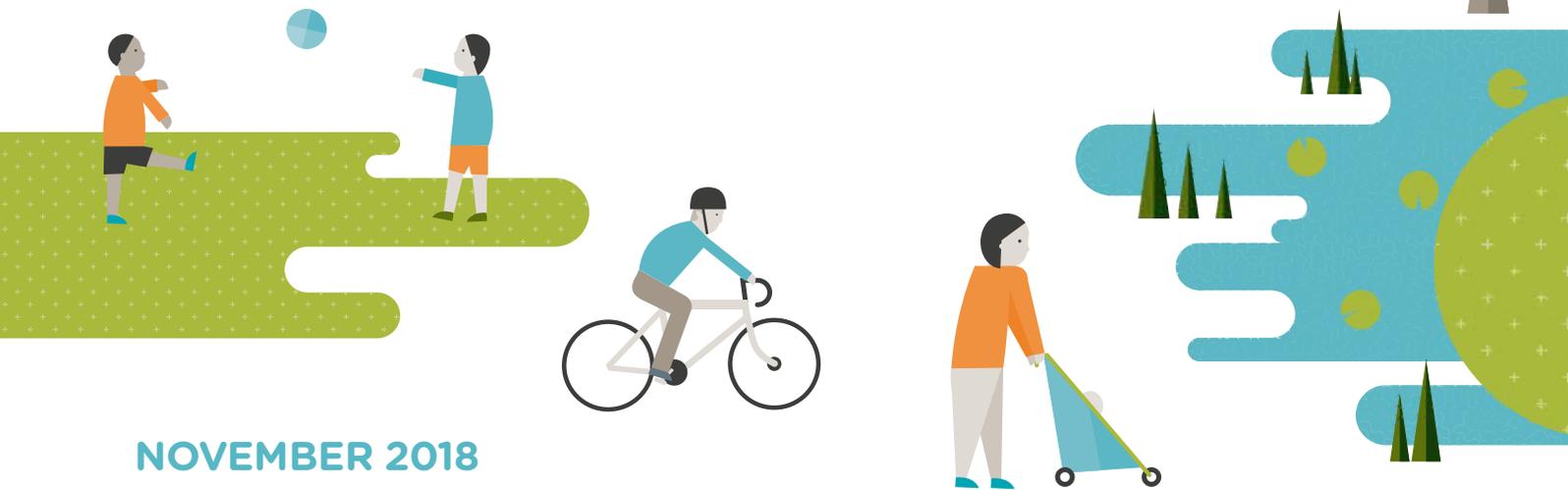


# West of England Joint Spatial Plan

Justification of the requirements for the  
12 Strategic Development Locations  
7.10 Coalpit Heath



NOVEMBER 2018

## Joint Spatial Plan Examination

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

#### SDL Policy 7.10 Coalpit Heath

##### Introduction

1. Coalpit Heath offers easy access to nearby Yate and Chipping Sodbury, Emersons Green Enterprise Area, Bristol and Bath Science Park and, destinations in the Bristol North Fringe. Strategic development along the A432 Badminton Road, in combination with proposed growth at Yate, would support investment in rail and Metrobus extension to Yate. It would support existing services and facilities and provide new services and facilities as well as employment opportunities in the locality to complement those offered by nearby at Yate, and further afield within Emersons Green Enterprise Areas and the Bristol North Fringe.
2. 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 1800 dwellings, including affordable housing, to be developed within the plan period.</i></p>	<p>Submission Document <b>SD11C</b> (p27) indicates potential for additional strategic growth at Yate and Chipping Sodbury. Document <b>SD11F</b> provides the call for sites submission indicating land availability.</p> <p><b>SD11A</b> (p73-78) 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 <b>SD11B</b>.</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 <i>around 1,800</i> 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> <p>Public consultation in Autumn 2017 highlighted the desire of local residents for planning policy to influence the type and mix of new housing provided. For more information please see: <a href="http://www.southglos.gov.uk/documents/Coalpit-Heath-Event-Section-2B.pdf">http://www.southglos.gov.uk/documents/Coalpit-Heath-Event-Section-2B.pdf</a></p>	<p>The following modification would be proposed to better align with the objectives of other SDLs:</p> <p>Provide around 1800 dwellings, including affordable housing, to be developed within the plan period.  <b>New housing should expand the range of types and tenures available in the settlement.</b></p>
2	<p><i>Provide a new local centre incorporating a new primary school, local retail outlet, and community facility/hub, and a second primary school (subject to further testing) plus contributions to a new or expanded secondary school in the wider locality.</i></p>	<p>Technical evidence published to support <b>SG12A</b> (p41-44) explains how school places are planned for. SGC use a pupil projection model to inform the schools required on each development. Additional secondary capacity will also be required to support development in the area. SGC School Place Planning Board has been convened that 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 (para 69) and SGC Core Strategy policies CS6, 23 require that new development provide or contribute towards new community facilities commensurate with the scale of development. The CIL charging schedule, Regulation 123 list and core strategy policies will be reviewed as part of the new Local Plan process.</p>	
<p><b>3</b></p>	<p><i>Incorporate up to 5ha of employment land (B-use classes).</i></p>	<p>JSP Policy 4, the NPPF (para 31 and 37) require that employment uses are planned alongside new homes to provide for jobs and reduce commuting.</p> <p>Coalpit Heath lies within the employment zone associated with Yate. Due to its proximity to the Bristol &amp; Bath Science Park, situation along the main public transport route that links BBSP and Yate, and the proposed public transport investment on this corridor, it has the potential to attract additional employment provision that would enhance the vitality of the location, and play a complimentary employment role to BBSP and the Yate employment offer.</p> <p>WOE 03 Annex 1 confirms the WoE Councils intend to publish for consultation updated evidence on employment (p.2). See <b>WED 006</b></p>	
<p><b>4</b></p>	<p><i>Provide or contribute to a strategic transport package including: Metrobus extension to Yate and Chipping Sodbury, A432 Park &amp; Ride, Yate Rail Station enhancement, the Winterbourne and Frampton Cotterell Bypass, strategic cycle route and local bus services. Vehicular access will be off Badminton Road/Frog Lane, Roundways and Woodside Road.</i></p>	<p>Document <b>SD16A</b> – Transport Topic Paper 8 sets out the strategic transport mitigation measures being considered for the Yate and Coalpit Heath SDLs. Transport Topic Paper 8 has now been updated <b>WED 007</b> and is supplemented with the Emerging Findings Transport Report <b>WED 008</b>.</p> <p>JSP Policy 6, the NPPF (paragraphs 21 and 37) 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>Public consultation undertaken in Autumn 2017 highlighted transport and the impact of additional traffic on Badminton Road as a key concern for local residents. Points for further consideration in the masterplanning process included the need to consider options to improve the environment of Badminton Road for all users. For more information, please see: <a href="http://www.southglos.gov.uk//documents/Coalpit-Heath-Event-Section-2B.pdf">http://www.southglos.gov.uk//documents/Coalpit-Heath-Event-Section-2B.pdf</a> see <b>WED 400</b></p>	<p>The following modification would be proposed to align with Strategic transport proposals:</p> <p>The new development areas will provide or contribute to a strategic transport package including: MetroBus extension to Yate and Chipping Sodbury, A432 Park &amp; Ride, <b>A432 strategic cycle route</b>, Yate Rail Station enhancement, the Winterbourne and Frampton Cotterell Bypass, <b>and the Coalpit Heath/ Westerleigh bypass</b>. Vehicular access will be off Badminton Road/ Frog Lane, Roundways and Woodside Road.</p>

<p>5</p>	<p><i>Establish a Green Infrastructure network that will reinforce a new Green Belt boundary along the rail cutting, provide attractive routes through the site to the nearby countryside (including along the historic Dramway), break up development impact along the ridgeline and protect the setting of nearby Listed Buildings.</i></p>	<p>JSP Policy 5 acknowledges the role of Green Infrastructure in delivering multiple benefits for people, place and the environment, and this reflects the NPPF and SGC Core Strategy policies CS1, CS2, CS9, CS24 which require that existing green infrastructure and heritage assets are taken account of and enhanced where possible.</p> <p>Consultation events in Autumn 2017 reinforced the importance local residents attach to safeguarding of greenspace in this location.</p> <p>Submission Document <b>SD11C</b> (p27) shows the key constraints information and indicates potential locations for additional strategic growth at Coalpit Heath.</p> <p>Document <b>SD11A</b> (p71-78) describes the key characteristics, opportunities, and actions required for this SDL and provides a Concept Diagram.</p> <p>Green Infrastructure can assist in defining revised boundaries of Green Belt alterations, which respond positively to the NPPF.</p>	<p>The following modification would be proposed to better reflect the emerging Local Plan policy formulation and evidence base:</p> <p>Establish a Green Infrastructure network that will contribute to defining a new Green Belt boundary along the east and southern edges of the SDL, provide attractive routes through the site to the nearby countryside (including along the historic Dramway), <del>break up development impact along the ridgeline</del> <b>enhance the existing topography of the site, particularly existing</b> ridgelines, and protect the setting of nearby Listed Buildings.</p>
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