

Wickwar Parish Council – Agenda Report 3rd November 2021

8.1 To CONSIDER any response received from Bloor Homes to the list of questions submitted in October 2021 re proposed development of 180 house on land to the west of Sodbury Road and DISCUSS the Council's response to the public consultation.

At the time of writing a written response has not been received from Bloor Homes. However, the PR contact has indicated that a response should be received prior to the meeting. This will be circulated and published on the website as soon as it is received.

To aid discussion of the consultation response, the points made in the Council's response to the recent Crest Nicolson consultation on land east of Inglestone Road, and to the phase 1 consultation on the South Gloucestershire Council Local Plan, are reproduced below.

There are some areas where more detail is required, including (but are not limited to):

1. Proposed shop provision – what is required?
2. School provision, school transport and catchment areas.
3. Environmental impact.
4. Any other concerns not covered.

Main points from previous consultation responses

The Parish Council's position is that the proposed development of 180 new houses is speculative and conflicts with the objectives and policies of South Gloucestershire Council's adopted Core Strategy and Policies, Sites and Places plan. It fails to address the Core Strategy's objective to develop 'communities with better integration between housing, jobs, services, public transport and facilities, so that people lead healthier lives and have the opportunity to reduce their CO2 footprint and adapt to the impact of climate change'. Wickwar does not have the infrastructure to support yet more housing development, and thus this proposal will increase carbon emissions and accelerate climate change.

Furthermore, the proposal conflicts with Core Strategy policy CS5 which states that small scale development may be permitted within the settlement boundaries of villages defined on the Policies Map. Policy CS5 also states that defined settlement boundaries will be maintained around rural settlements. The proposed development falls outside of the defined settlement boundary for Wickwar, and is therefore premature because a review of the boundary has yet to take place via the Policies Sites and Places DPD, or a replacement Core Strategy/ Local Plan or Neighbourhood Plan. Neither can a development of 180 houses be considered small scale. If this development goes ahead the housing stock will have increased by more than 45% since 2019 (pre new approved developments) without any properly planned infrastructure being put in place.

Finally, the proposal conflicts with Core Strategy policy CS34 'to protect, conserve and enhance the rural areas' distinctive character, beauty, wildlife, landscape, biodiversity and heritage'. Previously approved ribbon developments on the edge of the village have already eroded the rural setting and distinctive character of the village. Further development outside the settlement boundary and opposite these ribbon developments will do yet more harm.

Wickwar Parish Council is aware that National Policy directs local authorities to boost the housing supply but in this case the development benefits are outweighed by the harm such a development would cause without new major infrastructure in place.

On this basis Wickwar Parish Council wishes to raise the following specific infrastructure concerns, and put forward the following mitigations that need to be addressed by the developers before consideration is given to support the proposed development.

Increased commuting for employment by car

Wickwar has already grown far beyond its ability to supply employment meaning that the majority of residents have to commute to and from their place of work. According to the draft Wickwar Data and Access Profile, which draws on 2011 Census data (so does not include the impact of new approved development), of the 1000 'working residents' living in the area, at least 70% commute outside of the area. With no train station within 2km of Wickwar and a very poor bus service, the vast majority of residents use their cars to access their place of employment.

Wickwar does not meet South Gloucestershire's own definition of 'an appropriate level of public transport service' as set out in the Draft Data and Access profiles and contrary to information provided in the Draft Data and Access Profile for Wickwar. There is a bus service, but the service only runs during the day at 1.5 – 2 hourly intervals and stops at night and on Sunday. Wickwar does NOT meet the criteria for an 'appropriate level of public transport service' specified by South Gloucestershire Council because there are no services on a Sunday. (The appropriate level is considered to be 3 services a day at the weekend). Also, the Data and Access Profile for Wickwar states that there is a bus service meeting the above criteria to Filton. There is NO service to Filton that meets the criteria.

It must be concluded that the existing bus services in Wickwar are not a reliable option for travel and this results in reliance on the car. It must also be noted that although Wickwar has a bus service to the nearby market town of Yate, this does NOT mean that people commuting for work can use this service to connect with onward services from the railway and bus stations. There are only two buses to Yate that arrive before 9am. The first service leaves at 6:35 and takes 1 hour 15 minutes, making it unsuitable for commuting, and the second, quicker bus, does not arrive until 8:50. This is too late to connect to onward services for employment. Without significant improvements to local bus services and transport connectivity between Wickwar and Yate/ other market towns, any further development will increase reliance on private cars for commuting,

With 14% of people employed in Bristol, it is not possible to reach the city and the surrounding area by bus for work. There is a small amount of light industrial employment in the village, but this is not significant and not set to expand. In fact, the recent closure of Wickwar Brewery has reduced the already small amount of employment in the village. It can be concluded that the vast majority of new residents moving into the proposed development will commute to their place of employment by car.

Increased journeys by car to access essential services unavailable in the village/ not accessible by walking/ cycling

Essential facilities are lacking within the village and furthermore are not accessible by walking or cycling (according to the draft Data and Access Profile for Wickwar). There are no health facilities (GP surgery, pharmacy, dentist) in the village nor within walking/ cycling distance. There is no convenience store or supermarket in the village and the nearest designated town centre (Yate) is not within walking/ cycling distance. There is no Post Office or library in the village nor within walking/ cycling distance. Finally, the nearest secondary school is further than three miles away and is not

accessible by walking/ cycling. The vast majority of new residents will be forced to use their cars to access the everyday essential services listed above, which will add significantly to traffic exiting and entering the village on a daily basis.

Inadequate road network and increased traffic congestion

Wickwar (and all villages in the area) are served by narrow country lanes and B-roads. The necessity to commute from South Gloucestershire to Bristol and the southwest via the M5, means that there is already significant traffic flow through the village along the High Street at peak times in the morning and evening, and at other times of the day. This adds to the already high number of Wickwar residents travelling in and out of the village to commute to their place of work or to access essential services. The recent expansion of Wickwar and nearby Yate has already added to the burden on the B4060. Further planned development in Yate and surrounding villages will further increase traffic along this route. The impact on road safety in the village has been recognised and initial consultation has taken place on extensive traffic calming measures for the High Street. These have yet to materialise, so that road safety continues to be a major concern for residents. The proposed new development will further increase commuter traffic and journeys to access essential services along the High Street.

The local road network is not adequate for the current traffic levels. There is no plan for increasing the road capacity through Wickwar, nor into the wider area. Traffic congestion along the High Street and Sodbury Road will not solely impact upon Wickwar, but along the Sodbury Road to Yate. It is not just the volume of traffic going through the village but the resulting pollution from cars especially at peak times when queues form, as well as the subsequent noise, which will directly affect the residents of the High Street and indirectly the rest of the village.

Of particular concern is the already congested intersection of the High Street and Downs Road (B4060 and B4059), which forms part of the route to the M5. A traffic analysis carried out in 2017 by 16/01/21 3 Stirling Maynard Transportation Consultants as part of application PK17/4552/O for the 90 dwellings on land South of Horwood Lane, concluded that this intersection would be at a maximum of 99% capacity (or RFC 0.99) by 2022. The report explains that if the RFC (ratio of flow to capacity) value exactly equals 1.0 then flow equals theoretical capacity. The Parish Council notes that the ratio of flow to capacity provides a measure of the utilised capacity of a junction approach arm. Arms exceeding a ratio of 0.85 (i.e. 85% capacity utilised) are generally considered to be approaching capacity and characteristically have light-to-moderate levels of queued traffic flow. Arms exceeding a ratio of 1.00 (i.e. 100% capacity utilised) are considered to be over capacity and are characterised as having heavy volumes of queued traffic. It is highly likely that the accepted maximum capacity limit of 85% has already been reached, and that any further development will result in unacceptable congestion at this intersection.

Mitigations

1. There is only one main road going through Wickwar so a bypass for Wickwar must be provided to accommodate the increased traffic flow.

2. As identified in the Data and Access profile for Wickwar there is no safe route for cyclists and pedestrians to travel to the market town of Yate to access essential services and connect to the wider public transport network. Therefore, a dedicated multi user path must be provided along a two mile stretch of the road to Yate to join up with the existing path. A less satisfactory second option would be dedicated cycle lane. Note: South Gloucestershire Council have identified this need in their local transport priority list under FV50 that a Cycleway is required from Frith Lane Wickwar to Peg Hill Yate North.

3. Ongoing subsidies must be provided to enhance bus services for commuters and for access to essential services.
 4. A mini supermarket/Post Office must be provided in the village. **ADD MORE DETAIL HERE**
 5. A location for satellite health services must be provided in the village.
 6. Ongoing provision of bus services to local secondary schools is required. **ADD MORE DETAIL HERE**
- ABOUT CATCHMENT AREAS**

Affordable housing

Wickwar has expanded significantly in the last two years with further development in progress. 80 houses have been completed or are near completion on the Tyndale Reach estate built by Bellway Homes and a further 90 homes are planned for the Linden Homes development. Small development will increase this by a further 19 units, so 189 in total. The number of households has/ will increase by 25% and this additional development will increase the housing stock in Wickwar (a total increase of more than 45% on the number of houses pre 2019).

It is the Parish Council's view that there is no demand for executive homes in Wickwar that is not already being met by the current two new developments, albeit the majority of the new homes that have been built or are being built are beyond the financial reach of young people wishing to buy their first home or those on lower incomes.

Furthermore, at this time South Gloucestershire Council has a Five-Year Land Housing Bank (5.28 years as confirmed in December 2020) meaning that there is no additional unmet demand for housing in the wider area. If further development must be accommodated, then affordable housing is a priority followed by smaller houses of two and three bedrooms.

Need for additional primary school capacity

There is a well-respected primary school in the village, but it is currently fully subscribed. The intake was reduced to 30 per year from September 2019. The funding, classrooms, equipment and teachers required to accommodate additional pupils are not in place. Mitigation 8. Provide capital and other investment required to increase capacity at the existing primary school over a number of years.

Environmental and landscape impact

NEED TO ADD RELEVANT DETAIL HERE

8.2 To CONSIDER and take a DECISION on quotations to carry out a ground water risk assessment of Park Field (adjacent to Wickwar Cemetery), to establish its suitability as a site for a possible cemetery extension.

Background

Any site that is being considered for a cemetery is subject to a ground water risk assessment required by the Environment Agency. Any cemetery site must not pollute ground water so it is important to understand what the ground water level is.

The key criteria that need to be met from the Environment Agency's perspective are:

- 1) Is there >1 m of unsaturated soil beneath maximum interment depth.
- 2) is there >1 m of soil beneath maximum interment depth (and not "bedrock") - this is a new criterion brought in by the EA during the COVID-19 pandemic.

A free tier 1 desk-based ground water risk assessment was carried out by CDS. It concluded that a tier 2 assessment (which includes trial excavations) was required. This was also the opinion of another contractor (Peter Mitchell Associates Ltd) who reviewed the free risk assessment.

The Clerk has obtained the following quotations. A fourth company was approached but declined to quote as they did not feel that they could compete with other quotations.

Quotation 1 – One company approached declined to quote for tier 2 risk assessment without first carrying out their own tier 1 assessment. The cost breakdown for this is below:

Item No.	Description	Est Qty	Unit	Rate (GBP)	Est Cost (GBP)
1.	Provide, examine and interpret Landmark Envirocheck reports, BGS mapping and historical OS mapping.	1	sum	275.00	275.00
2.	Review of information in the public domain. Magic maps, LA information, EA information	1	sum	175.00	175.00
3.	Site walkover.	0.5	day	450.00	225.00
4.	Return journeys to site.	1	visit	30.00	30.00
5.	Preparation and submission of desk based Tier 1 report. Production of a CSM and qualitative risk assessment in the context of controlled water risk.	1	item	1,250.00	1,250.00
Estimated Total Cost (GBP, Excluding VAT):					1,955.00

Quotation 2 - The second company quoted in December 2020 for a full tier 2 assessment - cost **£4,200**. The Clerk is waiting for confirmation of the current price and will report this at the meeting.

Site Specific Fee Proposal

Based on the preliminary risk assessment which has been identified above, we would recommend that a T2 groundwater risk assessment be carried out. This is largely due to the need to assess the depth to bedrock and groundwater on site.

Accordingly, the cost for undertaking these works would be £4200.00 excluding VAT, the report would include:

A T1 Assessment report comprises a desk top study of the site which includes the following:

- Well and borehole registration investigation.
- Watercourse, spring and drain mapping.

- Historical Map Search.
- Site Specific Geological Assessment.
- Site Specific Hydrogeological Assessment.
- Production of Digital Terrain Map.
- Risk Assessment based on burial rate and site risk score.
- Recommendations.

A T2 Assessment report comprises all of the information included in a Tier 1 report and includes the following additional work:

- Intrusive investigation by trial pit
- Detailed Soil Logging.
- Assessment of groundwater/perched water encountered on site.
- Refinement of Risk Assessment and Recommendations.

Quotation 3 – The third company quoted for the following at a cost of **£2,950 PLUS the additional cost of digger hire to be arranged by the Clerk.**

The best way to establish if the EA criteria are met would be to excavate a number of test pits down to ~3 m early in the new year to observe and log any groundwater encountered and to extract soil samples for laboratory analysis.

If you are able to source / hire a local digger plus driver (needs to be a JCB 3CX or similar to get down to 3 m depth), I can attend site, take the samples, write-up the findings and liaise with the Groundwater Team at the EA for **£2,950 + VAT.**

This falls between a tier 1 and a tier 2 risk assessment.

The Clerk is waiting for confirmation of the cost of a JCB mini digger to dig the test pits, and will report the additional cost at the meeting.

8.3 To APPROVE an application form to erect/ carry out work on a memorial in Wickwar Cemetery.

Background

An application form to erect/ carry out work on a memorial is required to ensure that memorial owners have signed a declaration to confirm that they understand their responsibilities with respect to memorials. This should make it easier to request that owners take action when memorials require remedial work. It also requires the memorial mason to declare that the method of fixing for memorials over 625mm in height conforms to BS 8415 (the British Standard for the memorial masonry industry).

The proposed application form is based upon the form used by the Diocese of Gloucester, so local memorial masons should be familiar with it. The introduction of this form necessitates some minor amendments to the regulations of the cemetery – see item 8.4.

Decision required

1. To APPROVE the form copied below:



APPLICATION TO ERECT/ CARRY OUT WORK ON A MEMORIAL AT WICKWAR CEMETERY

This application form is to be completed and signed by the applicant and the memorial mason. Work should only commence once the application form has been processed, and written permission has been obtained from the Parish Clerk.

Before completing this application form, please read the latest version of the regulations of the cemetery, which can be found on the Wickwar Parish Council website:

<https://wickwarparishcouncil.gov.uk/the-parish/wickwar-cemetery/>

PART A – APPLICATION TYPE (TO BE COMPLETED BY THE APPLICANT)

Please tick the relevant box below:

Erect a new memorial	☐
Add an inscription to an existing memorial	☐
Re-fix an existing memorial	☐
Other (please specify)	☐

PART B - DETAILS OF THE APPLICANT AND THE DECEASED (TO BE COMPLETED BY THE APPLICANT)

Name of Applicant	
Address	
Post Code	
Email address	
Telephone number	
Relationship to the Deceased (please tick all boxes that apply)	☐ Registered owner of the Exclusive Right of Burial* ☐ Executor ☐ Next of Kin (please specify your relationship to the Deceased)

*Please note that if there is a registered owner of the Exclusive Right of Burial, they must make the application OR give their written permission for the memorial.

Name of Deceased	
Date of burial/ interment	

PART C - APPLICANT DECLARATION (TO BE COMPLETED BY THE APPLICANT)

I confirm that:

- I have read the current edition of the regulations of the cemetery.
- I understand that I am responsible for the costs of erecting and maintaining the memorial.
- I understand that the memorial remains my property and that I am responsible for keeping the memorial in good repair at all times.
- Where this application is for the addition of a further inscription, I am the legal owner of the memorial.¹
- I understand that should the memorial fall into a state of disrepair, or become a hazard to health and safety, Wickwar Parish Council may lay the memorial flat or remove the memorial from the grave. Such work may have to be carried out without me receiving prior notice. I will be responsible for the cost of renovation/ repair if I choose to have the memorial reinstated.
- I will inform Wickwar Parish Council of any change of name or address so that I may be contacted in relation to the memorial.
- I understand that the memorial may need to be temporarily covered/moved and replaced, to gain access to prepare a grave.
- I understand that it is my responsibility to take out insurance for the lifetime of the memorial. (This is optional and not a requirement – your memorial mason should be able to provide advice regarding this.)

Applicant signature:	
Date:	

You have entered into a contract with Wickwar Parish Council. We will keep a record of your personal details in order to contact you about your memorial. The Council's [Privacy Notice](#) explains how we may use your personal data. It can be viewed at www.wickwarparishcouncil.gov.uk.

¹ The owner of a memorial will be the person who commissioned and paid for it and, upon their death, the heir-at-law of the person or persons commemorated.

PART D – DETAILS OF THE MEMORIAL MASON (TO BE COMPLETED BY THE MEMORIAL MASON)

Name of memorial mason	
Address	
Post Code	
Email address	
Telephone number	

PART E – PROPOSED INSCRIPTION, SKETCH AND DIMENSIONS (TO BE COMPLETED BY THE MEMORIAL MASON)

The size and type of memorial permitted, as well as inscription requirements, are confirmed in the regulations of the cemetery <https://wickwarparishcouncil.gov.uk/the-parish/wickwar-cemetery/> -

Proposed inscription
Sketch of memorial showing dimensions (or please confirm that a sketch is attached on a separate sheet). PLEASE NOTE a sketch is <u>not</u> required if the application is to add an inscription or refix an existing memorial.

PART F - MEMORIAL MASON DECLARATION (TO BE COMPLETED BY THE MEMORIAL MASON)

I confirm that:

- I have read the current edition of the regulations of the cemetery and that in my opinion the proposed memorial complies with these regulations.
- The memorial will not be erected/ work will not take place until written permission has been obtained from the Parish Clerk.
- Where the memorial is over 625mm high, the proposed design and method of fixing accords with BS 8415 (the British Standard for the memorial masonry industry).
- If the memorial is found to have been inadequately fixed, I will be liable to meet the cost of its removal and/or refixing.
- If a memorial is placed which does not comply with the application submitted and the permission granted, those placing the memorial will be liable for the cost of its removal.
- I will give 24 hours' notice to Wickwar Parish Council prior to installation of the memorial.

Memorial mason signature:	
Date:	

Please return this form to the Parish Clerk to Wickwar Parish Council, by email or post:

Email: clerk@wickwarparishcouncil.gov.uk

Wickwar Parish Council
c/o 22 Inglestone Road
Wickwar
Wotton-under-edge
Gloucestershire
GL12 8NH

For all enquiries relating to this application please contact the Parish Clerk using the contact details above, or telephone 07895 527353

**PART G – PERMISSION TO ERECT/ CARRY OUT WORK ON A MEMORIAL AT WICKWAR CEMETERY
(TO BE COMPLETED BY THE PARISH CLERK)**

Plot number:	
Permission granted by:	(on behalf of Wickwar Parish Council – the burial authority)
Date:	
Fee payable:	

☐ A photograph of the plot is attached for your reference.

Payment methods

Cheque made payable to Wickwar Parish Council (please post to Wickwar Parish Council, c/o 22 Inglestone Road, Wickwar, Wotton-under-edge, Gloucestershire GL12 8NH)

OR

BACS - Wickwar Parish Council

Unity Trust Bank

Sort Code: 60-83-01

Account: 20414359

(Please use the applicant's name as the reference)

8.4 To APPROVE an amendment to the regulations of the cemetery (Wickwar Cemetery) to clarify the respective responsibilities of memorial owners and memorial masons working in the cemetery.

The amended regulations of the cemetery have been circulated with amendments shown in yellow for approval.

8.5 To CONSIDER the estimated 'special expenses' calculation for 2022/23 to South Gloucestershire Council for services provided in Wickwar parish and AGREE any questions to submit to South Gloucestershire Council.

Background

The estimated 'special expenses' for Wickwar parish for 2022/23 have been circulated in a spreadsheet file. They appear as a line on residents' Council Tax bills and are paid by them, on top of the basic South Gloucestershire Council Tax charge. The 'special expenses' reflect the extra services received from South Gloucestershire Council in the parish. In this parish they cover maintenance of the closed churchyard and open spaces. The charges are summarised here:

Closed churchyards	Open Spaces (plus Parks)	Open Spaces Acquired Housing Land	Total	2021/22 total
£1,816	£10,284	£373	£12,473	£12,115

Last year I requested confirmation of which open spaces are included in the Open Spaces figure, but I did not receive a response.

Councillor Carroll has compiled a list of the spaces she thinks are maintained as part of this charge:

- Turnpike3 green areas.
- Avon crescent bungalows
- Centre Green, Cotswold view
- Green on roundabout at school
- Green on Inglestone Rd by school field
- Grass in front of houses on Inglestone Rd that face onto field adjacent to the school
- Green at the top of Inglestone Rd
- Green opposite youth club – this may be part of the Localism Contract which Wickwar Parish Council pays for
- Grass area other side of Inglestone Rd junction there
- Amberley/Burleigh way green
- Green at the front of Amberley way

8.7 To CONSIDER and take a DECISION on the charge to be made to Wickwar Wanderers Football Club for use of the pavilion and pitches during the 2020/21 season.

Please see the separate calculation - circulated.

8.8 To CONSIDER a request from a resident to obtain a quotation for works to modify the Town Hall clock, to prevent it from chiming during the night.

Background

The Clerk has received a request from a resident to obtain a quotation for a mechanism that could be set to pull the strike away at predetermined times, to silence the Town Hall clock during unsociable hours. The resident has spoken directly to the clock engineer who explained that it was a relatively easy fix which the Cumbria Clock Company has fitted a few of.

Decision required

1. To take a DECISION on whether to obtain a quotation as requested.