



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

Jeff Richards

Company/Organisation
(If relevant)

Turley

Address

10 Queen Square,
Bristol

Postcode

BS1 4NT

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

On behalf of Bloor Homes

2. SITE DETAILS

Site address

Land at North Road
Engine Common
Yate

Site Postcode

BS37 7LG

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

--	--

Site area (hectares)

3.3ha

Current use(s)

Agricultural 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).

The site forms part of a larger site that was subject to a planning application in 2012 (ref. PK12/1751/F) that was refused and this decision subsequently upheld at appeal (ref. APP/P0119/A/12/2186546).

Representations have previously been submitted to both the Proposed Submission Policies, Sites and Places Plan Consultation and the associated Local Green Space Consultation in 2015.

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 is proposed to be for a 100% residential scheme comprising approximately 66 units.

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))

Development of approximately 66 units is of a scale suitable to be accommodated at Engine Common and the layout of the proposed development would retain the separate identity of the settlement and not harm the linear and open nature of the village.

Also submitted alongside this form is a Site Analysis and Development Concept document. This document sets out how, following the previous application and appeal on this site, a revised masterplan has been produced that responds positively to the site and the appeal decision.

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

The following community aspirations have been identified for Iron Acton Parish:

- Improved public transport links
- Ensure highway infrastructure is suitable for traffic demand
- Ensure drainage and water supply infrastructure is suitable
- Accommodation suitable for older people, smaller households and self-build (Iron Acton)

<p>rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document</p>	<p>The proposed development of 66 dwellings will either achieve these community aspirations or contribute towards such aspirations. A proposed development will attract associated Community Infrastructure Levy and Section 106 contributions which can be used to contribute towards public transport improvements. The previous planning application on the wider site demonstrated that an acceptable highways solution and drainage solution can be achieved. The development will also include a range of house sizes and types and will require a percentage of affordable units on site, with some designed to be wheelchair accessible units.</p>
--	--

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)

Bloor Homes have options on the site.

The land owners of the northern rectangle are:-
 [REDACTED] c/o Stewart Walters, David James and Partners, Hartley House, Badminton Rd, Old Sodbury, BS37 6LX

The Southern triangular land are:-
 [REDACTED] c/o Martin Quinton, Hoddell Associates, Hartley House, Badminton Rd, Old Sodbury, BS 37 6 LX

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?

The site has been promoted for residential development by Bloor Homes since 2012 and the landowners are supportive of the site being developed for housing.

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.

Yes, Bloor Homes have options on the site. The options are based on the land being subject to Red Book Valuation on grant of planning consent.

Have any utility searches been undertaken?

[]

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

Previous utilities searches were progressed as part of the previous planning application confirming that connection to necessary services is available.

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 suite of supporting documents was submitted with the previous planning application on the site which demonstrated the suitability and deliverability of the site.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
		20	40	6

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [Yes]

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

During the consideration of the previous application on the wider site (PK12/1751/F) the highway authority was consulted on the proposals and raised no objection.

Has any proposed scheme been financially appraised? [Yes]

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

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

Have any soil investigations been undertaken? [Yes]

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

As part of the previous application on the site a Ground Conditions Desk Study Report was commissioned.

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

The site is not subject to any current landscape designations, however it was put forward in the Local Green Space Consultation as a proposed designation under site ref. LGSD177. We have previously objected to this proposal setting out why the site does not meet the necessary criteria to be designated as Local Green Space. We have requested for this draft initial proposal to be withdrawn.

*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. Previous landscape, ecological and archaeological reports were submitted with the previous application. From a landscape perspective, the scheme is now much reduced, addressed previous concerns.

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 previous application was supported by a flood risk and drainage report.

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.



Ordnance Survey © Crown Copyright 2015. All rights reserved.
 Licence number 100022432. Plotted Scale - 1:7500