



MCLT Response to Planning Application P25/02678/O (Pitt Farm Land , Marshfield)

MCLT wish to object to the above application.

Marshfield Community Land Trust (MCLT) objects to the proposed development of 50 dwellings at the Pitt Farm site because it conflicts with adopted and emerging planning policy, undermines community-led housing delivery, and exceeds the level of growth appropriate for Marshfield.

1. Policy Conflict and Inappropriate Location

The site lies within the Green Belt and Cotswold National Landscape, where large-scale commercial housing development is contrary to both Marshfield Parish Council and South Gloucestershire Council (SGC) policy. Development of this nature is normally permitted only as a Rural Exception Site for locally identified affordable housing.

2. Risk of Precedent and Loss of Control over Future Growth

Approving this scheme would set a precedent for development beyond the settlement boundary, undermining Marshfield's agreed approach to growth and reducing MCLT's ability to deliver future Rural Exception Sites.

3. Inconsistency with the Emerging Local Plan

Although early drafts of the Local Plan identified capacity for 50 homes at this site, the final draft removed this allocation. SGC states that Marshfield's growth should be delivered through community-led housing via MCLT, which it considers the appropriate scale and mechanism for the village.

4. Attempt to Circumvent the Local Plan

Gleeson Land is seeking to reinstate the earlier draft allocation before the Local Plan is adopted and has challenged SGC's approach by referring to Bristol's unmet housing need. SGC's own evidence confirms that Marshfield is not a suitable location to meet Bristol's shortfall.

5. Scale of Development Exceeds Local Capacity

With 27 new homes already due to be occupied by 2026, an additional 50 dwellings would exceed the growth SGC identifies as appropriate for Marshfield. School capacity and service limitations are already recognised as significant constraints.

6. Environmental and Transport Concerns

Marshfield has very limited public transport. The proposal would increase car dependency and associated carbon emissions, conflicting with SGC's climate commitments. Access to the site appears very problematic.

7. Lack of Evidence of Local Affordable Housing Need

The proposal's reference to 50% affordable housing is not supported by any assessment of local need and provides no clarity on tenure; especially whether any homes would be for social rent.

8. Proven Success of MCLT's Community-Led Housing

MCLT's Wheatfield Barns development has shown that community-led housing can deliver high-quality, genuinely affordable homes for local people, with strong environmental performance and clear social benefits.

9. MCLT's Long-Term Housing Strategy

MCLT plans further affordable housing projects later in the Local Plan period (2026–2041), based on updated assessments of local need. Learning from the Wheatfield Barns model, MCLT aims to provide an appropriate mix of tenures to meet future local requirements. This managed, community-led approach ensures growth remains proportionate, sustainable, and aligned with community priorities.

Conclusion

The proposed development conflicts with policy, exceeds Marshfield's capacity for sustainable growth, and undermines the community-led strategy supported by SGC. MCLT therefore objects to the application and requests that SGC refuse planning permission.