

Comments for Planning Application P22/01300/O

Application Summary

Application Number: P22/01300/O

Address: Land At Sodbury Road Wickwar South Gloucestershire GL12 8PG

Proposal: Erection of up to 180 dwellings, a local shop and associated infrastructure (Outline) with access to be determined; all other matters reserved.

Case Officer: Jonathan Ryan

Customer Details

Name: Ms Sarah Quick

Address: Not Available

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Wickwar Parish Council objects to the development for the following reasons;

1. The proposed development is outside of the Wickwar development boundary contrary to South Glos Core Strategy and PSP policy. We do not accept the conjecture that the CS5 policy should be disregarded in favour of the National Planning Framework because Bloor's claim of less than 5 years land supply is not evidenced in the planning documentation or elsewhere. In fact, South Glos Council's Five Year Housing Land Supply Calculation March 2022 update confirms a five year supply of 5.99 years (including a 5% buffer). It will be for the new South Gloucestershire Local Plan to consider any appropriate site allocations in the village.
2. We do not agree that the site can be considered a sustainable location because key facilities are not accessible with the accepted definitions as acknowledged in Table 5.3 of the Transport Assessment Document and further confirmed on the Wickwar DAP. Residents have further raised concerns that the local primary school is already oversubscribed and this is a situation that is likely to deteriorate further as more families move into the Linden development. Additionally, M5 J14 is already being monitored amid concerns that it is exceeding mandatory limits set by the European Directive 2008/50 and there are concerns around the capacity of the Downs Road junction within the village.
3. Wickwar is already the location of two large recent developments of 180 dwellings which, represents a 35% increase. With the Linden development still to complete there has been insufficient time to integrate this change to the area and new residents have highlighted key issues with infrastructure and facilities that will need to be addressed before more development should be considered. The addition of a proposed shop to the development could in fact increase car journeys, due to its location at the very far end of the village.
4. We are aware that a decision on Bloor Homes application for up to 250 dwellings in Charfield has been deferred at the behest of National Highways. In its latest response to the Wickwar

application (dated 8th April 2022) National Highways states that SGC should not grant planning permission for another 6 months in order to await the impact of current developments and for further modelling evidence to be gathered.

5. At the time of determination of the Linden development application PK17/4552/O, the Council's transport officers raised concerns regarding travel sustainability and the creation of car-dependent development, with a lack of walking routes and bus services to provide alternatives. This decision was made in November 2018 and the situation remains the same, if not worse, due to further development in surrounding towns and villages since.