



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

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

1. YOUR DETAILS

Ref Number (for office use only)

Name

Kit Stokes

Company/Organisation
(If relevant)

Aspect360 Ltd

Address

45 Oakfield Road
Clifton

Postcode

BS8 2AX

Telephone

Email address

I am

(please tick all those that apply)

Owner of part of the site

Land agent

Planning consultant

Developer

Affordable Housing Provider

Amenity/Community Group

Local resident

Other

2. SITE DETAILS

Site address	Land at former Bridge House and Grove House, Yate Road Yate
Site Postcode	BS37 5JL
Grid ref. (if known) e.g. 367712,177756	
Site area (hectares)	1.1
Current use(s)	1/Bridge Cottage House (office) , Mobile Home with yard used for over 10 years by Avon Fencing 2/ Grove House House, and land (derelict building and stables) 3 /The Paddock rear of 1 and 2 towards the boundary fence of Commercial units, mobile homes and caravans.
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).	The site is previously developed land with houses and ad hoc vehicle sales uses at present. A number of derelict structures exist on the site at present. No relevant planning history. PK10/1712/F refused for use of site for car sales.

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.)

100% residential use 18 houses

Please state how your proposal is proportional to the existing size and character of the settlement. E.g. % increase of existing settlement (Demographic data on existing settlement size is set out in the Rural Villages

The development of the site for up to 18 starter homes would result in a 0.12% increase in the size of the existing settlement or Yate & Chipping Sodbury, which has 13947 household spaces.

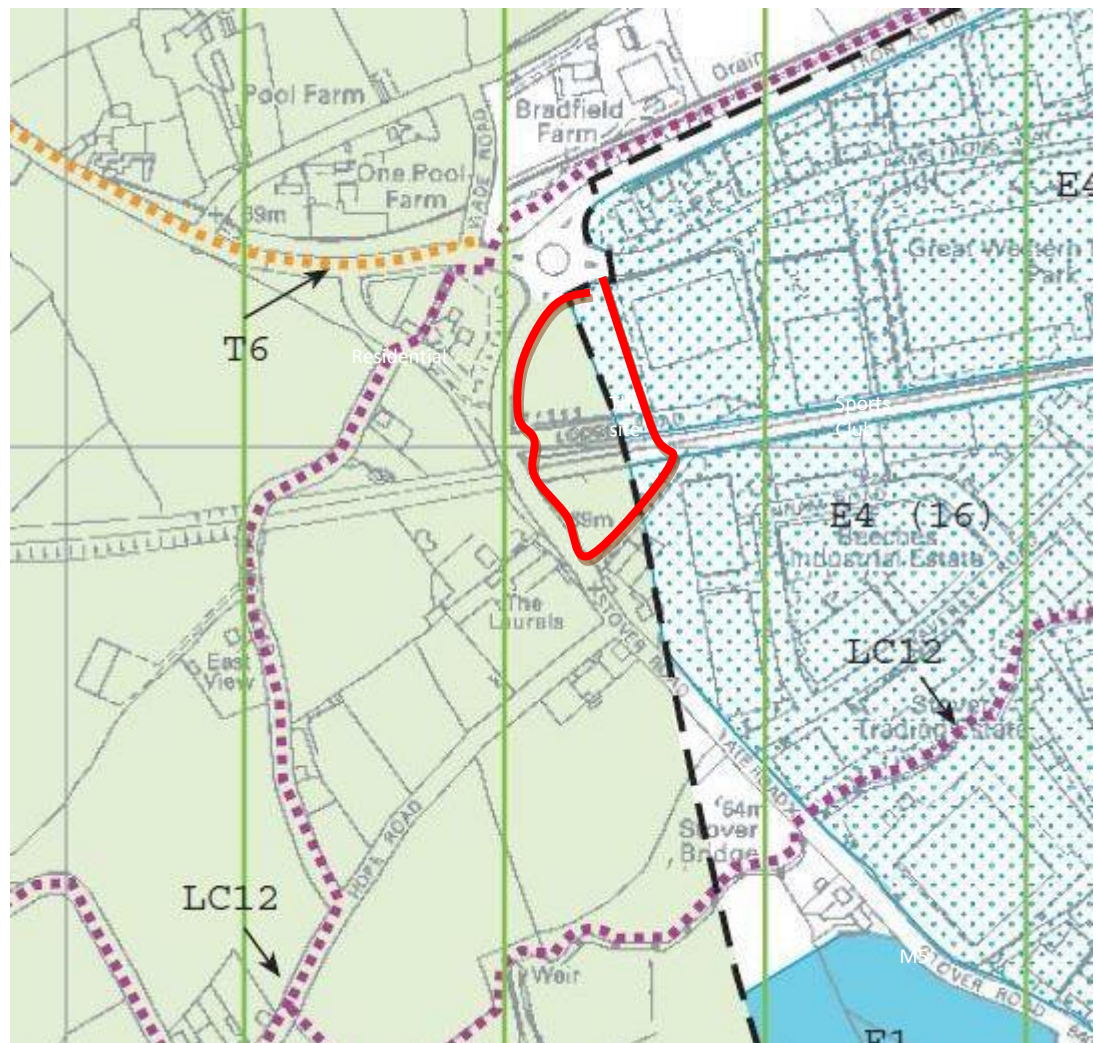
Please state how your proposal will address/contribute to the community aspirations established during previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document

The proposal will deliver 18 no. starter homes in an accessible location on the edge of the settlement.

The Regulation 18 Consultation Document for the PSP indicates that Yate is ranked as having Excellent Access with potential development land that is in the Green Belt.

The site straddles the settlement boundary for Yate and is partly in the Settlement boundary and partially in the Green Belt.

Figure 1: annotated proposals map extract showing site location



The site is within close proximity of an identifiable residential area. It has good local accessibility by public transport, walking and cycling. Consequently the principle of residential use is acceptable.

There are no constraints such as neighbouring houses or access that would prohibit the development of the site.

The adjustment of the Green Belt boundary will allow the development of this previously developed site which is surrounded by existing development and the public highway and will help to safeguard more environmentally sensitive and important sites from development.

4. SITE OWNERSHIP AND STATUS

- I (or my client/organisation) Is sole owner of the site
- Owens part of the site
- Do not own the site

If you are not the owner, or only own part of the site, do you know who owns the site or the remainder of it (please provide details, including a plan showing site ownerships)

Our client Universal Properties Ltd has an option to purchase the site with the owners [REDACTED]

Does the owner (or other owner(s) support your proposals for the site? [YES]

Is the land for sale? If so how long has it been on the market?

No

Are there any covenants or other legal issues that may restrict development potential? If so please explain. (including wayleaves and easements)

No

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.

Contract to purchase with Universal Properties Ltd

Have any utility searches been undertaken? [YES]

If so is the site readily serviceable? Please provide details of which

All utilities are currently available and service the existing house on the site

utilities are available to the site.

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Have or are consultants engaged to undertake any studies or design work? [YES]

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

A feasibility layout has been prepared and is submitted in support of this promotion by Cahill Associates.
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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
	33 no.			

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [NO]

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

N/A

Has any proposed scheme been financially appraised? [√]

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

Can any assumptions and or the appraisal work be provided to the Council? [X]

Have any soil investigations been undertaken? [X]

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

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.

None relevant

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.

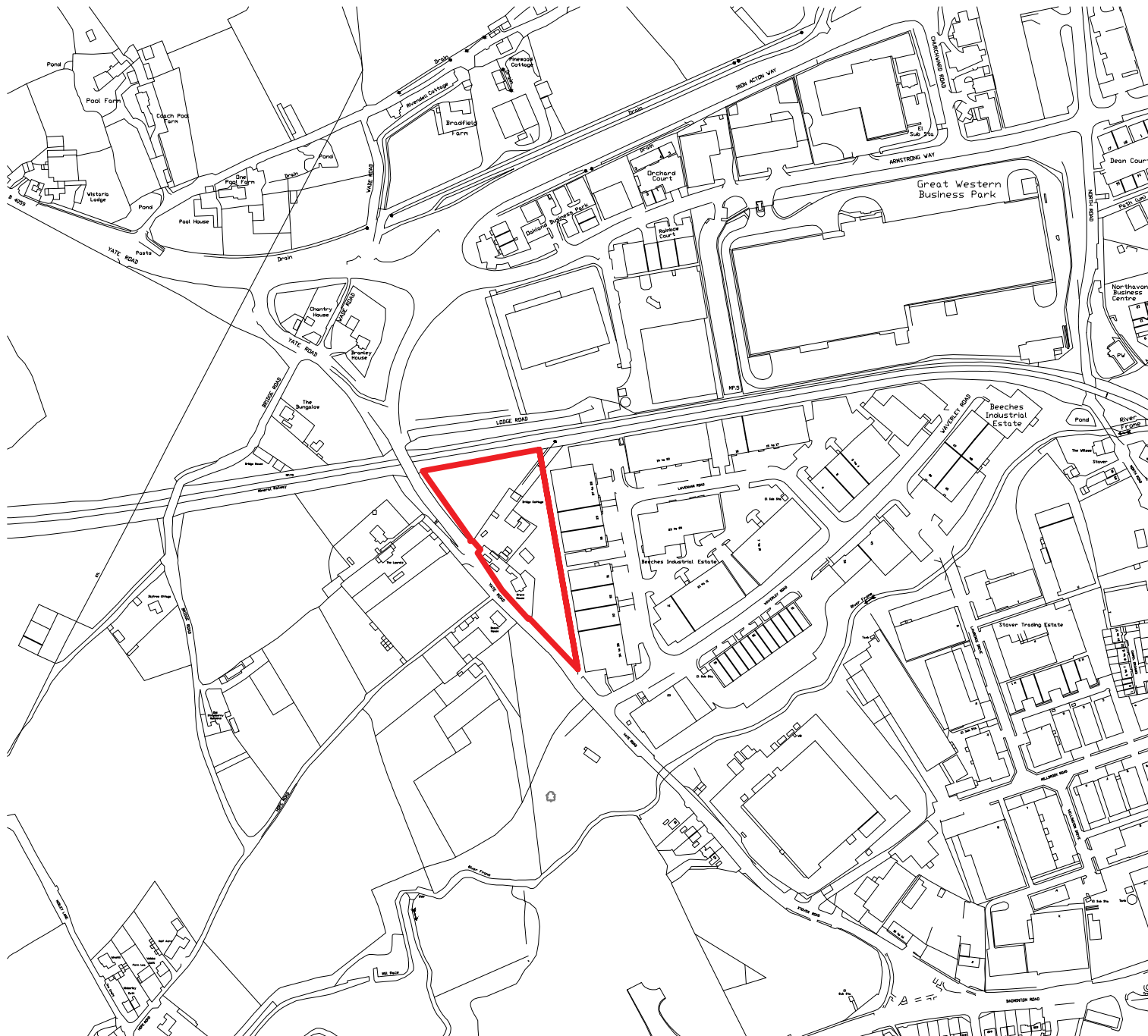
No the site is in Flood Zone 1

6. ADDITIONAL COMMENTS

The information collected as part 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.

Attached:

1. Site Location Plan
2. Illustrative site layout



revision

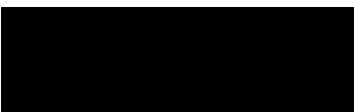
drawing number
00711SLP

drawing title
Site Location Plan

scale date
1:5000 @ A4 MARCH 2015

project
land at yate

Aspect360 Ltd
45 Oakfield Road Clifton
Bristol BS8 2AX UK



Scale suitable for Planning purposes only
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