

Strategic Planning Policy and Specialist Advice Team
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By email: planningldf@southglos.gov.uk

Date 8 January 2016
Our ref 31243/NT/JMi/10496166v1
Your ref

Dear Sir/Madam

South Gloucestershire Council PS&P Plan and Call for Sites (January 2016) – Submission on behalf of CEG

We are instructed by CEG to submit representations to the Regulation 18 Consultation regarding the Policies, Sites & Places Plan (PS&PP) and the associated Call for Sites. A promotion agreement is in place with the landowners as detailed on the attached Call for Sites form.

The landowners control a significant area of land to the west and south of Charfield. This land was submitted under the Call for Sites process (Site ID: SG0074/SG0075/SG0076) for the Joint Spatial Plan (JSP) in January 2015 by another party. In accordance with the guidance provided within the PS&PP consultation document, a reduced site has been submitted in response to the Council's invitation for smaller self-contained sites that can assist short term housing delivery within the next 5 years.

It is our view that this smaller land parcel (see accompanying plan ref: IL31350/01-001) can deliver circa 150 dwellings within the next 5 years, with any further development in Charfield considered via the JSP and Local Plan Review process. There are a number of reasons why the site merits allocation within the emerging Policies, Sites & Places Plan, including:

- 1 The recognition within the PS&PP that planning for residential development to meet demand from a range of different markets, including the sustainable rural settlements, will improve the overall housing delivery rate and help to 'significantly boost' housing supply, therefore securing an important national planning policy objective (NPPF para 47);
- 2 The recognition within the PS&PP, the two recent Charfield appeal decisions and the draft JSP that the settlement is a sustainable location for strategic growth in addition to the main towns of Thornbury, Yate & Chipping Sodbury. Further growth of this settlement should be supported, particularly at a level which can further support and enhance existing and required infrastructure;



- 3 The representations confirm that the additional allocation in Charfield will not impact on existing or future construction rates and will not lead to an unsustainable level of growth (see PS&PP representations, Questions 3 and 4 and the Call for Sites form);
- 4 The site will positively contribute to the community aspirations for Charfield (see Call for Sites form);
- 5 The site is self-contained and its sustainable and accessible location adjoining the western edge of the settlement will not adversely affect the overall character of Charfield; and
- 6 The site has no known constraints, is located outside of the Bath & Bristol Green Belt and is located within Flood Zone 1. There is also no major infrastructure requirements required to enable delivery of the site and therefore no reason why it cannot be successfully delivered within the next 5 years.

Whilst the site is self-contained and will not be reliant on wider infrastructure, our client also controls significant land to the west and south of Charfield which provides a long term opportunity for planned sustainable growth. Representations will be made to the JSP and Local Plan Review to promote the strategic opportunity and its ability to assist the re-opening of the railway station. This initial site could however be developed independently without prejudicing the wider development opportunity.

We would welcome further discussion with the Council regarding the development of this site. As stated CEG has a promotion agreement to take the site forward through this process and we will be in a position to provide additional evidence regarding viability and background studies in the near future.

Yours faithfully



Andy Cockett
Senior Director, Head of Bristol Office



Policies, Sites and Places Plan – Call for Sites Response Form

This form should only be used by landowners and developers that are promoting a site for inclusion in the PSP Plan.

Comments are invited on the issues set out in paragraphs 19.1 – 22.2 of the PSP Plan Regulation 18 Consultation document in respect of the suitability, availability and achievability of potential housing sites. The purpose of these questions is to gauge potential preparedness to engage constructively in a possible planning application process, likelihood of achieving policy compliant schemes and early delivery of dwellings.

Comments related to the general methodology and process should be set out on the response form for the Regulation 18 Consultation document, available online: www.southglos.gov.uk/PSPconsultation

Please note that freedom of Information regulations mean that the Council cannot treat any information supplied confidentially.

For enquiries or assistance please contact the Strategic Planning Policy and Specialist Advice Team 01454 863469 or planningLDF@southglos.gov.uk

1. YOUR DETAILS

Ref Number (for office use only)

Name

Mr Andy Cockett

Company/Organisation
(If relevant)

Nathaniel Lichfield & Partners

Address

One Temple Quay
Temple Back East
Bristol

Postcode

BS1 6DZ

Telephone

Email address

I am

(please tick all those that apply)

Owner of part of the site

Land agent

Planning consultant

Developer

Affordable Housing Provider

Amenity/Community Group

Local resident

Other

2. SITE DETAILS

Site address	Land at Wotton Road, Charfield
Site Postcode	GL12 8TP (nearest known postcode)
Grid ref. (if known) e.g. 367712,177756	371849 / 192023
Site area (hectares)	6.6ha
Current use(s)	Agricultural
Relevant Planning History (if known - please include any relevant planning application reference number(s) and confirm if the site has previously been submitted in response to a call for sites for the PSP or other Local Plan process).	<p>From the Council's planning history search tool, we are aware that there are a number of historic applications / appeals for residential development which incorporates the site in different guises. However, these applications/appeals are 30-40 years old and therefore cannot be considered relevant.</p> <p>To our knowledge, the site has not been submitted previously for consideration as part of the PS&PP DPD. However, the site was submitted as part of a larger site and with two other land parcels elsewhere in Charfield (Site ID References: SG0074/SG0075/SG0076) as part of the JSP call for sites process. Please note, this was submitted by a different party.</p>

3. PROPOSED FUTURE USES AND CAPACITY

Please indicate if the proposal is for 100% residential or a mixed use scheme (and if so the intended proportions and respective capacity of each use.)

The site is capable of providing circa 150 residential dwellings plus a significant area of public open space to be located to the west of the site where the topography rises. Please see the accompanying plan (Ref: IL31350/01 -001 for further detail.

Please state how your proposal is proportional to the existing size and character of the settlement. E.g. % increase of existing settlement (Demographic data on existing settlement size is set out in the Rural Villages and Settlements Topic Paper (2015)

The demographic information provided within the Rural Villages and Settlements Topic Paper (2015), implies that at 2011 Charfield had a population of circa 2,264 people and 890 dwellings. The data also shows there have been no further dwellings developed over the period 2011-2015.

The 2011 data implies an average household size of 2.54. The proposed development will provide circa 150 dwellings and would increase population and dwelling numbers by circa 16.8%.

Charfield has however been assessed by the Council as being very sustainable, ranking within the second tier of the most sustainable settlements.

In addition, Frampton Cotterell which scored very similarly to Charfield in

terms of sustainability in the Rural Villages & Settlements Topic Paper has over double the population.

It is our view that given its sustainability credentials, Charfield can accommodate additional growth, far beyond what is being proposed by this call for sites submission. Indeed, the village has been identified in the draft JSP Issues & Options document as being a potential Strategic Location for sustainable growth and two recent appeal decisions have highlighted the settlement's suitability for additional residential development.

The site is relatively self-contained and its location adjoining the western edge of the settlement will not alter the overall character of Charfield. As such, given the sustainability credentials of Charfield and its position within the settlement hierarchy, the site would be proportionate to the size of the settlement and represent an appropriate development site within the next 5 years.

Please state how your proposal will address/contribute to the community aspirations established during previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document

Charfield Parish Community Aspirations:

1. **Measures to reduce speed and provision of crossing facilities** – if deemed suitable at the time, a contribution through CIL/S106 can be made to provide/improve crossing facilities in the vicinity of the site. The site entrance would be designed to reduce speeds on the entrance into Charfield.
2. **Provision of a greater number and range of retail facilities** – retail facilities will only generally locate where there is a high enough population to make them viable. As such, it is unlikely that there will be a step change in retail provision without an increase in housing.
3. **Seek improvements to road and pedestrian safety** - if deemed suitable at the time, a contribution through CIL/S106 can be made to provide/improve road and pedestrian safety measures. See also Point 1 above.
4. **Seek provision of youth facilities** – Funds delivered via S106/CIL could potentially assist with the provision of youth facilities. In addition, more houses are more likely to ensure that such facilities remain viable.
5. **Seek provision of allotments** – the site is of a sufficient scale to include the provision of allotments linked to the wider public open space. Alternatively funds delivered via S106/CIL could also assist with allotment provision elsewhere in the settlement.
6. **Seek provision of local GP health facilities** - Funds delivered via S106/CIL could potentially assist with health facility provision. Additional homes will ensure that any new facilities will be more viable.
7. **Seek provision of café** – retail facilities will only generally locate where there is a high enough population to make them viable. As such, it is unlikely that there will be a step change in retail provision without an increase in housing.
8. **Seek pedestrian and cycleway links to neighbouring towns and villages** – if deemed suitable at the time, a contribution through CIL/S106 can be made to provide/improve pedestrian/cycle links in the vicinity of the site. The existing Public Rights of Way through the site will be maintained and enhanced.
9. **Accommodation suitable for older people and smaller households** – such accommodation could be provided on the site subject to additional discussion with the Council's housing department and an analysis of market need.

utilities are available to the site.

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Have or are consultants engaged to undertake any studies or design work? **(Yes)**

If so who and when? Please provide details. Please indicate if those studies may be made available to the Council?

Work is currently being undertaken at the site and there are no apparent constraints which would delay or restrict development on the site. Additional information on the site's deliverability will be shared with the Council moving forward as it becomes available.

Please indicate an approximate timescale for delivery (no. of dwellings per year):

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	50	50	50	

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? (No)

If so please provide details, of when and any conclusions.

Has any proposed scheme been financially appraised? (Yes)

If so did the appraisal conclude that a development would be viable and provide a reasonable return to the landowner? (Yes - Viable)

Can any assumptions and or the appraisal work be provided to the Council? (Not at this stage due to on-going negotiation)

Have any soil investigations been undertaken? (No)

If so was any significant contamination found or need for further investigations advised? Please provide details.

The site is greenfield and has never been developed. It is considered unlikely that the site would be subject to contamination.

Is the site subject of a Local Green Space nomination or any other such designation? If so please provide details below.

The eastern section of the site was nominated as Local Green Space (Refs LGS 501 and LGS 502). We understand that a response form objecting to this nomination was submitted by Barton Willmore on behalf of the landowners and Taylor Wimpey UK (who were promoting the site at that time). We understand that it is the Council's intention not to support the nomination of the site as it clearly does not satisfy the required LGS criteria.

*With regard general site constraints the Council retains significant information and expertise with regard these issues. The Council **does not** advise that such studies should be commissioned at this time if not already done so. Depending on the Council's initial considerations interested parties will be advised where necessary if and when additional study work should be undertaken to support a proposed allocation.*

Would the site impact on any landscape, ecological, archaeological or built heritage interests? Please provide use the box below to provide information of any such interests where known and the details of studies undertaken.

Two Public Rights of Way cross the site and the retention of these PROWs will be considered as part of any future scheme design.

In terms of visual impact/landscape, views into the site from the B4058 are limited. When within the site, again the majority of views are short distance from the PROWs. Due to the topography of the site which rises to the west long distance views are possible from the east and as a result a significant area of public open space will be proposed on the more sensitive slopes. From the west the site is generally viewed in the context of existing development to the north and east, thereby significantly limiting visual impact. Any future proposals would be supported by a comprehensive landscape and visual impact assessment.

In terms of heritage issues, the asset closest to the site is The Old Rectory (Grade II) located to the north-west of the site. However, due to existing landscaping, views to this listed building are limited. Therefore, whilst full regard will be given to its setting in any future design, it is unlikely that the development will have substantial harm on this asset particularly due to the significant landscape and public open space proposed to the west. St John's Church (Grade I) and War Memorial (Grade II) are located to the east but

are some distance from the site and there would be no direct impacts. Again, this building and its setting will be given full regard at the design stage. However, it is considered that sympathetic design can overcome any perceived issues of impact.

Up to date ecological surveys will also be undertaken at the site. However, due to its agricultural use, ecology is likely to be limited to the hedgerows/boundary landscaping which will be retained as far as is feasible thus limiting any impacts.

Is the site known to suffer from any flooding issues (river or drainage related)? Please provide details, and of any studies undertaken, in the box below.

The site is located within Flood Zone 1 and is therefore not at risk of flooding. A SUDs scheme will be implemented on the site in order to mitigate surface water run-off.

6. ADDITIONAL COMMENTS

As mentioned above, the Council should be aware that the site now being proposed via this call for sites process, previously formed part of a larger site that was submitted by another party for consideration in the call for sites submission in January 2015 to the Joint Spatial Strategy (Site ID References: SG0074/SG0075/SG0076).

However, in line with the guidance provided within the PS&P Plan consultation document, our clients have submitted a reduced site in response to the Council's statement that it would welcome information on deliverable smaller parcels of larger sites. It is our view that this reduced land parcel (see accompanying plan Ref: IL31350/01 -001) can be delivered within the next 5 years.

Our representations to the PS&P Plan highlight the sustainability credentials of Charfield which have also been acknowledged in two recent appeal decisions, by the Council through the Rural Settlements assessment and by the draft JSP with its recognition of the Village's potential as a sustainable area for strategic growth.

Indeed, in view of the Council's recognition that additional allocations are likely to be needed in the villages and settlements located in the rural areas, Charfield would appear to be the most appropriate and sustainable location.

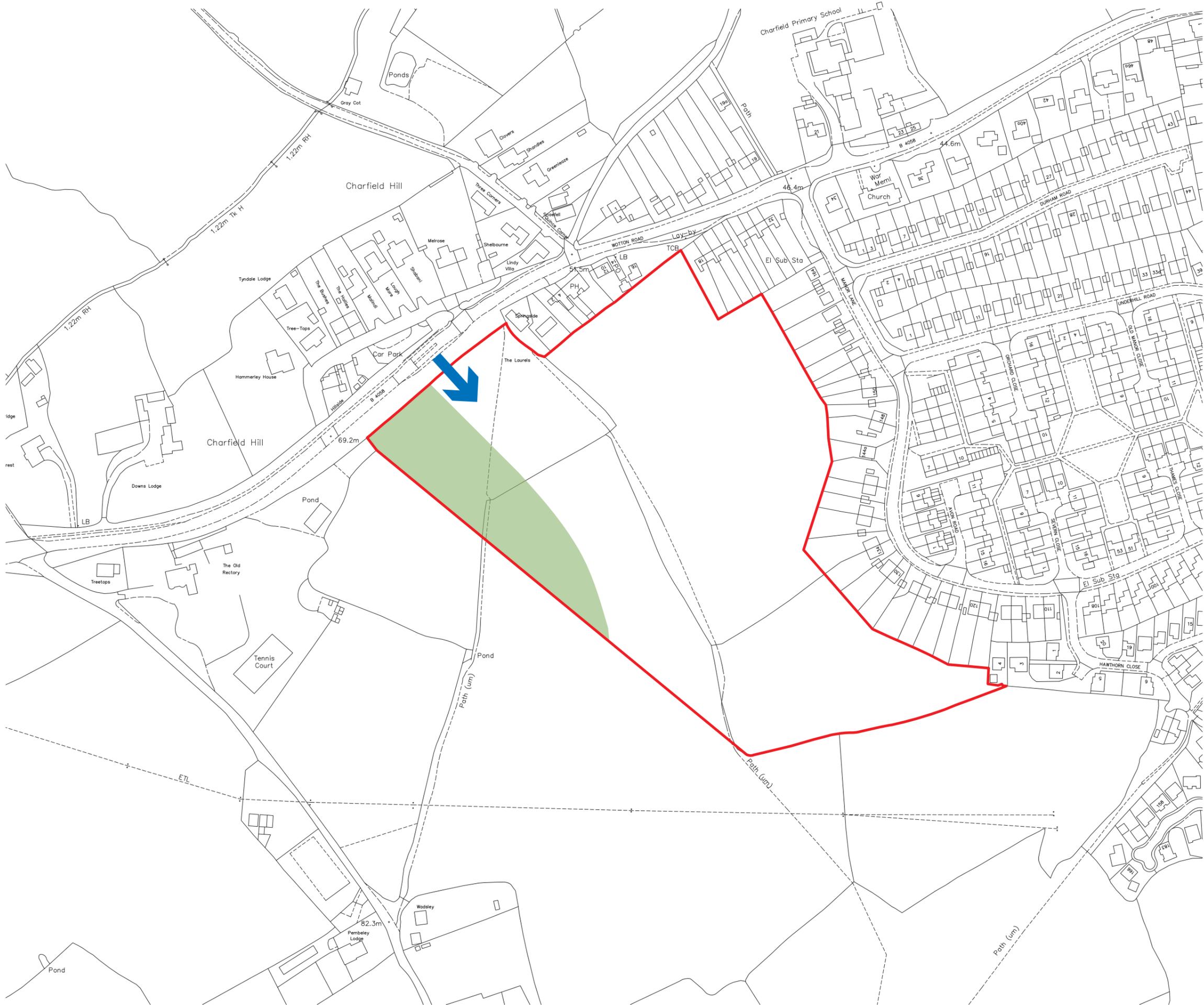
This site is available now, and has a promoter on board and is capable of delivering 150 units over the next 5 years.

The site also has no known constraints, is located outside of the Bath & Bristol Green Belt and is in Flood Zone 1. There is also no major infrastructure requirement to enable delivery of the site and therefore no reason why it cannot be successfully delivered within the 5 year period.

Whilst the site is self-contained and will not be reliant on wider infrastructure, our client also controls significant land to the west and south of Charfield which provides a long term opportunity for planned sustainable growth. Representations will be made to the JSP and Local Plan Review to promote the strategic opportunity and its ability to assist the re-opening of the railway station. This initial site could however be developed independently without prejudicing the wider development opportunity.

We would welcome further discussion with the Council regarding the development of this site. As stated earlier in the representations, CEG has a promotion agreement to take the site forward through this process. As such, we would be in a position to provide additional evidence regarding viability, background studies etc. in the near future.

The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.



KEY

- Site boundary 
- Indicative access point 
- Indicative public open space on upper slopes 

nlp Nathaniel Lichfield & Partners
 Planning, Design, Economics.

Project	Charfield
Title	Land at Wotton Road, Charfield
Client	CEG
Date	January 2016
Scale	1:2500 @ A3
Drawn by	SG
Drg. No	IL31350/01 -001

