

# What can YOU do NOW?

## Take Action today!

- Lodge your objections with every developer at their websites - but they won't pass on your comments to the Council so tell the Council too - particularly Heron and Coopers sites at present
- Once there is an actual application (Peghill & Barnhill at present) lodge your objections with the Council on line
- Sign our petition at: [tinyurl.com/stopbrimsham](http://tinyurl.com/stopbrimsham)
- Give us your email address when you sign the petition and we'll alert you when new applications come in and need comments
- Join the [Stop Brimsham Park Housing](http://StopBrimshamParkHousing.com) group on Facebook
- Get the latest news on all the schemes as it happens on: [Localfocus.blogspot.com](http://Localfocus.blogspot.com)
- Send us letters for the Core Strategy Inquiry (see top right) - even if you wrote before, you need to write again as the Inspector is not given your earlier letters by the Council (!) - we need new ones.

### Campaign Groups - to keep up to date

Focus Team / your councillors  
[Localfocus.blogspot.com](http://Localfocus.blogspot.com)  
[StopBrimsham Park Housing](http://StopBrimshamParkHousing.com)  
 Sign on for email updates via the petition website [tinyurl.com/stopbrimsham](http://tinyurl.com/stopbrimsham)

Residents Action Group mail list  
[brimshamparkcampaign@gmail.com](mailto:brimshamparkcampaign@gmail.com)

### Confused? See inside or ring Chris or Ian

Find all you want on line

Slides from our public meeting:  
<http://tinyurl.com/brimshamhandout>

Loads of useful links at <http://tinyurl.com/housinglinks>

### What the developers want:

You can find out what the developers want on line. Finding some of the sites can be tricky, so we have loaded as many of the links as we can to <http://tinyurl.com/housinglinks>. If you spot any other helpful links, please tell [paul.hulbert@gmail.com](mailto:paul.hulbert@gmail.com) and we will get them added. If it has got as far as a planning application you can get all the details by visting [www.southglos.gov.uk](http://www.southglos.gov.uk) then click on search current applications and type in the application number listed below. Some of the developers also have websites for their schemes:

**Sea Transport Stores (Elswick Park) -**  
[www.taylorwimpey.co.uk/newhomes/bristol/elswickpark/](http://www.taylorwimpey.co.uk/newhomes/bristol/elswickpark/)  
 consent September 2010 PK09/1388/F

**Coopers**  
 Phase 1 [www.terramond.co.uk/current-westerleigh-works.shtml](http://www.terramond.co.uk/current-westerleigh-works.shtml)  
 consent August 2008 PK06/2774/O  
 Phase 2 - (Same website) concept consultation starts in May

**Barnhill**  
[chilvertonbarnhill.co.uk/](http://chilvertonbarnhill.co.uk/) application July 2010 PK10/1675/O

**Peg Hill**  
[www.peghilliate.co.uk/](http://www.peghilliate.co.uk/)  
 application March 2011 PK11/0081/O

**Brimsham -** [www.heron-northyate.info/](http://www.heron-northyate.info/)

**North Road/ Engine Common**  
 no developer website yet

### THE CRUNCH IS COMING

**- Join us there** The crunch comes when an Inspector holds an inquiry into South Glos' Core Strategy for 3000 houses. It'll be in July / Sept 2011 - the Inspector has not yet set the date. Chris Willmore & Ian Blair will be presenting the Town Council's case

AGAINST the development. YOU can help

**- Join us there** (even if you only come for an hour, BEING THERE helps get the message across that we aren't taking this lying down)

**- Send Yate Town Council letters** saying you support our campaign against over 3000 houses and we'll present them for you: Yate Town Council, Poole Court, BS37 5PP or email them to [chris.willmore@bris.ac.uk](mailto:chris.willmore@bris.ac.uk).

Printed published and promoted by Chris Willmore on behalf of the candidates named in the leaflet at 3 Church Farm Close, Yate BS375BZ

# Focus



BRIMSHAM PARK

## Councillors, MP and residents join forces to fight plans for 3000 houses at Brimsham Park

250 houses to be built every year for 13 years

### Adding a new estate THREE times the size of Brimsham Park

Heron & Barratts between them want to build 3000 more houses immediately north of Brimsham Park - but then there are also plans by individual developers on other sites.

At a packed public meeting called by the Focus Team, Steve Webb and Chris Willmore told the meeting that developers plans for Yate are not required by local population increases, cannot be supported by the local infrastructure and will have a hugely negative effect on the local environment throughout Yate.

Your Councillors in Yate have objected at every stage of this ludicrous plan (and have been doing so ever since 1988 when this was first suggested). We got it stopped in 1988, and are trying to stop it this time.

**We need YOUR help if we stand a chance of winning this time.**

But now need your help to convince inspectors that these plans must not go ahead.

We are working together with local residents groups - Brimsham Park campaign and Engine Common Campaign to increase awareness of the developments and take action.

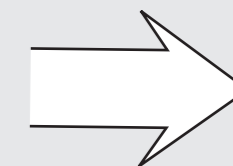


Packed public meeting earlier this month organised by Steve Webb MP and Cllr Chris Willmore who are leading the fight against plans for 3000 houses here

There are already 548 houses in the pipe line around town: :-  
 228 houses in Eslwick Park(Sea Stores)  
 150 houses at Coopers (Westerleigh Common)  
 170 houses at Barnhill

But now Hdevelopers want:  
 3000 houses by Heron North of Brimsham  
 250 houses by Barratts Peg Hill, (by Brimsham Park)  
 300 houses at Engine Common/North Road

See inside for what Heron & Barratts are proposing north and east of your home



The Core Strategy was imposed on this area by the previous government. The current government tried to scrap it at once, but developers have won a successful court case to stop them. Legislation is going through Parliament that will scrap it - but it may not get through in time to save us.

Most Councils have ditched plans for massive housing allocations in their Core Strategy - but South Glos is ploughing ahead.

**We think they should STOP NOW.**

**DO I need to comment on the detail?**

Yes. It puts all your eggs in one basket to just object. Object, but then say if it goes ahead, it must include changes and spell them out.

That's why we've made quite clear we're against the 3000 houses, but we are also talking to Heron to try to get them to drop the worst parts of their plans.

Even if government Inspectors impose the development on us, we will be lobbying and negotiating to get major changes to plans. So please, have a look at the plans. Work out how they will affect you and then TELL US!

**I wrote last time, do I need to write again??**

YES - officials don't carry forward your comments from one application to the next, or even from one stage of the Core Strategy to the next. So you need to write again. This time send it to us (see the back).

**There's 548 houses in the pipeline before you even think about the Brimsham 3000**

- Engine Common +?
- Peg Hill +250
- Barnhill +170
- Coopers + 70/150
- Sea Stores +228

Barretts is a small site, so they have gone straight to details. You can see from their plans exactly what will go where. Heron have not yet put in their planning application. They have only published their 'concept' draft - their detail will come when they put in their planning application in. It still won't be as detailed as Barretts, as it is a big site - they will leave a lot of detail to be negotiated later - giving us much more chance as residents to get the detail changed later. But this is your last chance to get the Peg Hill detail changed.

**Why aren't there details on the Heron plans like there are on Barretts?**

**Hasn't the government scrapped these plans?**

# What are the problems?

**The impact on Brimsham Park will be massive.**

Think of the construction site traffic - before you even begin to get 4000+ cars going in and out. Current plans do not even show a landscaped areas between existing houses and the new development, so there is no certainty what will go right behind existing houses.

Of course there are lots of other reasons to object - open space, schools, you name it. We've posted a whole load of objections we've lodged on the web, - if you want to look at the sort of issues. Remember, the people taking the decisions don't live round here. An Inspector - and councillors from as far away as Filton or Hanham. So we need to explain the problem to them.

**To see the sorts of objections you might make go to**  
<http://tinyurl.com/devcomments>

The things that make OUR case different here from all the other places development might be dumped are roads and jobs. So they are our strongest card.

## Cars and Commuting

### • GETTING IN & OUT OF THE SITE

How do you get the 4000+ cars this would generate in and out of the estate without ruining Brimsham Park? (let alone the construction traffic). How can anything think Leechpool Way is suitable as a main road into an estate that size?

There is a proposal to put an extra road in at Peg Hill - but most traffic would still come and go along our roads.

Experts from the Council say they have talked with Heron and come up with a way to redesign some junctions so the roads can cope. We have asked more than once for that evidence. So far they have refused to supply it.

Housing would go all the way to Tanhouse Lane, but the plans show no access from Tanhouse Lane - to make sure this really is the northern edge of Yate and they don't go building even further up towards Wickwar. But as a result all the traffic is planned to come south.

New roads across the railway are too expensive - but one resident at the public meeting suggested a loop road from Peg Hill down to the Greenways Road lights, keeping most of the new traffic out of Brimsham. We're taking that idea to officials to explore.

### • GETTING TO THE SHOPS

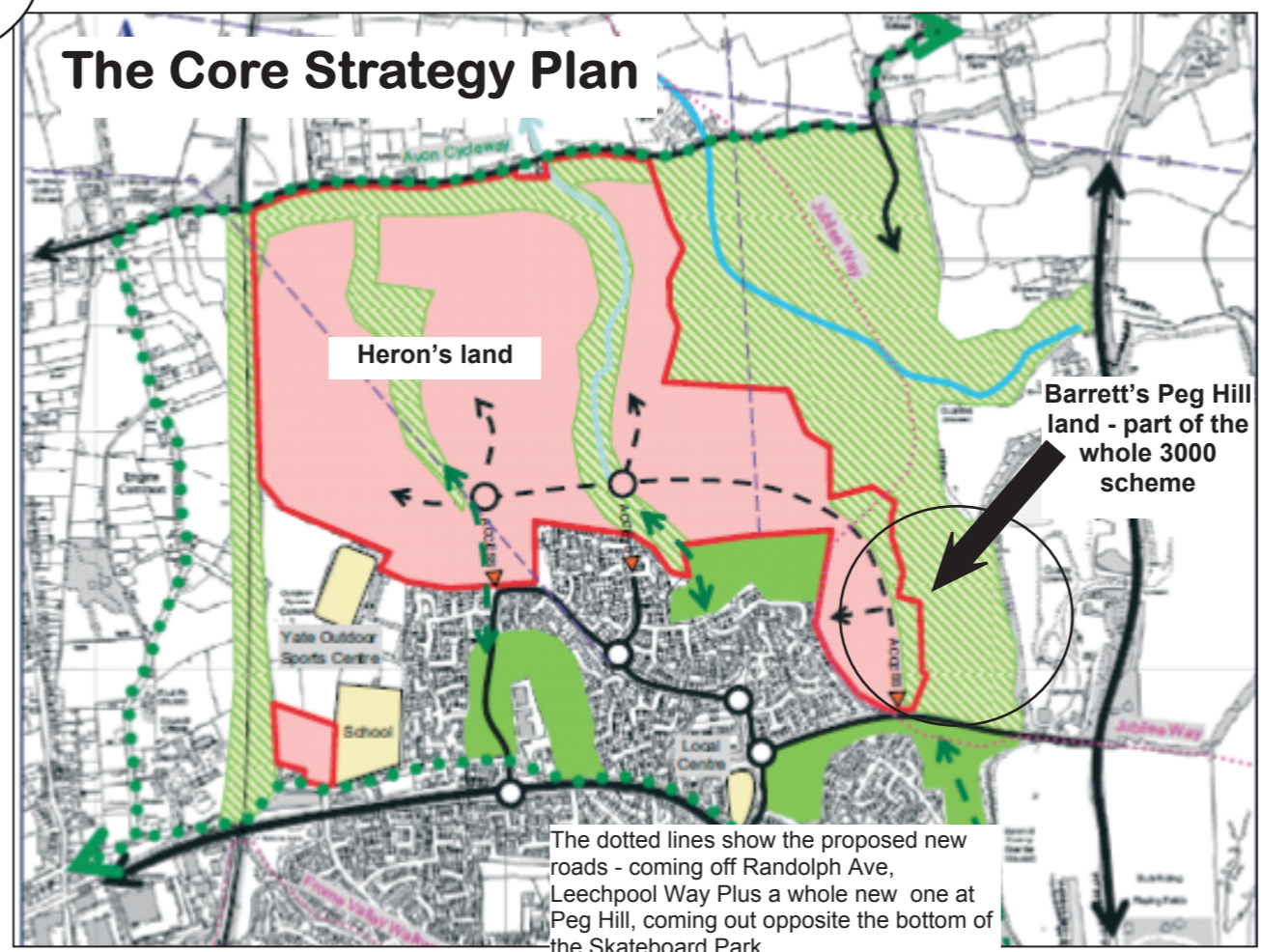
Further afield, our town centre grinds to a halt every Saturday already, it cannot cope with more cars. Give examples of what you think the worst traffic problems are.

### • GETTING TO WORK

Rush hour traffic has people queuing back to Iron Acton and Nibley to get into Yate. If it's like the rest of Yate, about 1/3 of people will drive from Yate to work elsewhere.

There aren't enough jobs here for all these extra people. Some land will be allocated for extra jobs (in the new development, so that will go up through Brimsham Park as well!) But not enough for all the new people. The planners have resorted to saying 'lots of people will work from home' i.e. they haven't a clue how to provide for commuter traffic and jobs.

A high percentage of the new people will work outside of Yate. The main centres of employment are at Emersons Green, Stoke Gifford and Filton. All places you can't get to by bus from here, and the trains can only carry a tiny fraction of people, even if there are more trains and more carriages. So, this development is NOT sustainable - people will have to travel to work by car - and the roads are already full at rush hours.



### Flooding

Sevenside was rejected for housing, because it floods. But the Environment Agency show the area north of Brimsham is as likely to flood. The shaded areas on this plan are the areas that have a 1 in 1000 year risk of flooding. Picture - screen capture from the Environment Agency Flood Risk site.

