



Important Information
from Olveston Parish Council

Olveston Development Proposals

A guide to contributing to the
South Gloucestershire Council Local Plan
Consultation

Your **VIEWS** and **COMMENTS** are
VERY IMPORTANT



Purpose of this Leaflet

This leaflet provides guidance for contributing to the consultation process currently being undertaken by South Gloucestershire Council on the Local Plan and the proposed housing developments in Olveston.

The closing date for comment is 16th February 2024

We would urge all parish residents to read this document and contribute to the consultation process.

Details of the Local Plan can be found on the South Gloucestershire Council website at <https://beta.southglos.gov.uk/new-local-plan/>

Presentations given regarding each of the proposed sites can be viewed on the OPC website at: www.olvostonparishcouncil.gov.uk

The future of our villages rests with us all.

Your opinion matters, make sure you have your say.



Introduction and Background

South Gloucestershire Council (SGC) are developing a Local Plan. This will include a new strategy and policies to guide the growth and development across the region for the coming years. Additional housing is an integral part of the plan and following a call for potential new housing sites, two are currently being considered in Olveston. (Maps of the sites can be found at the end of this document). SGC is currently conducting a consultation to gather local opinion which may be used to decide on how to proceed with any future development in the Parish. More information is available from the SGC website at: <https://beta.southglos.gov.uk/publications/local-plan-phase-3-towards-a-preferred-strategy>

Following a village meeting on January 5th where 147 parishioners attended, Olveston Parish Council (OPC) have compiled this guide for parishioners in their efforts to comment on the development sites within the Parish. It is important that as many people as possible make their views known. Where possible replies should be evidence based and need to be lodged before **16th February 2024**. Petitions are good but individual responses are better. Replies can be made via email to policy.consultation@southglos.gov.uk or by conventional post to: **Department for Place, PO BOX 1954, Bristol, BS37 0DD**.

Please note a possible Hardy Lane site is excluded for now. Whilst it has development potential, there are several constraints, including archaeological matters, distance from the school/shops and proximity to listed buildings and the conservation area.

Local Plan Four Year Landbank

The Local Plan process looks at many things, we're just looking at housing in the parish for now. The Council is required to hold a rolling four year landbank of building land across its area and SGC are suggesting 20 new homes are appropriate for Olveston and 2 sites are under consideration. One at Grey Gables of Vicarage Lane, and one on Aust Road next to the allotments. Failure to provide adequate land voluntarily could see any number of planning appeals, made to central government, being won by speculative developers simply because insufficient land has been ear-marked for development in this Local Plan.

For and Against

OPC's preference would be to have no major site development in the village but have to face up to the obligations in the Local Plan, and express a balanced preference toward the Aust Road/Elberton Road site. We're discounting the Vicarage Lane site because of the following 12 reasons:

1. The obvious local feeling of residents as clearly demonstrated at the meeting on January 5th.
2. Charterhouse Strategic Land is an Agent for this landowner, the potential developer and their suitability is currently a complete unknown.
3. Numerous adjoining properties and landowners would be affected by this development and the matter of security of these nearby homes has been expressed.
4. The intensification of use of Vicarage Lane and The Street by the vehicles generated by 20 new homes would severely add to congestion, access by service and emergency vehicles would be majorly impacted (please check out our specialist Traffic and Highway report on the Parish Council website – see news/breaking news dated 6th January). There is no possible way to improve the highway/footway widths in Vicarage Lane and The Street. Increased traffic on local roads which are already used as rat-runs, especially when other major routes experience problems/closure, would make an already difficult situation worse.
5. The shortest route from this site to any larger town is via Vicarage Lane travelling north, a totally unsuitable single track lane barely fit for the traffic already using it. The identified additional 10 vehicle movements at morning/evening peak times resulting from this proposal we believe to be an underestimate.
6. This development located in the heart of the village will have an extensive impact on the Conservation area. Various views/vistas towards the church and vicarage were identified as being lost by developing as per the latest scheme.
7. The developer is proposing some general off-street parking spaces within the site for local residents to use instead of parking on

Vicarage Lane. We suspect this idea will not be taken up by local residents.

8. The developer is proposing numerous highway “adjustments” at The Street junction by use of a new/alterd white lined give way junction and extended double yellow line parking restrictions. All this highway lining work will be detrimental to the conservation area giving a much more urban feel. This will also displace the already very limited on-street parking in the vicinity of this junction.
9. There appears a future potential for extending this development which would be detrimental to the locality.
10. The foul sewerage capacity in Olveston will be an issue, any required upgrading of the current infrastructure in Vicarage Lane would prove extremely disruptive to implement.
11. Construction/site traffic will cause major inconvenience to local residents, there being just the one way in and out through the heart of the village. This also gives rise to the general safety of all road users on what is one of the narrowest lanes and junctions in the village.
12. Routing “school” traffic into the centre of the village and into this site to the new drop-off point would increase congestion at school times. A second access to the school poses a security risk and comments from the school have yet to be received.

A preference towards accepting the Aust Road/Elberton Road site is expressed and is based on the following 12 potential gains that could be made available if this site was pursued as we would suggest:

1. Newland Homes, the developer currently involved with this site, is a local company with local experience and a track record of delivering sustainable bespoke designed property sympathetic to the village setting.
2. This site has just one main neighbouring property to consider and design around.
3. The development offers a much needed area of land for church burials.
4. This development could provide useful additional school drop-off parking facilities, without additional safety implications.

5. The developer could provide a footpath upgrade along Aust Road from the school drop-off parking facility to Elberton Road which would be of particular benefit to school parents.
6. The site access to Aust Road has good visibility and Aust Road itself has plenty of scope for improvement if required as a part of any proposal.
7. This development of around 20-25 units would include some 8 affordable homes – these however need robust planning restrictions to ensure only local people can occupy these affordable units.
8. The developer has suggested bespoke designs are available to suit the site, not standard developer “off the peg” house types/styles. This will be of particular importance in maintaining an attractive approach to the village from the Aust direction.
9. The developer could be asked for a monetary contribution toward the costs of works in the nearby Vicarage Lane play area.
10. Foul sewerage capacity in Olveston will be an issue, any required upgrading of the current infrastructure drainage will be easier to overcome on the outskirts of the village, as opposed to in the heart of the village down a very narrow approach road.
11. The development of this site will not unduly affect any local on-street parking limitations.
12. The planning process can stipulate that construction traffic only access the site from the north, not through Olveston village. This reduces site traffic dangers and inconvenience to residents.

The following 4 comments affect both proposed sites equally:

1. Lack of services – buses and public transport is all but non-existent.
2. Vital services – particularly schooling, health, doctors, dentists, and the like are already at capacity.
3. General services – one local general store/post office, a small bakery, pub, and church. Not a lot to go on and likelihood is new residents will travel, by car, to other centres for most everyday items.
4. Neither site is that sustainable, increased use of the motor car by new residents is inevitable.

There will doubtless be numerous other arguments to raise as part of this process, these lists for and against the two developments identified are by no

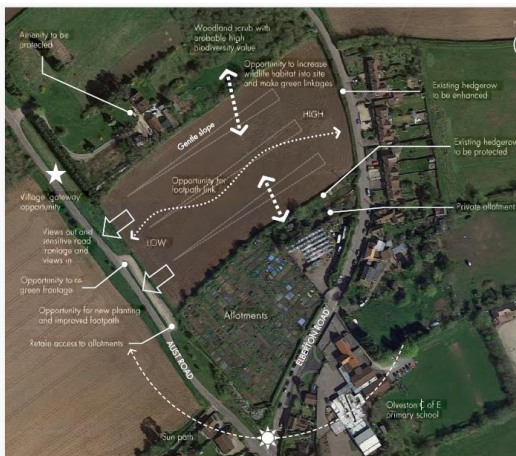
means intended as exhaustive. You may have other items to list and, within reason, it's a case of the more the merrier! If you require any help with this process please contact either Tony Williams on 07745 742952 email Tony.Williams@southglos.gov.uk or Matthew Riddle on 07877 413298 email Matthew.Riddle@southglos.gov.uk. Alternatively one of your local Parish Councillors may be able to advise but please do remember the deadline date for responses which is **16th February 2024**.



Gables Site

Site off Vicarage Lane next to Grey Gables.

20 new homes proposed – no layout available.



Aust Road Site

Site between Aust Road and
Elberton Road.

22 new homes with proposed layout.





Serving Our Community



Contact Olveston Parish Council on:

 01454 806186

 clerk@olvestonparishcouncil.gov.uk

 Queen Alexandra Memorial Pavilion, Alveston Road, Old Down BS32 4PH