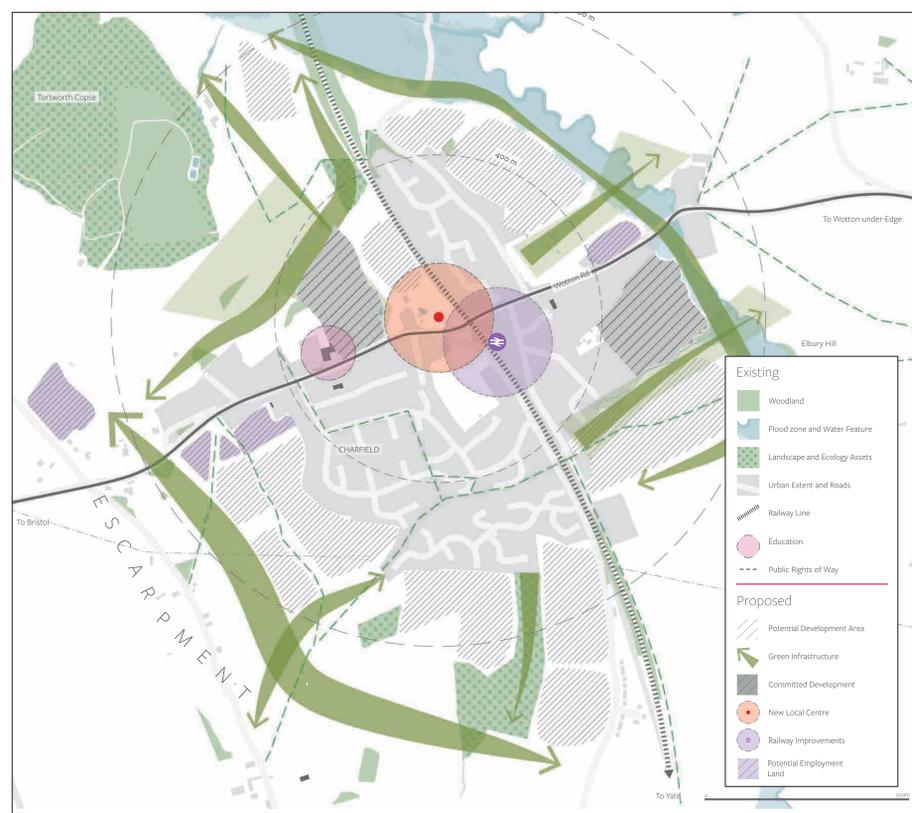


# THE LOCAL PLAN PROCESS IN SOUTH GLOUCESTERSHIRE

## The Council is planning for new development across South Gloucestershire over the coming years.

- SGC's new Local Plan is informed by the final Joint Spatial Plan (JSP), produced by South Gloucestershire, Bristol City, Bath & North East Somerset and North Somerset Councils, which guides where 105,500 new homes will go up to 2036 (32,500 in South Gloucestershire)
- JSP identified Strategic Development Locations (SDLs) to help meet very pressing need for new homes. Charfield is one of five of these in South Gloucestershire
- Extensive consultation on the JSP completed in January 2018
- Following approval by the Councils, the JSP has now been submitted to the Secretary of State for Public Examination later this year
- An Independent Inspector will decide if plan is sound (having regard to national planning policy) or make recommendations for the various Councils to consider if they accept or reject. A final decision on the Plan is expected in 2019.



Concept Diagram: West of England Joint Spatial Plan Strategic Development Location Templates

## PUBLIC CONSULTATION

More than 200 people attended South Gloucestershire Council's (SGC) public consultation in Charfield in September 2017. A report was produced following this event and is available on the SGC website and at today's event. Key headlines identified in the report included:

- Strong community/village spirit identified as key quality
- Access to the countryside and walking is popular
- The relatively modest existing community facilities of Charfield were appreciated and seemed to be well-liked and used
- Road traffic was identified as a key issue
- A large majority of responses cited difficulties in exiting side-roads and speeding traffic and the blind 'chicane' caused by the rail bridge making it difficult for pedestrians to cross Wotton Road
- The presence of the school on Wotton Road was noted as a concern by some
- Public transport provision was regarded as weak, particularly in the evenings
- The lack of local primary healthcare care facilities was seen as the main infrastructure deficit. The well-respected local school was also noted as being 'at capacity'. The retail and leisure facilities of the village were thought to be in need of improvement.
- Provide a better housing mix, particularly smaller homes, elderly provision and opportunities for self-build
- Suggestions were made regarding improvements for public transport, the potential locations for a new railway station, a local centre with shops, healthcare and community facilities and a new village school
- A mixture of views were expressed regarding employment provision with a desire to improve existing employment space
- An around the village greenway walk

## THE REPORT CONCLUDES:

- Deliver infrastructure alongside housing growth
- Identify central location for 'local centre' including public realm/open space
- Integrate Neighbourhood Plan aspirations in Masterplan Brief
- Include network of green routes and links to wider landscape
- Undertake work to improve Wotton Road as a better and safer environment
- Explore secondary road improvements, railway station location and opportunities for new village school/healthcare provision

## In terms of the future, key aspirations are:

- Retain green space and beauty
- Retain character and village aspect
- Make Wotton Road road safer
- Deliver infrastructure improvements, particularly highways improvements as early as possible

## TODAY'S EXHIBITION

In response to the emerging JSP and new Local Plan, CEG and Bloor Homes have organised today's event to enable Charfield residents to view masterplans for two of the potential locations for growth in Charfield. These include new infrastructure, facilities, services, transport and green space alongside new homes.

We are keen to work with the community to deliver benefits and welcome your feedback. Please complete a questionnaire today or at [www.future-Charfield.co.uk](http://www.future-Charfield.co.uk)



# STRATEGIC PLANNING

**Charfield is identified as a suitable and sustainable location for growth. It is not in the Green Belt and growth in strategic development locations could also assist to make the case for public transport improvements such as links to MetroBus/ supporting reopening of Charfield railway station.**

A copy of the JSP policy for the Charfield SDL is available on the Council's website and on request today. It explains that development around Charfield will comprise a number of sites around the village which will be brought forward in a comprehensive way. A summary of what all the sites could achieve is provided below:

- Provide around 1,200 homes, of a mix of types and tenures, including affordable housing
- Deliver new and/or improved retail and community facilities, making the most efficient use of land and maximising the sustainability of the expanded village
- Deliver new primary education within Charfield and contribute to the delivery of an expanded secondary school in the locality
- Supply new employment land
- 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, schools and Wotton-under-Edge, and a new Charfield circular public right of way route
- Enhance the village's green infrastructure network and protect the Little Avon River and its flood zone, the setting to Elbury Hill and St James' Church, local SSSI, SNCIs and other listed buildings, as well as soften views from the AONB

More information can be found on the Joint Spatial Plan (JSP) at: [www.jointplanningwofe.org.uk](http://www.jointplanningwofe.org.uk)

## CHARFIELD NEIGHBOURHOOD PLAN

Charfield has started to prepare a Neighbourhood Plan. Neighbourhood Plans are produced in accordance with the strategic policies of the district wide Local Plan, are evidence-based and subject to a local referendum and public inquiry. CEG and Bloor are keen to work with the Charfield Neighbourhood Plan group and welcome the group's input.

### The Charfield Neighbourhood Plan team has provided an update:

Charfield Neighbourhood Plan is now able to move forward again after a significant period of limbo whilst local authority plans were being developed and drafted. The important objectives are now to influence development forced on the village in a way which Charfield residents indicate is acceptable, needed and desired. We are hoping that developers will liaise with us and respect the evidence and wishes that the CNP represents.

Artist's Impression



# DELIVERING NEW INFRASTRUCTURE

**The emerging proposals for growth at Charfield will be design-led, responding to the character and context of the village setting.**

**New infrastructure will be provided alongside homes to ensure development is sustainable, providing the opportunity for new facilities, as well as enhancing existing provision.**

**This could include:**

## EDUCATION

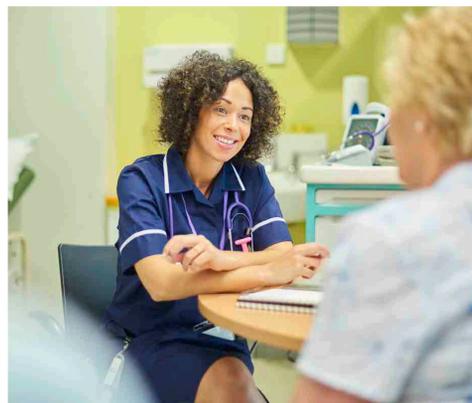
- The Local Education Authority is liaising with the local Academy to agree how additional primary school education provision will be delivered within the village
- Our developments would provide investment towards this new nursery and primary education in the village. This could also include new facilities for the wider community to use outside of school hours such as sports, recreation, library and village hall facilities
- Development would also invest in secondary education provision, which could potentially be used toward the expansion of existing schools or providing a new secondary or an all-through school in a location close to Charfield
- We are liaising with SGC as Local Education Authority which will ultimately determine the nature of the education provision

*There is space for a primary school identified on the CEG site, but we welcome your views*

## HEALTHCARE

- The development would fund healthcare provision for new residents, this could be a new facility on site, as part of a new community hub, or investment into existing facilities
- Space is available on one of the sites shown today and we will continue to liaise with the NHS and local practices to understand the preference for how this investment contributes to new or existing facilities.

*We welcome your views in terms of how this provision should come forwards*



## COMMUNITY FACILITIES

- Places that encourage social interaction such as village greens, parks, community buildings, a multi-functional centre, recreation facilities, schools, cafés and shops are important as part of any new development and are proposed within the masterplans shown today
- These are areas where people can socialise indoors and outdoors

*We would like to know what you think about the new facilities and where you feel we should invest to improve existing provision in the village*



## EMPLOYMENT

- The Council has identified that new employment land should also be delivered in Charfield, although further work is required to examine the type of business premises that are appropriate and would be successful
- Jobs will be created in the new school, shops and services
- We have proposed employment generating uses on the sites shown today

*What other types of employment spaces do you think Charfield needs to encourage the opportunity to live and work within the village? Where do you think this employment space should be located?*

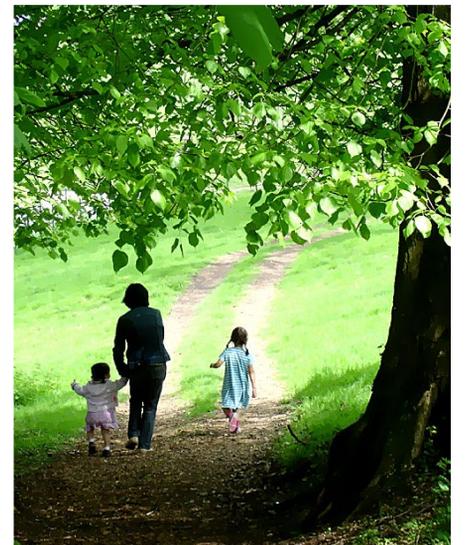


## GREEN SPACES

Development will bring new, accessible green spaces for formal or informal uses. These could include:

- Children's play areas, dog walking routes and recreation space
- Retain and enhance public rights of way and access to open countryside
- New walking and cycling routes, including the circular route around the village and connectivity between existing green spaces
- Landscape buffers between existing and new development
- We also feel that local community ownership of green spaces and strong management of green infrastructure is important

*As we progress our masterplans for these developments we welcome your ideas regarding new and enhanced infrastructure provision*



# TRANSPORT AND ACCESS

**The West of England Joint Transport Study (JTS) was consulted on in November 2016 and endorsed by the Joint Committee in October 2017. It identifies a package of strategic transport mitigation measures to support new growth proposed in the JSP, including the re-opening of Charfield Railway Station and improvements to M5 Junction 14.**

The West of England Authorities are now preparing a Joint Local Transport Plan (JLTP) which will set the JTS into Council policy. It is understood there will be public consultation on this later in the year. A summary of the technical work currently being undertaken by the Authorities is expected to be published in Summer 2018.

## WE WELCOME YOUR VIEWS REGARDING THE CHALLENGES AND POTENTIAL IMPROVEMENTS

Our aim is to provide a safe, sustainable and accessible place for all. We are discussing a strategic approach to growth in Charfield with South Gloucestershire Council, the Local Highway Authority, as well as Highways England in relation to the M5 Junction 14 and will identify the effects of development through traffic surveys and modelling.

Transport Assessments will be prepared detailing traffic and travel movements to and from the proposed development sites. These will identify mitigation measures. The scope of these will be agreed with both South Gloucestershire Highway Officers and Highways England to ensure that both local and strategic needs are addressed.

## THE TRANSPORT ASSESSMENTS WILL ALSO ADDRESS THE FOLLOWING POINTS IN DETAIL:

### PEDESTRIAN AND CYCLING ROUTES

An assessment of the local pedestrian and cycle routes has been undertaken. There is a good level of pedestrian facilities in the village including sufficiently wide, well-lit footways, Public Rights of Way and both formal and informal crossings, there are opportunities to improve facilities for both pedestrians and cyclists in Charfield. Development would help to contribute towards cycle way improvements.

### WOTTON ROAD

Traffic surveys undertaken on Wotton Road have shown that speeds within the village are at, or just above, the 30mph speed limit. Through liaison with South Gloucestershire Highway Officers and other local representatives it is known that speeding is seen as a local concern. There is the potential to manage speeds in the village by introducing traffic calming measures. It is considered that this would also have the added benefit of providing environmental enhancements (such as improved village gateways and floral features) along Wotton Road.



### M5 J14

- We are aware of the existing capacity issues at the M5 Junction 14 during peak times, and have spoken to Highways England regarding potential mitigation options
- It is recognised that any improvement scheme will need to take into account all of the allocated sites within the Joint Spatial Plan which may have an effect on this junction
- We are involved in a coordinated approach to improvement strategies to ensure that these are sufficient to address both existing and future congestion

### BUSES

- A bus strategy is being developed in coordination with a major bus operator which is keen to serve the northern fringe and provide links from smaller villages to the Metrowest scheme in Bristol
- Potential routing and phasing has been discussed, with the frequency of the service anticipated to be every 30 minutes. Whilst the precise routing has not been finalised, a map showing the potential routing, as well as the more local improvements within Charfield, can be provided by our Transport Consultants

### LOCAL JUNCTION CAPACITY

- Modelling is currently being undertaken to assess the existing capacity of key junctions, as well as the potential future capacity as a result of development. This modelling will also include the impact of all other JSP developments which have been recently consented and/ or allocated for development
- If any junctions are shown to operate 'over capacity' as a result of the development, mitigation works will be proposed which will be appropriate and proportional to the development traffic's impact on that junction

### POTENTIAL FOR A RAIL LINK

- The development of the sites would also provide further justification for the reopening of Charfield Rail Station with the provision of additional passengers
- A Business Case has been prepared and was submitted as part of representations to the Joint Spatial Plan. This shows that a station could be delivered and would result in a positive Benefit to Cost Ratio of 2.37:1, this means that for every £1 invested in the scheme an economic benefit of £2.37 is generated. Any further growth in Charfield would make this case even stronger

*We welcome your views regarding the re-opening of a station, and where a new station and car park would be best located*

### SUSTAINABLE TRAVEL

The proposed development can minimise the need to travel through initiatives such as:

- New facilities in the village
- Enhancing opportunities to walk and cycle by providing and improving safe, direct, continuous routes
- Encouraging use of public transport by improving bus routes and services which will benefit existing and new residents
- Delivering a package of Travel Plan measures designed to encourage sustainable methods of travel, which could include introductory free bus tickets, electric vehicle charging points, improved walking and cycling routes and facilities, car clubs, car share services, improved public transport services and personalised travel planning

### MANAGING CONSTRUCTION EFFECTIVELY

- The Parish Council would be consulted on a Construction Management Plan as part of detailed (reserved matters) planning applications. The Parish Council would be consulted on matters such as preferred routes, hours of operation, and wheel cleaning facilities

### TRANSPORT CHALLENGES

Local issues which were raised during previous consultation included:

- Through traffic to/from motorway at peak hours
- Access onto Wotton Road is challenging at peak hours
- Concerns regarding safely crossing roads and walking to and from school
- Traffic calming schemes to manage speeds in the village. This can be achieved through resurfacing, better on-road markings, further signage (including flashing signs), speed cameras, planting chicanes, gateway features



# DESIGN, CHARACTER AND DENSITY

## VILLAGE CHARACTER

- We are committed to exemplary design standards, respecting the heritage and character of the local area
- We seek to work collaboratively with local people to find the best solutions, meet aspirations and deliver locally-responsive proposals
- We carry out in depth analysis of the site and its surrounding area, to ensure that the proposals integrate well into the existing village

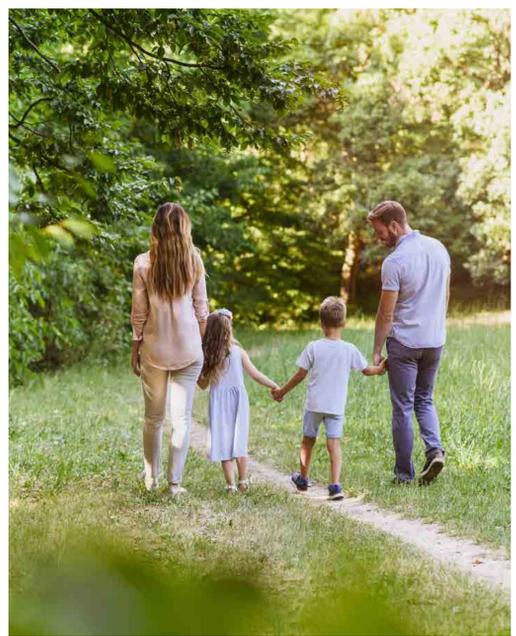


## GENEROUS GREEN SPACES

We will ensure that there are plenty of open and green spaces on the site to create healthy, welcoming and attractive developments

### This will include:

- Children's play areas
- Ecological areas for new foraging habitats to encourage biodiversity
- Safe and well-connected routes for walking and cycling
- Gardens and tree-lined streets with potential for community orchards
- New planting and woodland buffers to protect existing amenity



## CHARACTERFUL NEW HOMES

We are proposing a high-quality mix of characterful new homes to meet the needs of the area, helping to support inclusive, balanced and sustainable communities.

### This would include:

- Starter homes for first time buyers
- Affordable homes for local people to rent or part-own
- Elderly and retirement accommodation and opportunities for downsizing
- Homes for growing families
- Homes for young professionals
- Support for local small to medium housebuilders
- Scope for a multi-million pound package of New Homes Bonus and Council Tax which the Council can also use to support new infrastructure and service provision in the area



# GETTING INVOLVED

**CEG and Bloor Homes are lead developers of two of the sites identified by South Gloucestershire Council as potential future development areas in the JSP.**

We are keen to engage with the local community early in the process before any masterplan for Charfield, and each individual development site, becomes fixed.

We are exhibiting today to show our thinking and to enable local residents to input ideas, comments and concerns so we can take these into account as the proposals evolve.

## **PLEASE COMPLETE A COMMENT FORM AT TODAY'S EVENT**

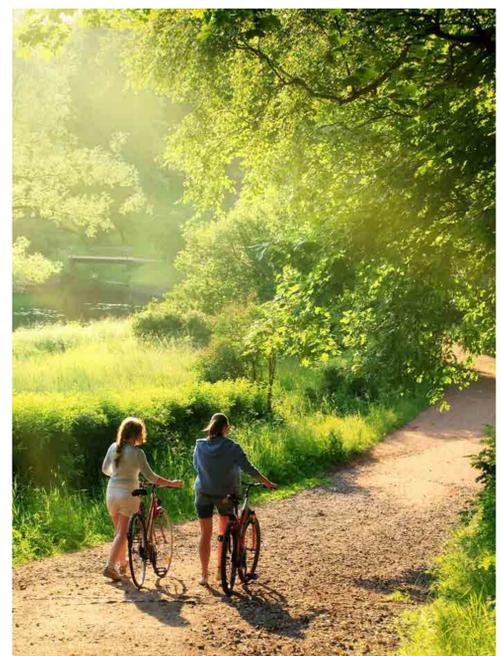
The aim is to see locally-responsive proposals which retain and enhance the character of the village, meet the needs of the local area, incorporate generous new green spaces and recreation provision, community facilities such as schools and spaces and places for socialising, as well as new homes and employment opportunities.

This is an opportunity to be involved in the future of Charfield and help to ensure that any growth brings the types of homes, facilities, green spaces and transport improvements you think are needed over the coming decades.

We are suggesting the creation of a stakeholder liaison group to enable regular discussion and input.

## **HAVE YOUR SAY**

- Please discuss the proposals with Bloor and CEG teams. You can also comment/find out more on: [www.future-charfield.co.uk](http://www.future-charfield.co.uk)
- Comment forms can be handed in at the event or completed on the website



# MASTERPLAN

A concept masterplan for the site has been prepared taking on board feedback, JSP policy requirements and the site's features. It includes for up to 900 homes, including a mixture of smaller homes, first time buyer, family and retirement accommodation.

New community facilities could include a farm shop/deli, food and drink uses, education and healthcare provision for example.

A variety of walking and cycling routes are included, such as part of the JSP greenway route, dog walking routes and retention of existing public rights of way. Generous buffer planting around the development will help to protect views and setting. The green spaces can include play areas, planting, grassland, SuDs/swales and potential for community orchards.



LANDSCAPING BUFFER



RETIREMENT/ELDERLY HOMES



COMMUNITY HUB WITH HEALTHCARE



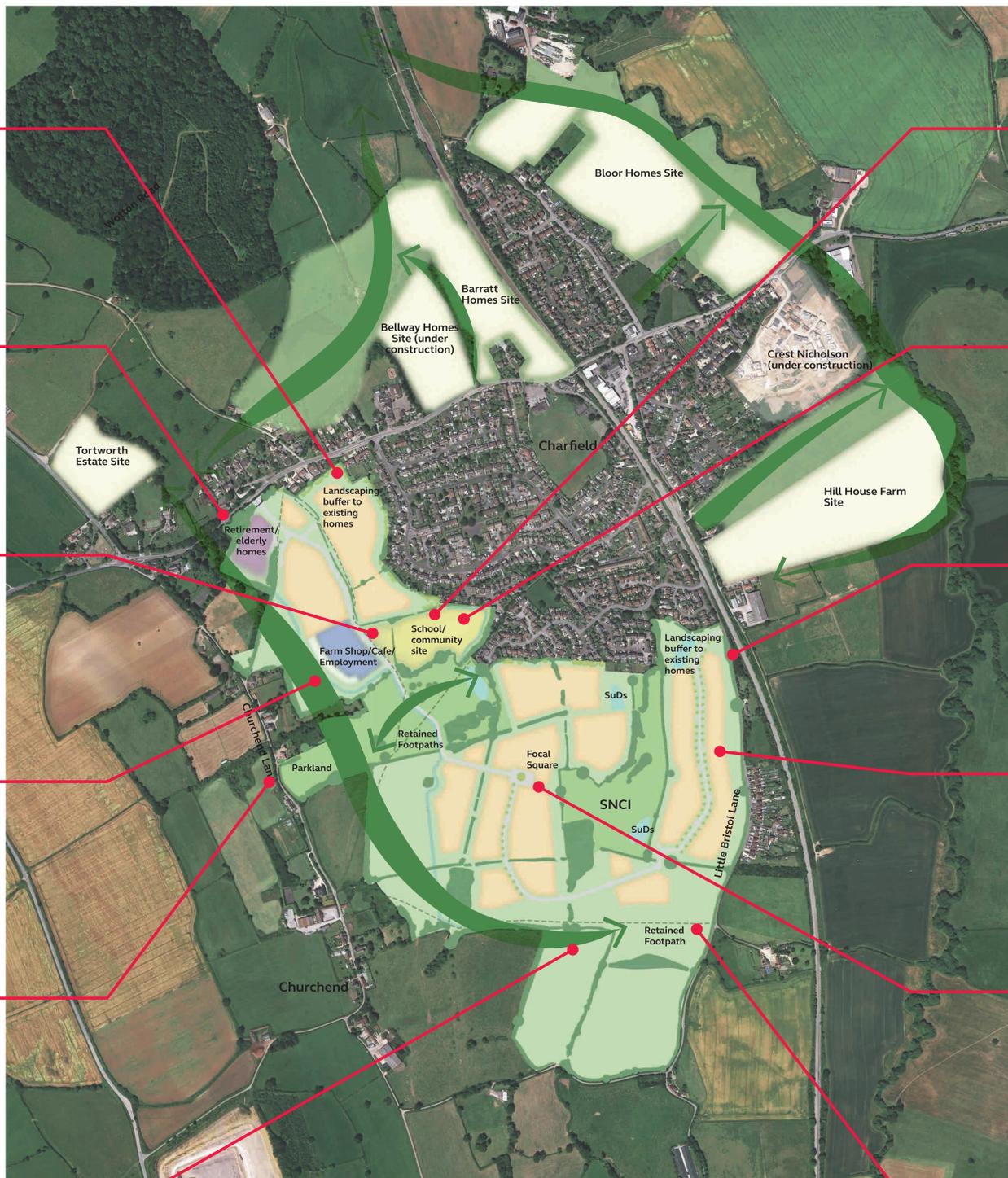
FARM SHOP/DELI



PARKS AND PLAY AREAS



GREEN SPACES



SCHOOL



PLAYING FIELDS



LANDSCAPE BUFFER



CHARACTERFUL NEW HOMES



POCKET PARK / FOCAL SQUARE



FOOTPATHS / GREEN WAYS

# OUR APPROACH

## CEG

**At CEG, we don't just build houses, shops, schools and offices; we build communities. We make space for lives to flourish, for neighbourhoods to grow and for businesses to develop.**

**We build the amenities that turn an area from somewhere many people simply live, into a vibrant neighbourhood. We give people a place to start their stories – or to continue them.**

**We're not just property developers. We're place makers.**

### OUR APPROACH:

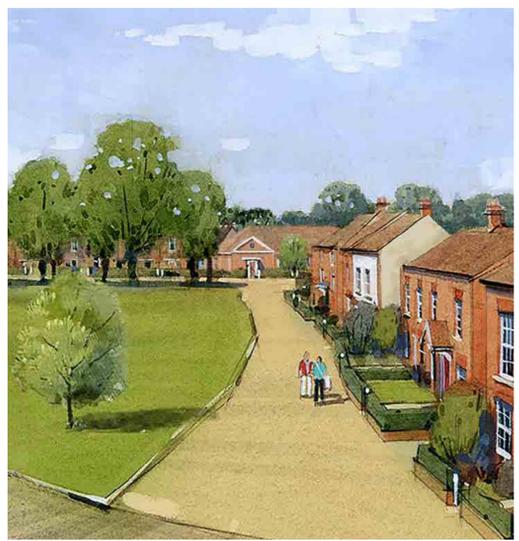
#### KIRKSTALL FORGE

We believe community-led planning is vital. At our £400million Kirkstall Forge scheme in Leeds we are regenerating a 57 acre brownfield site to deliver a vibrant new community of 1,050 new homes, offices, cafés, bars, restaurants and leisure facilities. Here, we have invested in and delivered a new railway station on site and we are currently constructing the first office development, which will create more than 1,000 jobs when it opens next autumn. CEG was held up as exemplar by Leeds City Council for its consultative approach on the Kirkstall Forge project. This approach helped CEG to secure a national placemaking award.



#### THAME

CEG was the first developer to work with a Town Council to successfully deliver a Neighbourhood Plan. We provided support from site identification stage, community consultation through to the referendum to ensure that a new neighbourhood could be delivered on the edge of Thame.



“ The cooperation which we have received from CEG has contributed significantly to the radical new approach of Neighbourhood Planning. The work we have done with them has been a refreshing and important part of the process and presents a model of how to run an inclusive and responsive consultation. ”

Mike Dyer, Thame Town Councillor

#### MALDON

CEG worked alongside ATLAS and Maldon Borough Council in preparing a Strategic Masterplan Framework (SMF) document for a Garden Suburb to the south of Maldon. The SMF set out a vision and development framework for the Garden Suburb and was endorsed by Members. Close engagement with the wider community was a fundamental part of this process.

