



GERALDEVE

Strategic Planning Policy & Specialist Advice Team
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8 January 2016

Our ref: AFG/RJLD/SRO/G3679

Your ref:

Dear Sir or Madam,

**South Gloucestershire Local Plan: Policies, Sites and Places Plan - Regulation 18
Consultation
Land to the west of North Road, Engine Common, Yate**

We write on behalf of our client, Whitbread Group Plc. We are instructed to submit representations in respect of the South Gloucestershire Local Plan: Policies, Sites and Places Plan - Regulation 18 Consultation (November 2015). We enclose a Call for Sites form in respect of the above site.

Previous Representations

We have previously submitted the following representations on behalf of our client in respect of this site:

- December 2013 – identifying the site for residential development as part of the emerging South Gloucestershire PSP Plan;
- February 2014 – putting the site forward formally for the Call for Sites process for the South Gloucestershire PSP Plan;
- August 2014 – commenting upon South Gloucestershire's draft PSP Plan – Part 2 in respect of the site;
- March 2015 – putting the site forward formally for the Call for Sites for the Joint Strategic Planning Strategy Housing and Economic Land Availability Assessment;
- July 2015 – commenting upon the proposed submission PSP Plan in respect of the site; and
- July 2015 – commenting upon the proposed Local Green Space designation in respect of the site.

Call for Sites

The site is located in Engine Common, to the west of North Road and to the South of Mission Road, just outside the defined Yate village boundary.

We anticipate that the site could deliver between circa 15 and 93 homes. We have engaged in detailed discussions with Sydney Freed (Holdings), the adjoining landowner at Engine Common, regarding a larger development for housing across Engine Common and are intending to work in partnership with them.

The site's location adjacent to Yate village means that any housing development coming forward would be served with local transport and amenity facilities, meaning that the development would be sustainable. Housing development on this site would provide a small number of dwellings, helping the Council to meet its set target. Any housing development would also be of the highest standard, designed in a way that would be complementary to Yate's character.

It is our view that the Council ought to consider the above development options for the site in respect of the emerging Plan.

If you have any queries, please do not hesitate to contact Suzanne Robson [REDACTED] or Robert Davies [REDACTED] of these offices in the first instance.

Yours faithfully

[REDACTED]

Gerald Eve LLP

[REDACTED]

Cc. Simon Hobbs, Whitbread Group PLC
Max Freed, Sydney Freed (Holdings)

Encs. Call for Sites Form
Location Plan



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

Suzanne Robson/Robert Davies of Gerald Eve LLP

Company/Organisation
(If relevant)

Gerald Eve LLP on behalf of Whitbread Group, Plc

Address

72 Welbeck Street
London

Postcode

W1G 0AY

Telephone

Email address

I am	Owner of part of the site	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
(please tick all those that apply)	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"/>

2. SITE DETAILS

Site address

Engine Common site, to the west of North Road and to the south of Mission Road

Site Postcode

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

Site area (hectares)

4.16ha

Current use(s)

Public house and 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 has been submitted in responses to previous Call for Sites processes – please see covering letter

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.)

Anticipated 100% residential

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))

Please see covering letter and previous representations

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

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)

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?

Are there any covenants

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

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.

Discussions ongoing and in-principle agreement with Sydney Freed (Holdings) with regard to developing scheme for wider Engine Common site. Please see separate submissions made by Sydney Freed (Holdings)

Have any utility searches been undertaken?

[No]

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

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

[No]

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

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	✓	✓		

Number of dwellings dependent on final development of scheme

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.

Has any proposed scheme been financially appraised? [No]

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? [No]

Have any soil investigations been undertaken? [No]

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.

Yes - LGS reference: LGSD177. Please see previous representations dated 20 July 2015.

*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 studies undertaken

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 studies undertaken

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.

Please see attached covering letter and appendices

Whitbread Land, Engine Common
Option A

