



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

Simon Fitton

Company/Organisation
(If relevant)

Alder King

Address

Pembroke House, 15 Pembroke Road, Bristol

Postcode

BS8 3BA

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

Hardy Lane, Tockington

Site Postcode

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

X: 360786

Y: 186355

Site area (hectares)

1.29ha

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).

N/A

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 proposal is for 100% residential development, but with an opportunity to contribute to the aspirations of the community, as referred to below.

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 proposal is for a modest increase in the scale of the village. The 'Rural Villages' paper establishes there are 129 homes in Tockington. An increase in 20 homes is a 15% increase in the number of homes in the village and would not have a significant impact on the character of the village. Development here would provide for a natural 'rounding off' given its proximity to the heart of the village and adjoining built form. Indeed, given the location of the site, there is an opportunity to enhance the entrance into the village through sensitive design.

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

The development proposals can help achieve many of the objectives for the Parish. In particular, the proposals (as identified on the plan attached) can contribute to the open space and burial ground requirements. The homes will be of mixed accommodation and able to meet the 'downsizing' needs of some members of the community. The development would make necessary CIL payments and help provide a more attractive context for bus

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?

RPS was originally retained to produce a draft masterplan; further certainty is required in respect of the site's potential to take this and appropriate technical studies forward.

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

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

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? []

Have any soil investigations been undertaken? [No]

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

Whilst no survey has been undertaken, given the agricultural nature of the site it is highly unlikely any contamination exists.

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.

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

6. ADDITIONAL COMMENTS

Alder King represents the interests of [REDACTED] the landowner of the land marked red and blue on the plan attached. The land lies on the edge of the settlement boundary of Tockington in Olveston Parish. A submission was made in February 2012 through the 'call for sites' process that identified the potential for this land to be brought forward through the PSP DPD. A concept plan was also submitted and attached again for convenience. Submissions were also made on the draft PSP in summer 2015 and we are pleased to see the proactive response to making further residential allocations through the remainder of the PSP process.

The provisions of Core Strategy Policy CS5 (and in particular criterion 5) are understood, as is the Council's proposed methodology for identifying sites through the PSP. Tockington is a settlement 'washed over' in Green Belt and the land identified on the plan attached falls outside of the settlement boundary. Policy CS5 suggests that there will be no further changes to the Green Belt but there is scope to amend the settlement boundaries through the Policies, Sites and Places DPD. Development here would represent an organic extension to Tockington given its proximity to the heart of the village and adjoining development.

There is the potential for the land to be considered as a rural affordable housing site; this has been recognised through previous iterations of the PSP. The Draft Affordable Housing DPD is understood, as is the process of engagement with the Parish Council and Housing Officers to establish the scope of the housing needs assessment. This exercise is now complete in Olveston and we look forward to understanding and responding positively to the analysis.

Initial advice suggests that satisfactory access to the site can be gained off Hardy Lane and there are few environmental issues (drainage, ecology etc) that will act as a constraint on an emerging masterplan.

In order to make the scheme viable there will be a need for an element of market housing, but both the Core Strategy, emerging SPD and NPPF recognise this. Discussion with Officers and the Parish will also enable other uses to be considered, which may include green infrastructure elements such as allotments, a cemetery or an orchard. In order to assist that debate the remainder of the ownership is identified by the blue land on the plan attached, for which a proportion of the land could be used for such purposes. Provision of this nature would tie in with the Parish Council's own aspirations and we look forward to taking that consideration further.

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.

