



Wickwar
Parish Council

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

Clerk: Rachel Davis
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clerk@wickwarparishcouncil.gov.uk

Marlies Koutstaal

(on behalf of Bloor Homes)

10th November 2021

Dear Marlies,

Re: Response to public consultation on housing proposal for land to the west of Sodbury Road, Wickwar

I am writing to you on behalf of Wickwar Parish Council to express the Councillors' deep dissatisfaction with the public consultation that has been run by Bloor Homes regarding its proposal to build 180 homes on land west of Sodbury Road. Wickwar has been through a public consultation recently for a similar proposal, and in that case the developers hosted an online public meeting on request and gave a clear deadline for responses at the start of the consultation. Bloor Homes has failed to do either of these things.

Firstly, Bloor Homes has refused a request to host a public meeting and refused a subsequent request to attend a Council meeting in public, to present the proposals and answer questions. Given the limited information that has been released to the public and the decision to conduct the consultation online/ by post/telephone only, Wickwar Parish Council argues strongly that the public consultation has not been up to standard and should be repeated. I will be writing to South Gloucestershire Council to express these concerns on behalf of the Council.

Furthermore, Bloor Homes has repeatedly refused to publish a deadline for responses to the public consultation. I have requested this information on four separate occasions (the first time was over two months ago on 7th September 2021) and did not receive a satisfactory response to any of these requests.

On Monday morning (8th November) I finally received notification of the deadline of 16th November 2021, which was in just seven working days' time. As of today (10th November), there is no notice on the consultation website advising visitors of the deadline. Neither was the deadline published on the consultation leaflet which was posted to households in the parish. It is therefore unclear how members of the public are supposed to know when the deadline is. Bloor Homes has not made any attempt to advertise this deadline to members of the public.

It is not acceptable to give only seven working days' notice of the consultation deadline and to fail to advertise that deadline to members of the public.

In response to the consultation, Wickwar Parish Council objects strongly to the proposed development of 180 new houses because it 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 has expanded significantly in the last two years with further development in progress. 80 houses have been completed 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. By the time these houses have been completed the number of households in the parish will have increased by 25% without any strategically planned investment in infrastructure. This proposal will add almost as many houses again, without any strategic analysis of the infrastructure required to support it through the Local Plan process.

Wickwar does not have the infrastructure to support yet more housing development, with very poor access to essential services and inadequate public transport provision (as evidenced by South Gloucestershire Council's Draft Data and Access Profile for Wickwar and the Parish Council's response to this). This proposal will create a car dependent estate that will increase carbon emissions and accelerate climate change.

Finally, the proposal should not be considered at this point in time, as the new Local Plan for South Gloucestershire is still in development and no sites for housing development have yet been identified.

Yours sincerely,



Rachel Davis – Clerk to Wickwar Parish Council