

Origin3 Ref 15 004

West of England Joint Planning Consultation
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Corporate Research and Consultation Team
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E mail to comment@jointplanningwofe.org.uk

19 December 2016

Dear Sir/Madam

Re: "West of England Joint Spatial Plan: Towards the Emerging Spatial Strategy" Issues & Options Consultation Representation in Respect of Land at Churchill Park Farm, Langford.

This representation letter is made on behalf of our clients Halsall Homes in respect of their land interest at Churchill Park Farm, Langford. A site location plan is found at Appendix 1. The purposes of this representation letter is two fold: to comment on the emerging Joint Spatial Plan (JSP) strategy, with support given towards identifying the M5 A38 Corridor as a Strategic Development Location; and secondly to recommend that our clients land at Churchill Park Farm, Langford be considered for a potential settlement extension to the west of Langford.

Our client's interests relate to approximately 23 ha of agricultural land and woodland situated immediately adjacent to the settlement of Langford in North Somerset. Langford is a village within the civil parish of Churchill in the North Somerset unitary authority area. Our client is currently promoting smaller scale growth immediately adjacent to Ladymead Lane in accordance with Policy CS32 of the North Somerset Core Strategy. However, they recognise that the emerging spatial strategy of the JSP will require all options to be fully explored within the M5 A38 corridor, including a potential new garden village concept.

The Emerging Joint Spatial Strategy

The establishment and development of the West of England JSP is supported, alongside broad support for the four identified strategic priorities;

1. **Economic:** To identify and meet the need for housing and accommodate the economic growth objectives of the LEP Strategic Economic Plan.
2. **Social:** To ensure that the JSP benefits all sections of our communities.

3. **Environment:** To protect and enhance the sub region's diverse and high quality environment and ensuring resilience including through protection against flood risk.
4. **Infrastructure:** To ensure a spatial strategy where new development is properly aligned with infrastructure.

These representations broadly support the direction of the plan and its emerging spatial strategy. We welcome the aim to deliver patterns of development and transport which will facilitate healthy and sustainable lifestyles within the proposed vision for the emerging spatial plan. Furthermore we also welcome the recognition within the plan for the need to address the housing requirement at a range of sustainable locations. It is appropriate in our opinion to locate development in the most sustainable locations.

We broadly support the "balanced" approach taken by the emerging spatial strategy, which takes into consideration all aspects of sustainability including the focus of growth closest to the central areas, rebalancing economic growth, maintaining and enhancing the environment and retaining the overall function of the Green Belt. We believe this strategy closely mirrors the policy objectives of the National Planning Policy Framework (NPPF).

In terms of coordinating a spatial strategy and choosing where to focus growth it is appropriate in our opinion to use NPPF Paragraph 14 as the broad basis for understanding what sustainable development entails. This sets out the presumption in favour of sustainable development which should be seen as the golden thread running both plan making and decision taking. NPPF Paragraph 14 states that part of the presumption in favour of sustainable development requires local plans to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless specific policies listed in the Framework indicate development should be restricted. The specific policy examples given at Footnote 9 include Green Belt, Areas of Outstanding Natural Beauty, designated heritage assets or locations at risk of flooding amongst others. We believe that local planning authorities should therefore apply a sequential approach to explore all options for growth on non Green Belt, non AONB and non flood plain land before land with restrictive policy designations where the presumption in favour does not apply.

The identification of the Strategic Development Location along the M5 A38 corridor is wholly supported as an appropriate area for growth. The corridor is inherently sustainable due to its location outside of the Green Belt, the AONB and floodplain limited physical and land constraints and its close proximity and connections to principal urban centres such as Weston Super Mare and Bristol. Furthermore the M5 A38 corridor also relates well to the proposed Strategic Employment Locations at Weston Super Mare and South Bristol, non strategic employment locations such as Bristol Airport and Strategic Transport Improvements which would link the M5 A38 corridor with the City of Bristol thus further improving the sustainability credentials of the locality.

We recognise that delivering housing growth within the urban capacity, most likely making re use of brownfield land, is the most environmentally sustainable option available. However, there is clearly insufficient land availability for this to be the only strategy and this must be balanced with meeting needs of the JSP Housing Market Area (HMA) in locations beyond principal urban centres of Bristol, Bath and Weston Super Mare. In terms of North Somerset, land availability is limited by Green Belt to the north and east of the District, AONB to the south of the District and flood plain to the north and east of Weston Super Mare. This leaves the M5 A38 corridor as the only broad location free of any environmental constraints.

The identification of the M5 A38 corridor as a Strategic Development Location is in line with the two spatial strategy options given broad support by contributors during the previous round of consultation on the emerging JSP. These are protection of the Green Belt and / or Transport Focussed. As previously mentioned the M5 A38 corridor is a proposed Strategic Transport Improvement area and as such the M5 A38 corridor has the potential to successfully contribute towards the wider sustainable development strategy for the West of England, providing sustainable growth and improving accessibility across the region.

Churchill and Langford

Churchill and Langford are located approximately 8km east of Weston Super Mare, and 15km south west of Bristol. The majority of the built form lies immediately north of the A38 which serves to provide direct access to both Bristol along the A38 and Weston Super Mare along the A368. Churchill and Langford and their surrounding environs are non Green Belt, non AONB and non flood plain.

Churchill and Langford are separated by a short stretch of the A38 (approximately 500m apart), albeit are considered collectively as one settlement. Langford is more of a contained self settlement and is served by a primary school (Churchill CEVC Primary School) and two nursery facilities (Churchill Pre School and Langford Day Nursery and Pre School, both located in Langford). There is also easy access to a secondary school (Churchill Academy and Sixth Form, located west of Churchill). The settlements also benefit from a higher education facility, in the form of the Bristol University School of Veterinary Sciences.

Langford also has a GP's surgery (Wrington Vale Medical Practice, north of Pudding Pie Lane), church (St Mary's Church, south of the B3133), a petrol filling station and a food convenience store (ESSO garage and Budgens, co located just off the A38) and several public houses and hotel / bed and breakfast facilities. A recently granted planning application at Land off Pudding Pie Lane and Stock Lane, Langford (Ref: 15/P/1414/O) has also safeguarded land for community uses (D1 or D2). A local bus service (A2) runs hourly on weekdays and links Churchill and Langford to Weston Super Mare and Bristol Airport which offers onward connections to the wider region.

Churchill and Langford are well related to existing services, facilities and employment opportunities, however as detailed within the plan *"sustainability is closely related, but not entirely, to proximity to services and facilities"* and thus a number of other socio economic and environmental factors should also be considered. In that regard, Churchill and Langford have been identified as a sustainable location by North Somerset Council within the updated evidence base (Reviewing the sustainability and settlement hierarchy of settlements in North Somerset October 2016) for the emerging Site Allocation Development Plan Document. Furthermore the West of England Joint Spatial Plan Sustainability Appraisal Initial SA Report (November 2015), notes *"the likely developable area at Churchill / Langford is unconstrained by statutory natural environment designation"* and that the *"the vast majority of the area (Churchill) lies within Flood Zone 1, with small pockets of Flood Zone 2 in isolated locations."*

In comparison to the other settlements located within the M5 A38 corridor (Banwell and Sandford), Langford and Churchill are identified within the North Somerset Council evidence base as being more sustainable as per the previously mentioned report (Reviewing the sustainability and settlement hierarchy of settlements in North Somerset

October 2016). They therefore have been assessed by a relevant evidence base to represent an appropriate and logical location for development within the M5-A38 corridor.

It is also prudent to note that the further urban extension opportunities at Weston-super-Mare are limited and highly constrained by topography, flood plain and severe highway capacity issues. The M5-A38 corridor represents the most sustainable opportunity to meet needs arising from Weston-super-Mare and the wider HMA including Bristol.

The identification of the M5-A38 corridor as a Strategic Development Location is fully supported, and our client's land interests are well located in close proximity to the A38 and the existing community facilities at Langford and Churchill to be able to help deliver future growth in accordance with the wider spatial strategy for the West of England. It is respectfully requested that our clients land is considered and/or assessed in the next stages of the JSP and in the preparation of relevant supporting assessments.

I look forward to confirmation of receipt and please do not hesitate to contact me should you require any further information about the site or representations set out above.

Yours sincerely,



Dan Trundle MRTPI
Senior Planner

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Official copy of register of title

Title number ST292309

Edition date 24.03.2014

- This official copy shows the entries in the register of title on 25 November 2014 at 16:39:34.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 25 November 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Weymouth Office.

A: Property register

This register describes the land and estate comprised in the title.

NORTH SOMERSET

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Churchill Park Farm, Langford, Bristol.
- 2 Except and reserved unto The Ecclesiastical Commissioners for England all mines quarries and minerals below a depth of 200 feet from the surface with full powers of winning working and carrying away the mines quarries and minerals subject to compensation for injury or damage as mentioned in a Deed dated the 22nd January 1920.

NOTE: Copy filed under AV229327.
- 3 (18.05.2011) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 31 March 2011 referred to in the Charges Register.
- 4 (18.05.2011) The Transfer dated 31 March 2011 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
- 5 (28.06.2011) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 31 March 2011 referred to in the Charges Register.
- 6 (28.06.2011) The Transfer dated 31 March 2011 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned, and other matters.



B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (28.06.2011) PROPRIETOR: [REDACTED]
- 2 (28.06.2011) The price stated to have been paid on [REDACTED] was [REDACTED]
- 3 (28.06.2011) RESTRICTION: No disposition of the registered estate other than a charge by the proprietor of the registered estate is to be registered without a certificate signed by North Somerset District Council of Town Hall, Weston-Super-Mare BS23 1UJ by the Head of Legal Services that the provisions of clause 4.1 of a deed dated 31st March 2011 and made between North Somerset District Council (1) [REDACTED] (2) and [REDACTED] have been complied with.
- 4 (28.06.2011) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 31 March 2011 in favour of Lloyds Bank PLC referred to in the Charges Register.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (23.11.1994) Such part of the land as is affected thereby is subject to the rights granted by a Deed dated 18 October 1994 made between (1) Westbury Homes (Holdings) Limited and (2) The County Council of Avon. The said Deed also contains restrictive covenants by the grantor.
NOTE: No copy of the Deed referred to is held by Land Registry.
- 2 (18.05.2011) A Transfer dated 31 March 2011 made between (1) North Somerset District Council and (2) [REDACTED] contains restrictive covenants.
NOTE: Copy filed under ST291611.
- 3 (28.06.2011) A Transfer of the land in this title dated 31 March 2011 made between (1) [REDACTED] and (2) [REDACTED] contains restrictive covenants.
NOTE: Copy filed.
- 4 (28.06.2011) REGISTERED CHARGE dated 31 March 2011.
- 5 (28.06.2011) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

End of register



This official copy issued on 25 November 2014 shows the state of this title plan on 25 November 2014 at 16:39:34. It is admissible in evidence to the same extent as the original. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements taken on the ground. This title is dealt with by Land Registry, Weymouth Office.