



# 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

Andrew Ross

Company/Organisation  
(If relevant)

Turley (Agent for Taylor Wimpey UK Ltd)

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	<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"/>

Agent for Taylor Wimpey UK Ltd

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## 2. SITE DETAILS

Site address	Land at Cossham Street, Mangotsfield
Site Postcode	BS16 9EN
Grid ref. (if known) e.g. 367712,177756	
Site area (hectares)	8.6ha.
Current use(s)	Vacant.
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).	Previous planning application Ref. PK09/5811/O.

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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.)

Land is available for residential development; consideration could be given to other mixed uses. Previous planning application on site was for up to 180 dwellings which reflects the general capacity of the site for development more development could be achieved (with, for example, a different mix of units), or a lower quantum could be considered if necessary for design reasons or to enable other land uses to be included.

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)

This land is located adjacent to the Mangotsfield District Centre and a number of other important local facilities, including Mangotsfield School. The site is accessible by public transport and is a suitable location for residential development at the edge of the greater Bristol urban area.

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

Infrastructure funding would be provided via CIL and S106 where relevant. On site provision of POS or other community facilities, such as allotments (for example), could be considered.



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

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

Full consultant team input to previous planning application on the site Ref. PK09/5811/O, which confirmed the suitability and deliverability of development.

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

\* delivery based on site capacity of **up to 180** dwellings, and assumes Outline Planning Permission granted in **2016/17** period.

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

2021/2022	2022/2023	2023+
40	40	

## 5. SITE CONSTRAINTS

Has the highway authority been consulted? [ X ]

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

Previous planning application Ref. PK09/5811/O confirmed suitable access to and connectivity of site.

Has any proposed scheme been financially appraised? [ X ]

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

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

Have any soil investigations been undertaken? [ X ]

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

No significant contamination found or expected.

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

Yes **LGSD202** and **LGSD209** objections to these nominations/designations have been submitted on behalf of Taylor Wimpey.

Site is currently located within the Green Belt although development would have only a very limited impact on the strategic Green Belt in this location, the Council's most recent assessment which accompanies the PSP consultation confirms that land to the West of the ring road (Cell no.27) serves only two of the five purposes, with these being the purposes that are common to all areas of Green Belt, i.e. checking sprawl and assisting in urban regeneration, both matters which are addressed as part of the normal spatial planning (plan making) process.

*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 see previous details and assessments associated with planning application.

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.

See details associated with previous planning application Ref. PK09/5811/O.

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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.

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Land at Cosham Street, Mangotsfield - site location plan (red line) included below:

