

University of Bristol
Long Ashton development proposals
September 2009 Consultation- Summary Feedback Report

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Introduction

The University's proposed development site is on 170 acre (69ha) green belt land to the south of Long Ashton village, bounded by the railway to the north and the A370 to the south. It is within the proposed South West Bristol Urban Extension area of search, which also includes the proposed Ashton Park, Barrow Hospital and Bristol City Football Club sites.

The South West Regional Spatial Strategy (RSS) is recommending 10,500 new homes for this area (1,500 on Bristol City Council land and 9,000 on North Somerset land). Planning workshops were held in March 2008 – involving Bristol and North Somerset councils and the local parish councils. Broadway Malyan has since prepared an indicative masterplan for the whole area on behalf of North Somerset Council.

In relation to the University of Bristol's site at Long Ashton, an early indicative masterplan produced by AWW Architects for the University indicates that around 1,000 – 1,200 new homes and a small amount of new commercial space could easily be accommodated on the site in an attractive way whilst protecting existing areas of landscape/wildlife and without spoiling key views. The University believes that this level of development would be a way of augmenting the existing character of Long Ashton Village, and would involve retention of a swathe of greenbelt between the Long Ashton village/the site and the Bristol Urban Extension. There is also scope to improve existing pedestrian and cycle links to Long Ashton Village and the possibility of using Wildcountry Lane as a means of accessing the site complemented by a direct access from the A370. Initial talks have also taken place with First Group and Network Rail regarding the potential to open a new rail station to the north east of the site providing a link to Bristol and further afield.

The University has already had initial discussions with North Somerset Council and Long Ashton Parish Council, and was keen to share its emerging proposals and take the project forward involving key stakeholders, local residents and other interested parties such as adjacent land owners/developers.

As part of the ongoing planning and development process, University of Bristol appointed Avril Baker Consultancy (ABC) as an independent advisor to draw up and coordinate stakeholder/public consultation during the preparation of a planning application. The aim being to guide the work of informing and engaging with individuals, groups and organisations who either live or work nearby or who have a direct interest in the site.

Consultation Event

Key stakeholders

A 'Stakeholder Workshop' was held on Thursday 10 September at Long Ashton Royal British Legion. The aim of the stakeholder session was to enable key groups to engage early on in the planning process as proposals for the site develop, to listen to their views and to fully understand key concerns that they might have.

Invitees included councillors and officers from local and county councils, service providers including Avon and Somerset Constabulary, the local surgery and North Somerset Primary Care Trust, representatives from groups and organisations within Long Ashton which included schools and churches, the tennis, bowling and cricket clubs, scouts, local history group, Women's Institute and Mothers Union. In addition, other organisations with an interest in the site including Avon Wildlife Trust, Natural England, CPRE and English Heritage, as well as representatives of commercial developers bringing forward planning proposals on neighbouring sites, were also invited to attend.

From a database of 139 names a total of 19 individuals attended the stakeholder event, with a number of others choosing to attend the informal drop-in sessions. Others responded that they would like to be kept informed. Attendees included representation from North Somerset PCT, Natural England, Avon and Somerset Police, Long Ashton Parish Council, Long Ashton Local History Society, Long Ashton Royal British Legion, Baker Associates, CPRE, GVA Grimley, Long Ashton Scout Group, All Saints Church, The Landmark Practice.

The session comprised formal presentations on the planning context (Appendix A) and an overview of emerging proposals followed by a general discussion and question and answer session. An exhibition of development proposals was on display with members of the team on hand to discuss aspects of the scheme (Appendix B).

Following the workshop and in order to involve the wider public, a public exhibition took place on three consecutive days in fully accessible community buildings in Long Ashton.

Notifying the wider public

Some 700 postcard invitations (Appendix C) to attend the exhibition of development proposals were hand delivered to local occupiers and residents in streets/roads close to the proposed development site (Appendix D). Local businesses on Long Ashton Business Park were also mailed an invitation to attend.

Posters advertising the event were posted on public notice boards and an invitation to attend and overview information was posted on Long Ashton Parish Council and Long Ashton village websites (Appendix E). Information was also published on the University of Bristol website.

In addition community venues, including the local library and both exhibition venues were mailed A5 flyers and a poster advertising the event with a request that the flyers and poster be displayed in their premises for the duration of the exhibition.

The event was further publicised in the local press via an advertisement which appeared in the Public Notices section of the Bristol Evening Post issued on 9 September 2009. (Appendix F)

Public Exhibition

The exhibition was open on Thursday 10 and Friday 11 September, 3pm – 7pm at the Royal British Legion, and on Saturday 12 September, 11am – 5pm, at Jubilee Pavilion, Long Ashton Community Centre. Members of the public were invited to drop in at their convenience to view the exhibition and representatives from the project team were on hand to talk individuals through the display material, outlining the emerging proposals for the site and to answer any individual queries.

Copies of the display material were also made available at Long Ashton library for a fortnight following the exhibition.

155 individuals passed through the exhibition over the three days, the majority of whom chose to sign in and/or leave contact details to receive further information. Those attending included members of North Somerset Council, Long Ashton Parish Council, Flax Bourton Parish Council, Dundry Parish Council and the Head of Ashton Park School.

Feedback

Stakeholder workshop

ABC welcomed those present on behalf of the University of Bristol, and outlined the consultation process and agenda for this session, before handing over to the project team who presented the emerging proposals.

Alder King, the planning consultants, began by setting the site context and explaining the background to the Regional Spatial Strategy with regards to the 'area of search'. Overall there is a large requirement for new homes as part of the proposed South Bristol Urban Extension and University of Bristol land has the potential to meet part of that requirement.

North Somerset Council in 2007 provided an options paper which identified four possible areas for development, three of which included part of the University of Bristol site. Workshops were held to discuss the options, constraints and opportunities with consultees, who included council members and local interest groups.

An overview of 4 schemes was brought forward:

- LandTrust Developments: provision for 10,000 homes and associated facilities (recreational, social etc).
- University of Bristol: 1000-1100 homes and associated/enhanced facilities within the site and village.
- Del Piero (site of former Barrow Hospital): employment opportunities and some residential (300).
- Bristol City Football Club: (Bristol City Council/North Somerset Council boundary) 30,000 seater stadium and some residential.

The presentation continued with an in-depth review of the site including landscape overview (including the flood plain areas), topography, ecology and visual impact. It was acknowledged that those living on the higher slopes in Long Ashton would have views over the site.

AWW, masterplanners and architects for the project, continued the presentation and placed the preliminary proposals in context, giving an overview of constraints and opportunities within the development site.

The concept proposal has the overarching desire to keep a natural edge to Long Ashton using the topography and elements of the landscape, such as the ridge, to form a boundary.

The preliminary proposal takes into account the SNCI (Site of Nature Conservation Importance) and woodland, and proposes 35 dwellings per hectare linking to public rights of way, providing home zones and pleasant areas of green open space – formal and informal play areas. Cycle routes would link into Long Ashton Sustrans. There is the possibility to provide a train halt within the site. Overall the aim is to provide a sustainable extension to Long Ashton.

Alder King continued the presentation with a context map which indicated where other development proposals which will comprise the overall urban extension are located.

The University recognises the desire for Long Ashton to retain its character and integrity as a village in its own right rather than becoming part of Greater Bristol, therefore the proposal is to maintain a ribbon of greenbelt separation. It is also important that the University work with the other developers to knit together a sustainable and workable proposal if the requirements of the RSS are to be met.

Initial thoughts on transport links were presented, however it is still too early to say whether a T-junction or roundabout would work best with regards to linking into the A370, but the aim is that no additional traffic would be generated through the village.

The need to provide a sustainable transport solution would drive the whole of the South West Urban Extension. The need for a station has been identified and would be well supported by the University. The potential for a Rapid Transit route (included within the LandTrust proposals) is also important.

To date meetings have taken place with North Somerset Council, Long Ashton Parish Council, First Group/National Rail/WESP, GOSW, Environment Agency/Natural England, and meetings are being arranged with SWRDA and English Heritage. Thorough discussions continue with all groups, who will be kept informed as proposals develop.

The timetable of discussions and consultation programme were outlined, and it is the intention of the University to submit a planning application in November 2009.

The presentation ended with a summary of proposals and ideas on how the University's development proposals can best serve the village and local area, whilst recognising the importance of integrating with other proposals being brought forward.

A summary from the Question and Answer session following on from the presentations is detailed below.

Q&A session

A number of comments and queries were raised during the discussion session (see Appendix G for Q&A matrix).

Topics areas included:

- North Somerset Council unsupportive view of urban extension or green belt boundary changes but recognition of the need for new homes as identified in the RSS.
- Wider discussions around possible community benefits and facilities that could be provided as part of the development. This might include schools, places of worship, primary care facilities or allotments.
- Future use of non developed land as farmland or open space.
- Timing of RSS nationally and affect on local schemes.
- Understanding current traffic problems and managing future levels.
- Access and movement through and within the site by car and possible public transport.
- Need to consider designing out crime at an early stage.

Public exhibition

It is clear that there is widespread opposition to any further development in the area and this has affected some individual's responses to questions specifically around the University's proposals. Generally those who attended the public exhibition were concerned about the overall level of development proposed in Long Ashton, but welcomed the opportunity to see the emerging proposals and appreciated being able to talk directly to members of the University of Bristol's project team.

In addition to their discussions with the team, attendees were invited to provide general written feedback on comment 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. It was requested that those wishing to comment on this round of consultation return their forms by 23 September 2009. It was pointed out that whilst that was the cut off point for this particular round of consultation, individuals were very welcome to submit comments to ABC throughout the pre-application period.

The form (Appendix H) asked directly whether the individual supported the principle of development and invited further comment. In addition verbal feedback of discussions with individuals at the exhibition was recorded by team members and this has also been included in the overall analysis.

These views have been collated and are summarised below. In addition to feedback forms received, two detailed letters (anonymised and included as Appendix I) have been received.

Breakdown of respondees

Up to the deadline of 23 September 2009, 53 feedback forms have been returned; the majority of which were received following the consultation event and were sent as hard copy rather than email.

In terms of identifying status, of those individuals who chose to provide further details, 50 are local residents, 8 of whom also work locally/have businesses in Long Ashton, with 1 person identifying themselves as retired.

Feedback responses

Q1: The opening question asked if, based on the information displayed at the exhibition, there was support for the principle of developing this site.

<i>Generally support the principle of development</i>	<i>Broadly supportive but have some concerns</i>	<i>Opposed to proposals</i>	<i>Undecided/No option selected</i>
2	7	37	7

Responses reflected the widespread opposition to any additional development in the area, with the majority of respondents (70%) indicating they are opposed to the principle of development on this site, with 17% showing general/broad support and 13% selecting undecided or not selecting any option.

Q2: The key principle of the development proposals is to ensure that Long Ashton maintains its identity and remains separated from the larger expansion of Bristol through a buffer zone/Green Belt separation between Bristol and Long Ashton. The second question asked whether this approach was supported.

<i>Generally support</i>	<i>Broadly supportive but have some concerns</i>	<i>Opposed</i>	<i>Undecided/No option selected</i>
8	2	16	27

Just over half of respondents (51%) chose not to respond to this question, possibly because in the previous question they had responded as opposed to the principle of development on this site. Of those who did respond, 30% of respondents are opposed to the buffer zone approach, with 19% showing general/broad support.

Q3: Within the proposals there is scope to provide new facilities and amenities on site, and individuals were asked to suggest what they might like to see in the way of health, social, and community facilities.

Majority suggestions were given as follows:

<i>School</i>	<i>Community/social/sporting</i>	<i>Health Centre/Drs surgery</i>	<i>Shops</i>	<i>Cycle routes/better public transport</i>
16	15	14	11	8

Other suggestions included maintaining provision of green and open space in the village, seats and paths, trees, allotments, recycling facilities, a new Scout HQ, rural business initiatives and the possibility of imposing a 20mph speed limit on Long Ashton Road.

Q4: There is the potential to improve existing recreational facilities in the village and surrounding area, and individuals were asked to suggest what further amenities they might like to see.

Majority suggestions were given as follows:

<i>Sporting facilities/Play areas</i>	<i>Allotments</i>	<i>Swimming pool</i>
9	3	3

Other suggestions included better bus links to Clevedon & Portishead, a Café, Community gardens and places to sit under productive trees, extension to existing schools, more youth facilities and possibly useful space for youth based development, areas to walk/cycle etc in the countryside, BMX track, skate park.

Q5. The University is keen to ensure the local community can enjoy green open spaces, and individuals were asked how the space might best be utilised, including open space adjacent to the lake.

Majority suggestions were given as follows:

<i>Maintain areas of Green / Open Space</i>	<i>Allotments</i>	<i>Provide benches/ Picnic area</i>	<i>Nature Trail</i>
14	10	7	4

Other suggestions included Interesting layout with views of lake/trees, leave things as natural as possible, adventure playground in wooded areas, school playing fields, get Avon Wildlife Trust involved, wildlife/wilderness areas, open up the lake to the public.

Comments on the design included the need to provide well-paved/gravelled paths/hard surfaces for wheelchairs and buggies, and the need to consider disabled access.

Additional comments:

- Please look after the old Long Ashton reservoir - a lovely secluded part of Long Ashton and at the moment is being vandalised.
- Don't build on the area/Community can already enjoy green open space on proposed site
- University must not be allowed any financial gain on land given over 100 years ago.

Respondee were then invited to comment on elements they liked or disliked about the development proposals. Specific areas of interest or concern have been ranked according to the number of comments/queries received and are grouped under key topic headings.

Issues/main themes

• Transport infrastructure (47)

Most concerns related to the current level of traffic on the A370 and the anticipated increase in traffic problems in the village caused by any development.

A number of people stated that this area has reached saturation point with regards to traffic and that the A370 would not have capacity to cope with more traffic even if link roads onto it are provided. There was also concern that new residents would choose to drive through Long Ashton rather than onto a link road in order to try and beat the traffic queues. Traffic calming measures are not good enough to stop this sort of thing happening.

There was considerable criticism of the current traffic situation and the fact that in spite of increasing numbers of vehicles no significant improvements have been made to improve road/rail links into Bristol. Congestion is already a major problem and gridlock is foreseeable

It was also stressed that all the proposed new developments should have sustainable and integrated infrastructure that is sound, workable and achievable with well thought out transport strategies before any work can commence. Acknowledgement was given to the consideration the University and its project team had given to the transport infrastructure and the need to consider how best to integrate with other developments and keep traffic

disruption in the village to a minimum. There was some support expressed for the link to the bypass.

The possible consequences of increased traffic caused by siting a railway station and a new football ground close by were also highlighted, and it was suggested that unless national government does something or brings about legislation people will not travel by train to work.

There was support for the possibility of providing a train halt within the development. However, whilst this was supported there were concerns over inadequate services to and from it and whether access to it might prove a problem. There was some scepticism over whether the train station would happen, with reference made to development in Portishead and the traffic problems which have occurred as a result of failing to re-open the train station. One person also suggested that noise from the trains might also be a problem for those living close by.

The view was also expressed that any Rapid Bus Transport should be cheap, reliable and frequent to encourage people to use it.

A number of people suggested that more cycle routes are needed.

- **Loss of the village identity (24)**

A significant issue of concern to residents was the requirements of the RSS for housing in this area and the potential that with all the developments proposed. Long Ashton would be swallowed up and any sense of village community, a separate identity, and semi-rural living will be lost.

A number of people commented that the new developments are being taken on individual merits rather than judged in context with each other,

It was also stated that the expansion of the village over the last 25 years has added enough to the housing stock, and a further huge extension would be totally inappropriate in the context of Long Ashton village.

The health benefits of country living were also stressed. People commented that the countryside provides a natural playground and recreational areas for walkers/wildlife etc. including the popular village walk - much richer than any artificial amenities.

The proximity to the proposed new Bristol City Football Club stadium was a worry for some, with concerns over football hooliganism and the possible large influx of people into and around a small village.

The issue of how to integrate newcomers in their hundreds into village life was raised. A couple of people commented on potential problems of a "Them & Us" situation.

Whilst the majority of comments in this category related to the wider picture of development in the area and the potential threat to village status, a small number of people related their concerns to the University development proposals in particular.

One person stated that there was no acknowledgement that the proposed development would cause problems in Long Ashton. They suggested that either the project team had not studied the area properly or that they were already aware of many problems which would lead them to cancel the present proposals and go back to the drawing board. Another person suggested that they found the proposals misleading as they did not indicate the wider scheme (of development proposals by others). Another person expressed concern that a potential developer could alter plans/sell off land to another builder – thus no control over what development might take place.

- **Overall design and layout of the development (22)**

A number of people expressed concern that the village has already lost a lot of its green spaces, and why is a greenbelt area and prime agricultural land being proposed for development.

Loss of natural views concerned residents living close to the site, and they were keen to stress the need to minimise the visual impact of any development, in particular the need to keep buildings on low ground leaving the slopes green

The creation of a green corridor and development that doesn't fragment the village was well supported; maintaining green spaces and leaving the ridge line was seen as a good way to keep Long Ashton separate from the rest of the south Bristol urban extension. This view was tempered with the comment that the site would help provide a green corridor if that area was maintained and not developed on.

Respondees also liked the fact that the proposed development was smaller than others proposed. It was felt that attention had been paid to the carbon footprint of development, incorporating the existing lake and green land, and supporting existing wildlife in the area.

It was also acknowledged that the University intended to prevent mistakes made in the previous development in the village, and thus hoped that any development would be one that the University could be proud of and a sustainable development.

One person stated that the proposed area around the lake would need management and staffing, and questioned what provision the University had made for that and its future maintenance.

- **Housing provision (21)**

Most concerns raised addressed the impact of additional housing from all the proposed new developments rather than the University site on its own.

There were comments that Bristol wishes to challenge Birmingham and Manchester in size, and that faced with plans for so many additional homes in the area, the situation is untenable, inappropriate and unnecessary.

A number of people pointed out that any development needs to be on smaller scale, with people commenting that there are very few homeless in Bristol and a number of houses in the area (part of new developments) are still not sold.

There was tentative support for the University's proposal for low density housing although it was felt that the proposal of 35 per hectare could be improved upon.

It was also suggested that should any development go ahead then this should create as small a land footprint as possible and that any dwelling be of good quality and meet the high eco standards stipulated for all new homes. One person acknowledged the University's intention to pay attention to the quality of dwellings particularly with regard to providing homes that met energy saving criteria.

One person also stated that they were not against affordable housing, citing the fact that Bramley Copse (shared ownership) has made that end of the village more attractive.

- **The University's intentions (7)**

It is clear that the previous University land sold in Long Ashton and developed by Wimpey is seen by some as a challenge to the University's intentions with regards to the development proposals for this site.

People queried references to community facilities which have not been provided by Wimpey and questioned how the University would be able to control and manage any future development.

One person stated that they saw the possible development not as an extension to the village but as an extension to Ashton Park, only becoming possible after Ashton Park and its road links to the A370 and A38 have been constructed.

Another person asked what guarantee the University could give that it would not accept money and hand over the land to another developer.

In particular one resident in Fenshurst Gardens, affected by the Wimpey development stated that the University needs to maintain control over these new proposals.

One person supported the fact that the University proposes to maintain a stake in the planning and development process, hoping that the University would be sensitive to the type of development proposed.

- **Schools and other facilities(7)**

It was commented that the large number of houses would attract families and that the one primary school in Long Ashton would not be able to cope with that extra demand. There are currently not enough school places in Long Ashton, and one person stated that bad planning from the previous University development had led to a shortage of school places for key stage 1 children.

It was felt that a new school was essential so that all young children could go to school in the village where they live, though this was tempered with the comment that it may not happen. There was a request for clarification on how and when the school would be built, and how the extension to Birdwell School would integrate with the proposals.

Opinion was divided between those residents who felt the village required additional retail facilities and not just improvement of existing shops and those who felt no additional retail facilities were required.

There was also concern over how healthcare facilities could be integrated.

One person stated that additional infrastructure does not follow additional development.

The following formal response was received from North Somerset Primary Care Trust: NHS North Somerset (the Trust) is specifically charged with maintaining, improving and providing medical services and facilities to the existing and future needs of the district. We note that the presentation mentioned previous contact with the Trust however we see this as on process that will evolve as this particular proposal and other developments in that particular locality come forward.

In Long Ashton and adjoining areas there are a number of existing medical facilities which the Trust commissions or owns. It is vitally important that the development does not prejudice or impinge upon these existing operations and properly recognises and successfully responds to any impacts resulting from the proposals.

The various development proposals in the locality are likely to result in the need for additional services and facilities. Accordingly the proposals should provide a flexible and supportive framework for the future expansion, redevelopment, relocation or provision of health care facilities within the area.

The planning situation in the locality is presently fluid and therefore the Trust would welcome further discussions with developers to ensure proper delivery of health care service

Parking (3)

It was felt that parking provision to housing areas would not be enough if at 1.5 per dwelling as an average, and there would be nothing to stop people parking on the main route through the development.

Lack of parking in the village was highlighted as a problem that would be exacerbated if not enough parking is provided at the train station. It was felt that to have only one car park south side of the railway line will result in on-street parking in the vicinity of Birdwell School. Football fans may also try to park at the train station before a match therefore causing severe traffic problems within the village.

• Miscellaneous

It was suggested that the design team meet with the “Transition Long Ashton” group. The group is particularly interested in promoting sustainable communities and is about the village working together to meet the challenges of climate change. One member stressed that the University should consider carefully before building any more houses on land that is part of village heritage.

Two comments were received relating to employment opportunities in the area, one querying what job opportunities there were in the area and the other stating that the concept of the SW Bristol Urban Extension was based on unrealistic employment figures, and there is not the infrastructure to support additional development.

• Additional comments:

- Suggestions of an additional park and ride to be sited away from the village.
- Concern over shared surfaces between cyclists and pedestrians. Elderly and disabled particularly concerned as would not feel safe.
- Drainage needs to be considered – some problems now.
- Concern that some of the dwellings have north facing gardens
- Recent return of bats to the area following an absence of several years following the original Research Station development. Please ensure the mitigation works continue.
- RSS goes against previous planning strategy.
- The greedy capitalistic principles of a bureaucratic government funded organisation. What will you do with the money - give free university education for all impacted in the region or fritter money away into your gold lined pension plans?
- Why not give the village a chance to buy some of land for community orchards or food projects. What about educating people and children about climate change peak oil and need to learn skills to be able to feed ourselves.
- Hope we can delay RSS long enough for Conservative government in power and they keep promise of not to build on green belt.
- The stream past the lake was proposed by Avon Wildlife Trust for a nature reserve and surveys were carried out. Unfortunately due to lack of volunteers it went no further. Maybe the lake could be used in the same way.
- What is the provision for vehicle access both during and after construction

Response to consultation feedback and next steps

There was criticism from one person that the opening times for the consultation made it difficult for parents with children to visit on their own as 3pm was too close to school pick up time and

not all parents wanted to take children with them to view the exhibition. This comment was accepted and the team will try to amend the opening times for the next round of consultation.

Holding the public consultation event at a time when other development proposals have been submitted has increased opportunities for people to raise other issues outside the brief of this event such as concerns generally about the level of proposed development in Long Ashton. Local residents have also understandably used this consultation as a forum for raising strong opposition to any development at all within the area.

The University of Bristol recognises that many of those living and working in Long Ashton are strongly opposed to any expansion whatsoever in the area. The University land nevertheless lies within the area of search shown in the draft South West Regional Spatial Strategy (SWRSS) and has the potential to accommodate part of the proposed extension of Bristol to the southwest.

Whilst publication of the RSS has been delayed, this does not mean that the issue of the urban expansion of Bristol has gone away. Important planning issues and proposals will have to be resolved one way or another, and the University has to be part of the debate if it is to avoid losing any potential opportunity to achieve appropriate development and thereby secure resources that could be of major importance to its education and research mission.

As the University and its project team have stressed throughout the consultation, it is also important that the team work with the other developers to knit together a sustainable and workable proposal to meet the requirements of the RSS and proposed urban extension.

Bearing all this in mind, the University's intention now is to proceed with working up more detailed proposals. This round of consultation has proved insightful and particularly useful, and the aim is to continue to engage local residents in the process of developing proposals that are well considered and take proper account both of local needs and of emerging plans for the city-region. The overwhelming opposition to any development is recognised, but the University remains committed to encouraging feedback and input to shape the emerging proposals to good effect.

A second round of consultation will take place in October 2009 when further feedback will be invited prior to submitting a planning application in November 2009.

Appendices – included as separate pdf

- Appendix A – Stakeholder presentation
- Appendix B – Exhibition boards
- Appendix C – Postcard invitation/flyer
- Appendix D – Catchment area for mail drop
- Appendix E – Website postings
- Appendix F – Public Notice, Bristol Evening Post, 9 September 2009
- Appendix G – Stakeholder workshop Q&A matrix
- Appendix H - September Consultation comments form
- Appendix I –Detailed letters in response to consultation