, and housing.

What you told us at the last exhibition:

- 70% supportive in principle (18% opposed, 12% undecided)
- Overwhelming support for Waitrose but some concerns regarding impact on local traders
- Good to make use of the redundant quarry and create public access to the Site of Special Scientific Interest. Only fill with inert waste.
- Concerns regarding traffic congestion and highway safety
- Better than building new housing on greenfield sites, on the edge of Chipping Sodbury
- Provide a wide range of housing types
- Design of buildings should be in character – nothing too radical
- Protect the tranquillity and value of Ridge Wood
- Decked parking option should be dropped
- Concerns regarding flooding impacts on and off site
- Protect the amenity of Brook Street and maintain alternative access for residents

June 2007	Public consultation 1
March 2008	Public consultation 2
October 2009	Submission of Concept Statement
February 2010	Pre-application exhibition
March 2010	Submit Outline Planning Application
Spring 2011	Start on site
2012	Waitrose and link completed
2015	Housing completed

Barnhill Chipping Sodbury chelvertondeeleyfreed

The Masterplan

Barnhill Chipping Sodbury chelvertondeeleyfreed

Character Areas

- The Link**
Direct pedestrian link to and from High Street through courtyard space with new shop units and refurbished listed building.
- Retail Quarter**
Waitrose foodstore, short-stay customer car park, long-stay Town Centre car park.
- Quarry View**
Medium density 2 and 3 storey housing of traditional character. Could include a care home.
- Green Square**
Landscaped central square.
- Linear Green**
Medium to lower density housing bordering the Green Route and inner mews lanes.
- Quarry Edge**
Low density housing facing the quarry edges and adjoining open spaces.
- Wickwar Road**
Medium density cottages providing gateway to the site, set behind existing trees fronting Wickwar Road.

Site Sections

Barnhill Chipping Sodbury chelvertondeeleyfreed

Housing

- 190 new homes in a mixture of sizes
- 33% affordable housing provision
- Energy efficient design and construction (Level 3 or 4 – Code for Sustainable Homes)
- Close to Town Centre services and public transport
- High quality landscaping and public open spaces
- Optional retirement housing with on-site care

Care Home Option

Part of the Quarry View Character Area could be developed for specialist care accommodation for the elderly.

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Green Square & The Green Route

This is a landscaped area forming the principal connection for residents to the Town Centre. It will incorporate a play trail and cycle route/footpath. Housing within this area will be largely characteristic of the Georgian/Medieval buildings found in the historic town centre in terms of styles and materials.

Architectural site plan showing buildings, paths, and landscaping. Labels include: Waitrose Store, Access to Wickwar Road, Service Yard, Quarry history themed play trail, LEAP, Pedestrian link to High Street, Combined cycleway and footway to High Street, Alternative surface square, Green Route, Aerial view of Green Square, and Elevation of the Cornar Lodge.

Sketch Elevation of the the Quarry View Facing the Green Route

Barnhill Chipping Sodbury chelvertondeeleyfreed

Waitrose - The Retail Quarter

- Similar trading area to the current Tesco at Yate Shopping Centre
- Slightly larger than Waitrose stores at Bath and Westbury Park, Bristol
- Full Waitrose food and drink offer within a bright, contemporary shopping environment
- Services will include fresh service counters, customer toilets, scan as you shop service and Waitrose Quick Check
- 206 space customer car park (short-stay), 100 space Town Centre car park (long-stay)
- High quality sustainable design
- 160 full and part-time jobs created
- Direct link to Town Centre will encourage linked shopping trips
- Positive impact on Chipping Sodbury Town Centre

Front elevation of the proposed Waitrose Supermarket looking north from the Frome Valley Walkway

View of the proposed Waitrose Supermarket looking east from the Green Route

Barnhill Chipping Sodbury chelvertondeeleyfreed

Waitrose - The Retail Quarter

View of the proposed Waitrose Supermarket looking south towards the St John's Church

View across the Waitrose Supermarket plot towards the Green Route and Quarry View

Barnhill Chipping Sodbury chelvertondeeleyfreed

The Link

- Renovation of the listed building
- Sensitive conversion of outbuildings for commercial use
- New small units for independent retailers and service providers
- Attractive courtyard space for a range of activities (eg. farmers market, exhibitions)
- High quality public realm
- Bridge feature across River Frome
- Opens up striking views of St John's Church

Section looking west on A-A

Section looking east on B-B

Summary

- ✓ Sustainable location for meeting development needs
- ✓ Improve the range and choice of shopping facilities in Chipping Sodbury
- ✓ Provide a mixture of new housing including affordable housing
- ✓ Create strong links to the Town Centre
- ✓ Ensure high quality and energy-efficient building design
- ✓ Provide attractive open spaces and landscaping
- ✓ Conserve the tranquility of Ridge Wood
- ✓ Enhance the SSSI and make it publicly accessible
- ✓ Respect the character and appearance of the Conservation Area
- ✓ Protect the amenity of Brook Street and other nearby residents
- ✓ Decked car parking removed
- ✓ Highways solution designed in consultation with South Glos. Highways

Next Steps

We hope this exhibition has given you a clear understanding of the development proposals.

We are in the final stages of preparing an outline planning application for the development, including an Environmental Impact Assessment, which we hope to submit next month. Once the application has been submitted and registered, you will have the opportunity to make formal comments to South Gloucestershire Council.

Feedback

Please complete a comment form.

If you leave contact details at the exhibition we will make sure you are kept informed about the progress of the planning application. You can also keep updated via our website: www.chelvertonbarnhill.co.uk – this will offer background information and updates as the project progresses.

If you have any queries please contact:

Avril Baker Consultancy Tel: 0117 977 2002 Email: info@abc-pr.co.uk

Appendix D – Formal response on behalf of Southwold Local Group of AWT

Response to Proposed Barnhill Quarry Residential and Shopping Development Consultation

I must start off by thanking you and the other members of Avril Baker Partnership for hosting Wednesday night's consultation meeting for that is appreciated.

I have now been able to give some thought to the matter and I would be grateful if you could please consider the following written representation. In particular, I hope that due consideration can be given to the nature conservation aspects especially since there was relatively little sign that this matter had been considered.

Indeed, there was no official ecological representative from Chelverton Deeley Freed present and I hope that we do not have to wait until the actual planning application itself to discover what is planned.

Firstly, and on a general point, I would hope that Chelverton Deeley Freed could abide by Natural England's guidelines in respect of public green space and their advice is contained in attachments to this email. For instance, it means ensuring that local residents in urban areas have access to a green space within 300 metres. That should not be too difficult to incorporate such considerations at the current planning stage especially since both Ridge Wood and Jubilee Park are nearby and suitable safe access to these places could be considered.

In respect of this new development, I hope that as much existing green space, grassland, specimen trees, hedges, river corridors, etc., could be preserved or enhanced and incorporated sympathetically into this new development. These sites could be linked to other local green spaces and sites of nature conservation interest by existing or new green corridors.

In addition, when it comes to new landscaping on the Barnhill Quarry site, I hope that much greater emphasis could be given by Chelverton Deeley Freed in respect of nature conservation considerations prior to the submission of any planning application.

As an example, the landscaping for most modern housing estates seems to consist of imported hybrid trees in a sea of rye grass which does little for either nature conservation or the visual amenity aspect. I would like to see much more consideration of nature conservation during the planning process for this site. For example, the landscapers eventually appointed to this project could be required to plant a variety of native trees and shrubs within and around this development with the plants preferably coming from local suppliers (South Gloucestershire Council's Environment & Conservation Section should be able to provide a list of such suppliers).

Not only that, there are now wild plant nature conservation mixes which can be obtained from seed suppliers that contain plants like bird's foot trefoil, selfheal, clovers, etc. and which can be given a close cut for routine maintenance purposes. Such mixes would be both beneficial for wildlife and nature conservation. Again, South Gloucestershire Council's Environment & Conservation Section should be able to provide a list of relevant suppliers.

There is one other issue that deserves mention. The proposed housing stock is not at the highest green level in terms of insulation and energy use. Indeed, it would attract only a middling rating from the proposals I have seen to date. The developers could, I feel, go up to the next stage of green accreditation in this respect. That means the housing would be exemplary and noticeably above average. It could provide a marking bonus too as the fuel bills would be most likely to be lower than similar sized housing units.

Thank you very much for considering these matters and for hosting the consultation event.