



## Policies, Sites and Places Plan – Call for Sites Response Form

This form should only be used by landowners and developers that are promoting a site for inclusion in the PSP Plan.

Comments are invited on the issues set out in paragraphs 19.1 – 22.2 of the PSP Plan Regulation 18 Consultation document in respect of the suitability, availability and achievability of potential housing sites. The purpose of these questions is to gauge potential preparedness to engage constructively in a possible planning application process, likelihood of achieving policy compliant schemes and early delivery of dwellings.

Comments related to the general methodology and process should be set out on the response form for the Regulation 18 Consultation document, available online: [www.southglos.gov.uk/PSPconsultation](http://www.southglos.gov.uk/PSPconsultation)

Please note that freedom of Information regulations mean that the Council cannot treat any information supplied confidentially.

For enquiries or assistance please contact the Strategic Planning Policy and Specialist Advice Team 01454 863469 or [planningLDF@southglos.gov.uk](mailto:planningLDF@southglos.gov.uk)

### 1. YOUR DETAILS

Ref Number (for office use only)

Name

**John Baker**

Formatted: Font: (Default) Arial, 11 pt, Bold

Company/Organisation  
(If relevant)

**Peter Brett Associates**

Address

**10 Queens Square  
Bristol**

Postcode

**BS1 4NT**

Telephone

Email address

I am (please tick all those that apply)

Owner of part of the site	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Planning consultant	<input checked="" type="checkbox"/>	Developer	<input type="checkbox"/>
Affordable Housing Provider	<input type="checkbox"/>	Amenity/Community Group	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Other	<input type="checkbox"/>

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## 2. SITE DETAILS

Site address

**Land to the rear of Park Farm  
Barry Road  
Oldland Common  
Bristol**

Site Postcode

**BS30 6QX**

Grid ref. (if known)  
e.g. 367712,177756

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Site area (hectares)

**7.2ha**

Current use(s)

**Arable land**

Relevant Planning History  
(if known - please include any relevant planning application reference number(s) and confirm if the site has previously been submitted in response to a call for sites for the PSP or other Local Plan process).

**Planning application reference PK09/5056/O was submitted in August 2009 for mixed use development across 17.93 ha comprising 450 dwellings, care homes, 1486m<sup>2</sup> local centre, one form entry primary school with associated infrastructure and works. This was refused on 19 October 2009.**

**Planning application reference PK10/0484/O was submitted in March 2010 for mixed use development across 17.93 hectares of land comprising 450 dwellings, care home (Use Class C2), 1486m<sup>2</sup> local centre, one form entry primary school with associated infrastructure and works. Outline with all matters reserved except access. This was refused on 10 June 2010.**

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## 3. PROPOSED FUTURE USES AND CAPACITY

Please indicate if the proposal is for 100% residential or a mixed use scheme (and if so the intended proportions and respective capacity of each use.)

**The site as shown on the attached framework plan can accommodate up to 149 dwellings, including affordable housing, but has potential to include a mix of uses as necessary.**

**The Council recognises that a site deemed suitable for release under their emerging policy may form a smaller parcel of a larger site, and this is the case here. The land owned by SLP at Oldland Common is capable of accommodating around 450 dwellings. or an equivalent development total made up of an appropriate mix of uses.**

**The site as described here is put forward in recognition of the process created by the Council and the other West of England Planning authorities with the combination of and relationship between the South Gloucestershire PSP and the West of England JSP.**

**There is also the bigger issue of the need for development to take place on the east side of Bristol on a large scale and as part of well planned urban extension as an appropriate part of a spatial strategy for the West of England that addresses the development needs, and**



explain. (including wayleaves and easements)

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Has the land been subject to developer interest e.g. initial interest, a feasibility appraisal, option agreement or contract to purchase? If so please provide details including the nature of the option agreement(s) and purchase contract(s).i.e. fixed / minimum value or subject to planning.

<p><b>Yes</b></p>
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Have any utility searches been undertaken?

[ ]

If so is the site readily serviceable? Please provide details of which utilities are available to the site.

<p><b>Yes, mains sewerage, electricity, telecommunications, and gas are all available in the highway corridor that the site has frontage with and all have sufficient capacity to serve the scale of development proposed.</b></p>
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Have or are consultants engaged to undertake any studies or design work?

[ Y ]

If so who and when? Please provide details. Please indicate if those studies may be made available to the Council?

<p><b>Ecological Report, Aboricultural Report, Archaeological desk based study and evaluation, Flood Risk Assessment, Noise Assessment, contamination study, transport assessment report and heritage strategy – which were all submitted as part of the applications.</b></p>
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Please indicate an approximate timescale for delivery (no. of dwellings per year):

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	24	50	50	25

2021/2022	2022/2023	2023+

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## 5. SITE CONSTRAINTS

Has the highway authority been consulted? [ Y ]

If so please provide details, of when and any conclusions.

**As part of the previous application process. The conclusion was that subject to a s106 agreement, the terms of which we agreed between the applicant and the planning and highway authority, there was no highway objection.**

Has any proposed scheme been financially appraised? [ Y ] Internal to the applicant

If so did the appraisal conclude that a development would be viable and provide a reasonable return to the landowner? [ Y ]

Can any assumptions and or the appraisal work be provided to the Council? [ Y ] This could be done as part of a process of taking the scheme further

Have any soil investigations been undertaken? [ Y ]

If so was any significant contamination found or need for further investigations advised? Please provide details.

**No**

Is the site subject of a Local Green Space nomination or any other such designation? If so please provide details below.

**No**

*With regard general site constraints the Council retains significant information and expertise with regard these issues. The Council **does not** advise that such studies should be commissioned at this time if not already done so. Depending on the Council's initial considerations interested parties will be advised where necessary if and when additional study work should be undertaken to support a proposed allocation.*

Would the site impact on any landscape, ecological, archaeological or built heritage interests? Please provide use the box below to provide information of any such interests where known and the details of studies undertaken.

**No, these issues were considered at the previous application stage and it has been confirmed that no constraints exist.**

Is the site known to suffer from any flooding issues (river or drainage related)? Please provide details, and of any studies undertaken, in the box below.

**None**

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## 6. ADDITIONAL COMMENTS

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The information collected as part of this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

**The site as identified in the attached plan is located on the south eastern built up edge of Bristol and is located approximately 9km from the City centre. Access to the site is gained from the A4175 which links the A420 with the A431 via Oldland Common. The site is well connected to Bristol and Bath City Centres via many modes of travel. There is an extensive and easily accessible cycle and bus network (which offers an extensive range of bus services to both Bristol and Bath City Centres) and the Bristol / Bath cycle path which is within five minute walk of the site. Connections to local and national rail services can be found at Keynsham Railway Station which lies approximately 3km from the site.**

St Anne's C of E Primary School is located approximately 150 metres to the west of the site, on School Road. The local secondary school, The Sir Bernard Lovell School, is located within 800 metres walking distance to the north of the site. Oldland Common local centre is located approximately 300 metres north of the site and provides a range of local shops and services.

Included within Oldland Common's local centre are:

- Doctors surgery, Dentists, Pharmacy
- Veterinary surgery
- Post office
- Mini-supermarket
- 2 Public houses
- Fish and Chip shop
- Chinese takeaway

Keeping new development close to the existing city edge with a band of closely related development is a potentially very efficient way of developing and one which will maximise the use of infrastructure as well as making new opportunities within the extension available to existing residents.

Topography is a particularly limiting factor to in the consideration of options for urban expansion on the eastern periphery of the city. However, the site lies at the foot and on the lowest slopes of the Oldland Ridge. It is influenced substantially by the intrusion of the existing urban edge and has a semi-rural character. If development is limited to below the 50 and 55 m. contour (which would include the majority of the site) this would ensure that development could:

- relate well to this edge
- be almost entirely obscured by existing development in views from elevated locations to the west
- retain the function of the ridge and its upper slopes which provide important separation between the city and open countryside beyond, and containment when viewed from that countryside and the Cotswold escarpment/AONB
- avoid any perception of encroachment or unconstrained growth ('sprawl'), due to containment
- retain the green backdrop that the slopes and ridge provide in this locality.

The site is in a highly sustainable location and meets the criteria for sustainable growth in accordance with the NPPF.

There are no constraints to deliverability of this site, it is both available and achievable and in single ownership and of a medium size which can make a significant contribution to the housing needs of the local area. It can be developed in advance of any other larger urban extension to the

east of Bristol, and while it could be an important part of the intelligent growth of this area, it is not dependent upon it.

It has been demonstrated that the site can successfully integrate with the existing urban area. Two access points are proposed off the A4175 and are designed in accordance with best practice. Development of the site would provide the opportunity to improve the bus services and integration with other local centres. The provision of affordable housing as part of the development will assist the Local Authority in meeting their identified shortfall.

# Plan 1: SLP Land Ownership

