



West of England Joint Spatial Plan

Justification of the requirements for the
12 Strategic Development Locations
7.9 Charfield



NOVEMBER 2018

Joint Spatial Plan Examination

WED 004I: Justification of the requirements for the 12 Strategic Development Locations in Policy 7.1 - 7.12 (Nov 2018)

SDL Policy 7.9 Charfield

Introduction

1. The Publication JSP (November 2017) identifies Charfield as accommodating up to 1,200 additional dwellings in the plan period (to 2036). Developments already planned in South Gloucestershire (Core Strategy 2013) have been focussed in large extensions to north and east fringe of the Bristol urban area, Yate and Thornbury. Strategic development in Charfield would therefore assist in addressing housing needs and demand for new homes in the north of the district where there has been little significant growth in recent decades and will contribute to the provision of a wider range of locational options for new housing and employment across the district. The village is also located outside the Green Belt. New housing will strengthen the sustainability of the location by providing the stimulus for new local services, facilities, employment opportunities and a comprehensive green infrastructure network. It will support a case for reopening the station, and investment in the strategic road network (M4 J14) as well as deliver rural bus improvements.
2. Charfield benefits from a limited number of local services and facilities and has land reserved for the re-opening of a rail station. The JSP proposals represent transformational change which will require significant improvements to existing infrastructure to accommodate the new development in a sustainable manner.
3. New housing will strengthen the sustainability of the location by providing the stimulus for new local services, facilities, employment opportunities and a comprehensive green infrastructure network. It will support a case for reopening the station and deliver rural bus improvements. Significant highway infrastructure will also be required including improvements to the Wotton Road and M5 J14.
4. Technical work published through the Locational Dashboards (**SD11C**), and SDL Templates (**SD11A**) identified potential for strategic growth at this location. This was informed by call for sites (**SD11F**) information indicating land availability. These locations are set within the wider Spatial Strategy underpinning the JSP.

	JSP Criteria	Reasoned Justification	Proposed Amendments
1	<p><i>Provide around 1200 dwellings, including affordable housing, to be developed within the plan period. New housing should expand the range of types and tenures available in the village.</i></p>	<p>Submission Document SD11C (p31) indicates potential for additional strategic growth at Charlfield. Document SD11F (Maps 3 and 4 on p31-32) provides the call for sites submission indicating land availability.</p> <p>SD11A (p67-71) describes key constraints, opportunities, developer interests, actions required and provides a Concept Diagram. A standard methodology for calculating housing capacity has been used and this is explained in document SD11B.</p> <p>Discussions remain ongoing with the landowner interests, specialist officers and statutory partners in respect of the land-uses. Discussions are also ongoing in respect of the extent of developable areas and therefore allocation boundaries, particularly to the southeast and southwest of the village. Based on technical work undertaken to date, SGC considers that around 1,200 dwellings and supporting infrastructure is achievable in the plan period (to 2036).</p> <p>JSP Policy 3 and the evidence papers that support it will require Affordable Housing to form part of the mix of dwellings in order to provide for mixed and balanced communities. The NPPF (Paragraph 50) and SGC Core Strategy policy CS17 requires new development to provide a choice of tenure and type, having regard to the existing dwelling mix in the locality. This policy will be reviewed as part of the new Local Plan.</p>	
2	<p><i>The future role and function of existing retail and community assets and remaining greenfield land parcels within the centre of the village adjoining the Wotton Road will firstly be reviewed in consultation with the local community to ensure future needs are assessed, new and existing facilities make the most efficient use of land and they assist to maximise the sustainability of the expanded village.</i></p>	<p>In relation to the remaining greenfield land parcels identified in this criterion, a planning application (PT16/6924/O) for 121 dwellings on the last remaining significant greenfield site in the centre of the village was granted on appeal in August 2018.</p>	<p><i>The future role and function of existing retail and community assets and remaining greenfield land parcels within the centre of the village adjoining the Wotton Road will firstly be reviewed in consultation with the local community to ensure future needs are assessed, new and existing facilities make the most efficient use of land and they assist to maximise the sustainability of the expanded village.</i></p>

<p>3</p>	<p><i>Replacement of the existing primary school with a new 3FE school in a central village location and contributions to delivery of an expanded secondary school in the locality, and or the delivery of a new all through 3-16 school at Buckover Garden Village.</i></p>	<p>Technical evidence published in document SG12A (p41-44) explains how school places are planned for. SGC use a pupil projection model to inform the schools required on each development. The LEA has indicated that the existing primary school is at or very near capacity. The preference would be for the existing school to be replaced by a new 3 form entry school in a central village location. Additional secondary capacity will also be required to support development in the north of the district. A SGC School Place Planning Board has been convened, which will discuss place planning and improve oversight of proposals and projects. The School Place Planning Board is responsible for the identification of ‘scheme(s)’ to provide for demand arising from the Strategic Development Locations.</p> <p>The NPPF (2012) (para 72) and SGC Core Strategy policies CS6 and 23 require new development to provide or contribute towards new community facilities including schools, commensurate with the scale of development. The CIL charging schedule and Reg123 list and core strategy policies will be reviewed as part of the new Local Plan process.</p>	
<p>4</p>	<p><i>New and/or improved retail and community facilities.</i></p>	<p>The NPPF (2012) (para 69-70 & 73 and SGC Core Strategy policies CS6, 23 and 24 require that new development provides or contributes towards new community facilities commensurate with the scale of development. The CIL charging schedule, Regulation 123 list and CS policies will be reviewed as part of the new Local Plan process.</p> <p>New convenience retail and other class A uses are required to capture local demand and thus reduce trips to other settlements for daily needs and to assist attract new employment opportunities to the expanded settlement.</p> <p>Retail advice sought from DPDS in respect of a planning application (PT16/6924/O) for 121 dwellings concluded that a site of about 0.5ha for 600-900m2 GIA of new retail / convenience space was required in a central location to support the expanded settlement (1200 homes). See WED 402</p>	<p>To clarify the Public Open Space needs.</p> <p><i>New and/or improved retail and community facilities, <u>including outdoor sport pitches.</u></i></p>

<p>5</p>	<p><i>A minimum of 5 ha of new employment land (traditional B-use classes) distributed within the development areas at appropriate locations.</i></p>	<p>JSP Policy 4, the NPPF (2012) (paragraphs 20,21 and 37) require that employment uses are planned alongside new homes to provide for jobs and reduce commuting.</p> <p>Charfield and its surroundings have a high rate of out commuting for work. However, it has some significant existing employment assets including the Renishaws complex, Tortworth Hall hotel and the Leyhill Prison Site as well as a range of local businesses. Located near the M5 motorway between Bristol and Gloucester and prospective rail station, it therefore has the potential to attract other employers into the area. Additional employment provision would enhance the vitality of the location but also potentially assist reduce trip rates out of the locality.</p> <p>WOE 03 Annex 1 confirms the WoE Councils intend to publish for consultation updated evidence on employment (p2). See WED 006.</p>	
<p>6</p>	<p><i>The new development will provide or contribute to a strategic transport package including: M5 J14 improvements, Charfield rail station re-opening, local bus services, a comprehensive Wotton Road environmental enhancement scheme, new and improved foot and cycle connections through the village and to key local destinations such as Renishaws, KLB school and Wotton-under- Edge, and including a new Charfield circular public right of way route.</i></p>	<p>Document SD16A – Transport Topic Paper 8 sets out the strategic transport mitigation measures being considered for the Charfield SDL. Transport Topic Paper 8 has now been updated see WED 007 and is supplemented with the Emerging Findings Transport Report WED 008.</p> <p>JSP Policy 6, the NPPF (2012) (paragraphs 29-34) and SGC Core Strategy policy CS8, require that new development provides or contributes towards new sustainable transport options and safe access commensurate with the scale of development. The CIL charging schedule, Regulation 123 list and the core strategy policy will be reviewed as part of the new Local Plan process.</p> <p>The impact of new development on the Wotton Road through Charfield is a prime concern of local residents. The Autumn 2016 consultation report states at paragraph 5.1 that the “most profound concerns identified were to do with road traffic [and] the dangerous nature of the main road...” see WED 400</p> <p>In accordance with national policy, there is an opportunity to improve pedestrian and cycle connections through and to Charfield, including the formation of a local ‘Greenway Group’ which is exploring with Sustrans options to provide a cycle route to Renishaws, Wotton-under-Edge and Kingswood. The existing PROW network and</p>	

		disposition of proposed development areas also provides a clear basis to develop a full circular walking route around the village. More information can be found at: http://www.southglos.gov.uk//documents/Charfield-Event-Section-2A.pdf see WED 400	
7	<i>A Green Infrastructure (GI) network will enhance and protect the Little Avon River and its flood zone, the setting to Elbury Hill and St James' Church, local SSSI, SNClS and other Listed Buildings, as well as soften views from the AONB.</i>	<p>Submission Document SD11C (p31) shows the key constraints information and indicates potential locations for additional strategic growth at Charfield. Document SD11A (p67-71) describes the key constraints, opportunities, developer interests, actions required and provides a Concept Diagram.</p> <p>National policy and guidance indicates that green infrastructure is a key and critical good practice first consideration of placemaking and master planning objectives. This desire and need to maintain and enhance critical green infrastructure is also reflected in feedback from SDL public consultation events. See, for example, paragraph 6.1 of: http://www.southglos.gov.uk//documents/Charfield-Event-Section-2A.pdf See WED 400</p> <p>JSP Policy 5, the NPPF (2012) (para 17, 56, 73 & 109) and SGC Core Strategy policies CS1, CS2, CS9, CS24 require that existing green infrastructure and heritage assets are taken account of and enhanced where possible.</p>	
8	<i>Reinforcement of the sewerage network and treatment works.</i>	Document SG12A , Appendix A – Utility Company Consultation Summaries (p21-44) notes that reinforcement of sewerage treatment facilities will be necessary. The respective developer interests are carrying out appropriate utility searches and discussions with the respective statutory providers.	