



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

Daniel Weaver

Company/Organisation
(If relevant)

Pegasus Planning Group Ltd

Address

1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Postcode

BS32 4QL

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	Paddock land at Engine Common, Yate TITLE NO. GR280628	
Site Postcode	BS37	
Grid ref. (if known) e.g. 367712,177756		
Site area (hectares)	4.4	
Current use(s)	Grazing / Paddock	
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).	None	

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 - up to 84 no. dwellings.

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 and Settlements Topic Paper (2015))

The population for Engine Common is 258. The site's location represents a logical extension to the settlement.

Please state how your proposal will address/contribute to the community aspirations established during previous consultation

See cover letter.

rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document

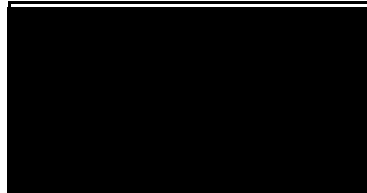
4. SITE OWNERSHIP AND STATUS

I (or my client/organisation) Is sole owner of the site

Owns 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)



[Redacted area]

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

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

N/A

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.

Beaupre Castle Developments have an option on the site. Initial feasibility work has indicated that the site is deliverable.

Have any utility searches been undertaken?

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

All utilities available

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?

Appraisal of site carried out. We would be happy to discuss the site with the Council.

Please indicate an approximate timescale for delivery (no. of dwellings per year):

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	20	53	11	

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [n]

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

Has any proposed scheme been financially appraised? [y]

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]

Have any soil investigations been undertaken? [y]

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

No contamination
Grade 4 Agricultural Land.

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

Yes, PSP Summer 2015 consultation identified all land surrounding Engine Common for LGS designation.

*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.

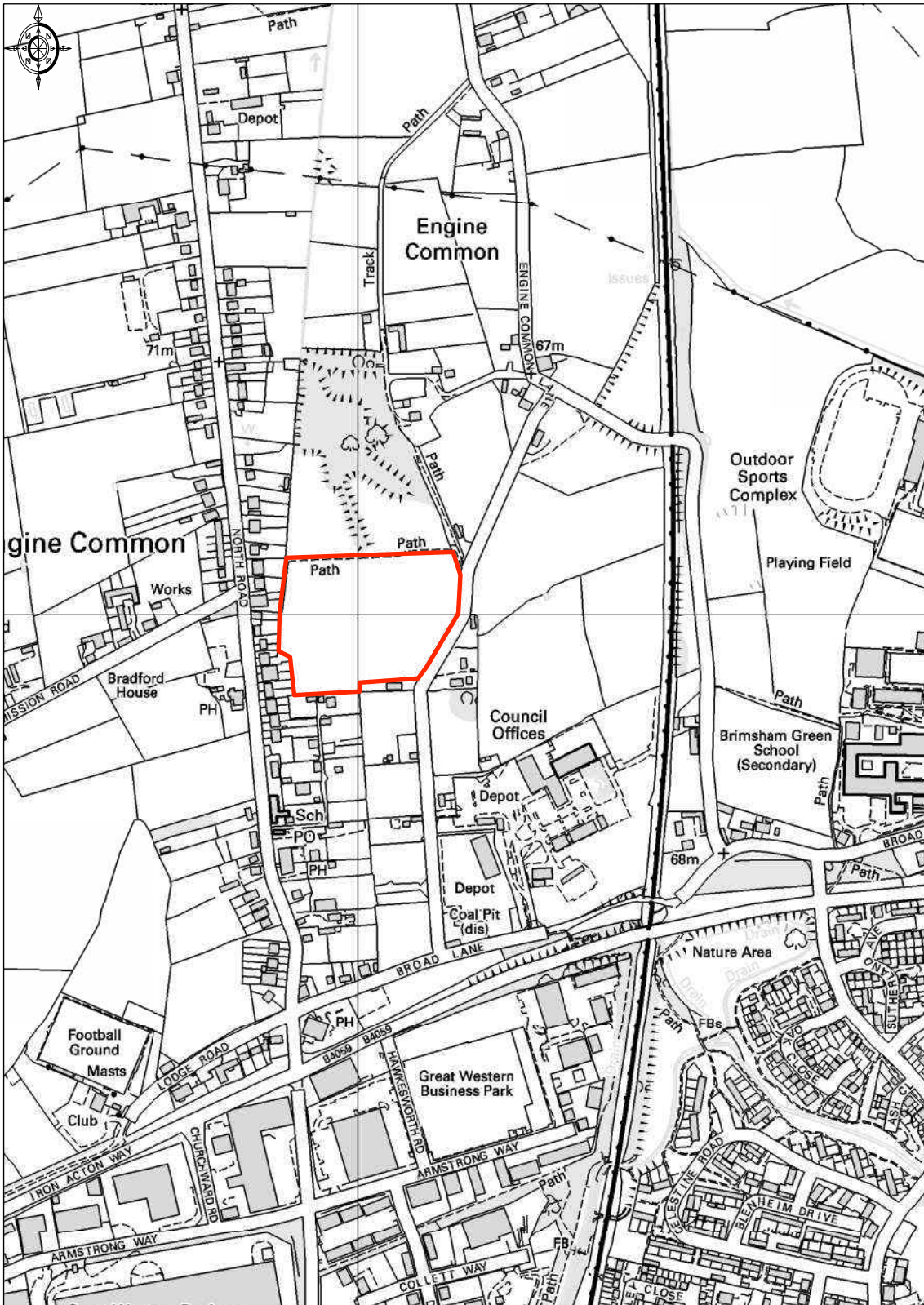
The site is in Flood Zone 1, has no national environmental or landscape designations.

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.

Flood Zone 1, least risk of flooding.

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.



Land to the East of North Road,
 Engine Common,
 Yate

Site Location Plan

IAJ Devine / Beaupre Castle Developments Ltd

www.pegasuspg.co.uk
 Team DW/CEL
 8th February 2013
 1:7,500 @A4