Policy Title:

LP4 - Easter Compton Village Extensions

Existing Policies Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced	**NEW**
Non-Strategic / Strategic	**Non-Strategic**

Purpose

Policy LPS2 - Locational Strategy for South Gloucestershire makes provision for a significant expansion of Easter Compton village, comprising about 250 dwellings and supporting infrastructure. About 160 new homes and open space will extend south of Prospect Close in a sensitive extension that respects the setting of All Saint Church and the listed farmhouse. About 40 homes will be provided on zoo land east of Bow Street Lane and about 50 homes on the triangle land off Blackhorse Hill at the eastern end of the village. This new housing will provide a significant proportion of affordable homes and help rebalance homes to jobs in this part of the district. It will also assist in delivering enhanced bus services and improved active travel infrastructure within the village. This policy and supporting Concept Diagram set out the key principles of development for the new village extensions.

Policy wording

Land comprising 3 sites will deliver a maximum of 250 dwellings in a series of distinct high-quality, net zero energy village extensions. 40% of homes will be affordable.

Acceptable development proposals will be required to:

1. **Ensure a new robust Green Belt edge along existing field boundaries, Farm Lane, Bow Street Lane & Over Lane.**
2. **Site A, served off Prospect Close will provide 160 dwellings. 5% will be for self and or custom build. It will provide a direct cycle link to the National Cycle Network (Farm Lane) from the existing village, remove modern farm buildings to enhance the setting of the listed Farmhouse and All Saints Church, and provide a new informal recreational space for the community and species rich meadow land on land between Main Road and All Saints Church. Design will be heritage led and shall be of a form, scale, density and layout that respects the open nature of the existing setting of All Saints Church. The development will also deliver a robust and integrated GI framework including the enhancement and reinstatement of historic hedges, tree lines and orchards, allotments and retention of key views towards and from the church. New dwellings adjacent the existing village will be provided with additional planting and garden space (at least 15m long) to assist respect the amenity of existing residents.**
3. **Site B, (the Zoo land) served off Main Road will provide 40 dwellings. It will provide a foot & cycle link parallel to Bow Street Lane connecting Main Road to Hollywood Lane and cycle/pedestrian friendly improvements to the junction of Bow Street Lane and Main Road, whilst respecting the rural, sunken lane character including roadside hedgerows. A robust woodland edge will be established along the site's southern boundaries to mitigate views from Spanorium Hill, buffer the adjacent ancient woodland and integrate the new development into its surroundings. Design and appearance will be clearly informed by its association with the aspirations/objectives of the Zoo project.**
4. **Site C, (the Triangle Land) will provide 50 dwellings. Vehicle movements will be served off Love Lane. Overs Lane will be investigated for safer foot and cycle access. Green Infrastructure (woodland) will be concentrated along Love Lane and the northeastern corner of the site to soften the edge of the village and connect existing woodland belts. An area of open space and specimen trees will form the western corner where a number of easements cross the site. Design will focus on creating a high-quality attractive gateway to the village, including a new gateway and physical traffic calming to Blackhorse Hill to slow traffic to 20mph. The footpath along Main Road between the site and Bow Street Lane will also be widened and resurfaced to improve safety for active travel.**
5. **All the sites will contribute financially towards:**
    a. **Outdoor sports facilities at the village recreation ground & improvements to local library, primary care and waste services, and the village hall.**

b. **A package of traffic calming, active travel and environmental improvements works along Main Road including a new pedestrian-controlled crossing(s) to access existing facilities safely.**

c. **Increased frequency of bus services (including school transport) and additional and improved accessible bus stops.**

d. **Improvements to the nearby National Cycle Network & Hollywood Lane, which will become more attractive to pedestrians and cyclists.**

e. **Travel Plans & an Easter Compton Car Club and mobility hub.**

f. **Nursery, primary, secondary and special education needs.**

g. **Improvements to the local PROW network, and**

h. **Sites B & C will contribute towards a new consolidated allotment site on site A.**

The Concept Diagram provides a framework for future community consultation processes and planning applications. An Infrastructure Delivery Plan for the village will be approved prior to approval of any of the above sites. Planning applications will only be submitted following respective participative community consultation processes.

Supporting text

New development at Easter Compton is primarily designed to provide more homes in close proximity to the expanding employment areas at Severnside. Easter Compton also already has a number of facilities, including small convenience store, village hall and public house. Nearby is also a farmshop and The Wave surf facility with cafe and meeting rooms. It therefore is already and has further potential to be an attractive and sustainable place to live.

1. The existing village and the new sites will be released from the Green Belt (see Policies Map) and where necessary boundaries reinforced with new woodland planting.
2. Site A is located between the existing settlement and All Saints Church (grade II*). This church is unusual in its isolated, rural setting. This setting will need to be conserved. Therefore, the existing modern farm buildings will be replaced by re-instated historic orchards. New informal open space & meadow land will be provided between the church and rear of the village hall & pub and new homes will be set back, softened with new trees and predominantly 1.5 storey homes along the church & farmhouse facing edges, so helping to preserve the church's dominance in the landscape. It will also provide new foot & cycle connections from the village to the National Cycle Network. Some sensitive development may be provided in the pub car park to enable an additional active travel connection into the site.

3. Site B provides an opportunity to realise some distinct new homes characterised by their association with the Zoo in an attractive hillside woodland setting and provide a new safe foot/cycle link parallel to Bow Street Lane, connecting Main Road to Hollywood Lane. Works to the junction of Bow Street Lane and Main Road will also be required to make it safer for active travel. A new tree belt along the site's western boundary will screen views of the new homes from the newly designated strategic viewpoint on Spaniorum Hill.
4. Site C will provide a new visually attractive entrance into the village, physical traffic calming measures to slow traffic to 20mph and include new woodland buffers to soften views from the north and further enhance the backdrop to the new homes.
5. To help make Easter Compton a more sustainable place, all the sites will contribute financially towards better amenities and facilities. An Infrastructure Delivery Plan will be agreed for the village prior to approval of any of the allocated sites. This will set out required works and contributions and divide the cost proportionately between the 3 sites.
6. Sites B&C also lie within a 'focus area for nature recovery' (Northwest Bristol Woodlands) within the West of England Local Nature Recovery Strategy (LNRS). The creation and good management of traditional orchards, mixed scrub, lowland mixed deciduous woodland, species rich hedgerows will be prioritised to receive a 15% BNG uplift. At least 10% BNG improvement will be provided onsite. The sites may also need to contribute towards SAMM (Strategic Access Management & Monitoring) and on or offsite SANGS (Suitable Alternative Natural Greenspace).
7. CIL receipts as well as s106 contributions will need to be retained locally to achieve these objectives. Contributions may be used to pay back expenditure on infrastructure, such as the Severnside Transport Package, where the infrastructure is delivered ahead of s106 triggers.

Additions	
Key evidence	
Other relevant policies to cross-reference?	

Figure 1. Easter Compton - Concept Diagram

