

P26/01208/O — Consultee Response Summary

Land at Frog Lane, Coalpit Heath · Edward Ware Homes

Application: Outline — up to 860 residential dwellings, primary school, local centre, community facilities, open space, habitat enhancement

Consultation Period: 27 May 2026 — 25 July 2026

Status: Awaiting Decision (Recommendation and/or Committee phase)

Council Documents: 149 · **Public Objections:** 300+

Compiled: 27 July 2026 · **Application Ref:** P26/01208/O

Portal: developments.southglos.gov.uk — search P26/01208/O



1. Statutory Consultees — Formal Responses

🚫 **Yate Town Council** — 29 June 2026 **FULL OBJECTION**

7 Grounds of Objection:

- **Green Belt Harm:** The site makes a 'Significant Contribution' to preventing settlement merger between Coalpit Heath, Frampton Cotterell, and Yate (per WECA Strategic Green Belt Assessment). No very special circumstances demonstrated.
- **Transport:** Applicant's assumption of 50% reduction in car trips is unrealistic and unsupported by local evidence from Ladden Garden Village.
- **Rail Capacity:** Yate Station operates half-hourly services with no committed upgrade. Charfield Station will add 128,000 rail journeys/year to the same corridor.
- **Education:** Secondary school capacity not demonstrated — nearest is 3.5km away.
- **Infrastructure:** NHS dentist availability, GP capacity, and Yate Town Centre car parking all at capacity.

- **Local Plan:** Application prejudices the emerging Local Plan Examination — site proposed to be retained as Green Belt.
- **Cumulative Impact:** Must be considered alongside Ladden Garden Village, North Yate (YA3), Charfield, and the neighbouring 450-home application.



Environment Agency — 14 July 2026

CONDITIONAL OBJECTION

Would object unless binding conditions are secured on:

- **Contaminated Land:** Site has coal mining legacy — coal mining risk assessment identifies at least 49 known mine shafts with potentially more undocumented shafts from the area's industrial history.
- **Water Pollution:** Surface water and groundwater protection measures insufficiently detailed.
- **Drainage:** Flood risk and drainage strategy requires further work — Flood Risk Assessment and Drainage Strategy (ES Appendix 8.1) noted deficiencies.
- **Ecology:** Strategy incomplete — ditch requires re-meandering, culvert requires daylighting. Biodiversity Net Gain plan needs further detail.



National Highways — 14 July 2026

SERIOUS RESERVATIONS

No objection, but with serious reservations:

- The applicant's trip generation assumes a **50% reduction** in AM peak car trips compared to standard rates — described as 'may be unrealistically low'.
- M32 Junction 1 is already constrained at peak periods.
- Ladden Garden Village monitoring data proves the promised modal shift has **not materialised** for similar developments in South Gloucestershire.



NHS — 9 July 2026

CONSULTEE COMMENT

- No NHS dentists accepting new adult patients locally.
- GP capacity unproven — 2,000+ new patients from 860 homes would place significant strain on existing practices.



Self-Build Officer — 9 July 2026 **CONSULTEE COMMENT**

- Assessment of self-build and custom housebuilding register implications.
- Applicant's Self-Build and Custom Build Statement (27 May 2026) under review.

2. SGC Internal Consultees



SGC Drainage Officer — 9 July 2026 **CONSULTEE COMMENT**

- Flood risk and surface water drainage assessment.
- Flood Risk Assessment and Drainage Strategy (ES Appendix 8.1) reviewed — conditions likely to be recommended.



SGC Senior Archaeologist — 8 July 2026 **CONSULTEE COMMENT**

- Heritage Statement and Desk-Based Archaeology Assessment (Parts 1 & 2) reviewed.
- Listed buildings: Mayshill Farmhouse, Says Court Farmhouse, Rose Oak Farmhouse identified in the vicinity.



SGC Contaminated Land Officer — 1 July 2026 **CONSULTEE COMMENT**

- Phase 2 Ground Investigation Report reviewed — coal mining legacy is a significant concern.
- 49 known mine shafts in the area with potentially more undocumented from historical mining records.
- Remediation strategy will require binding conditions.



SGC Conservation Officer — 16 June 2026 **CONSULTEE COMMENT**

- Impact on heritage assets assessed — listed buildings in the vicinity reviewed.
- Heritage Statement evaluated against policy requirements.



SGC Tree Officer — 26 June 2026 [CONSULTEE COMMENT](#)

- Arboricultural Impact Assessment reviewed — superseded version (27 May 2026) and updated version (2 June 2026) both on file.
- Tree protection conditions likely to be recommended.



SGC Climate Change Policy Officer — 23 June 2026 [CONSULTEE COMMENT](#)

- Energy and Sustainability Strategy (27 May 2026) reviewed against climate change policy requirements.
- Assessment of applicant's low-carbon commitments.



SGC Lighting Engineer — 15 June 2026 [CONSULTEE COMMENT](#)

- External Lighting Impact/Strategy Report (27 May 2026) reviewed.
- Lighting conditions for ecological protection anticipated.

3. New Consultee Responses (Added 16–21 July)



Housing Enabling Officer — 21 July 2026 [NEW — CONSULTEE COMMENT](#)

- **Council's housing needs assessment published.** Affordable Housing Statement and Draft Heads of Terms reviewed.
- Assessment of housing mix, tenure split, and affordable housing provision in line with local policy.
- One of the final consultees to respond before the 25 July deadline.



Avon Fire & Rescue Service — 20 July 2026 [NEW — CONSULTATION REPLIES](#)

- **Fire service infrastructure assessment for the development.**
- Fire hydrant provision, access for emergency vehicles, and building regulations compliance reviewed.
- Standard consultee for major residential developments.



MS Public Open Space MST — 17 July 2026

NEW — CONSULTEE COMMENT

- **Public open space adequacy assessment.**
- Open Space Assessment (27 May 2026) and Revised Open Space Typologies plan (15 June 2026) reviewed.
- Assessment of whether proposed open space meets policy standards for 860 homes.



SGC Public Rights of Way Officer — 16 July 2026

NEW — CONSULTEE COMMENT

- **Public Rights of Way impact assessment.**
- Site Location and Context plan (ES Figure 5.1) and Designations and PROW plan (ES Figure 5.2) reviewed.
- Assessment of impact on existing PROW network including potential diversions or enhancements.

4. Other Statutory Consultees



National Grid Distribution — 23 June 2026

Utilities appraisal reviewed — no objection subject to standard conditions.



National Gas — 15 June 2026

Gas infrastructure reviewed — standard response re: proximity to gas mains.



Sport England — 23 June 2026

Two consultee comments on file — assessment of sports and recreation provision.



Active Travel England — 29 June 2026

Active travel route commitments reviewed — applicant claims 'active travel routes' connecting to Coalpit Heath, Yate and the A432.



RNS Community Infrastructure MST — 13 July 2026

Community Infrastructure Levy (CIL) assessment — contributions toward local infrastructure.



Mr Kevin Wilkinson (Independent) — 2 July 2026

Independent consultee comment submitted.



Mr Andrew Lyons (Independent) — 26 June 2026

Independent landscape assessment — Landscape and Visual Impact Assessment reviewed.



Ms Alison Catlin (Ecologist) — 30 June 2026

Independent ecological assessment — Ecological Impact Assessment, Biodiversity Net Gain strategy, and Habitat Management Plan reviewed.



Mr Benjamin Burnell — 19 June 2026

Independent consultee comment.

5. Public Response Summary

The public consultation saw substantial community engagement:

- **300+ public objections** submitted during the consultation period
- **Flood of objections in final days:** At least 20+ public comments were submitted between 16-23 July alone
- **Key objection grounds:** Green Belt harm, traffic congestion, infrastructure strain, environmental impact, loss of village character, rail capacity, and cumulative development impact
- **Formal objections from:** Yate Town Council, Westerleigh & Coalpit Heath Parish Council
- **Media coverage:** Frome Valley Voice (10 July 2026) — 'Have your say on plans for 860 homes'

6. Next Steps

Phase	Description	Timeline
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Planning Officer Report	Officer reviews all 149 documents, weighs consultee responses against local and national policy, drafts recommendation (approve, refuse, or defer)	~Aug–Sep 2026 (8-13 weeks from validation)
Planning Committee	Elected councillors debate and vote. All 300+ objections and consultee responses are taken into account. Strong opposition from multiple statutory consultees makes refusal a realistic outcome.	TBC
Decision Published	Decision notice on council portal. If refused, developer has 6 months to appeal to Planning Inspectorate.	TBC

Save Coalpit Heath — Community campaign opposing the speculative Green Belt development at Frog Lane, Coalpit Heath.

Application P26/01208/O · South Gloucestershire Council · save-coalpit-heath.pages.dev

Data sourced from South Gloucestershire Council planning portal (developments.southglos.gov.uk) — 27 July 2026.