



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

MATTHEW KENDRICK

Company/Organisation
(If relevant)

GRASS ROOTS PLANNING LTD

Address

86 88 COLSTON STREET
BRISTOL

Postcode

BS1 5BB

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	LAND AT BANK ROAD PILNING	
Site Postcode	BS35 4JG	
Grid ref. (if known) e.g. 367712,177756	355889	185074
Site area (hectares)	0.7ha	
Current use(s)	REDUNDANT	
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 PREVIOUSLY SUBMITTED IN PSP PLAN, 2014 CALL FOR SITES, WOE CALL FOR SITES	

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.)

HOUSING SCHEME OF 21 UNITS (100% RESIDENTIAL) LIKELY TO BE 100% STARTER HOMES PROVIDED AT 20% DISCOUNT

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)

6.5% INCREASE IN SETTLEMENT SIZE AN INCREASE OF UP TO 55 RESIDENTS BASED ON AVERAGE HOUSEHOLD SIZE IN PILNING AND SETTLEMENT POPULATION IN 2011 (838).

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

TIDY UP A SITE WHICH IS CURRENTLY VANDALISED ON A REGULAR BASIS, AND SUBJECT TO TRESPASS BY TRAVELLERS AND PROVIDE LOW COST OWNERSHIP STARTER HOMES

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 [X]
- 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)

N/A

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

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)

N/A

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.

Have any utility searches been undertaken?

[N]

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

MAINS WATER SUPPLY, MAINS SEWERAGE, ELECTRICAL SUPPLY, GAS SUPPLY, LANDLINE TELEPHONE/BROADBAND INTERNET, PUBLIC TRANSPORT

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?

PLEASE SEE ATTACHED MASTERPLAN REF. PROPOSED LAYOUT PLAN 13041_008

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
5	10	6		

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [Y]

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

PRE APPLICATION SUBMITTED IN 2013 [REDACTED]
NO HIGHWAYS AND PARKING IMPLICATIONS OF THE PROPOSAL

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? [N]

Have any soil investigations been undertaken? [N]

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 SITE REF. LGSD887

*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.

GREEN BELT LAND. HOWEVER LANDSCAPE ASSESSMENT IS THAT SITE HAS ROBUST HEDGEROWS AND A NUMBER OF TREES, AND THE SITE ITSELF IS LOCATED BETWEEN A TRAVELLERS SITE AND A SCHOOL. RESIDENTIAL DWELLINGS TO THE SOUTH WEST, THEREFORE BUILT DEVELOPMENT SURROUNDING THE SITE APART FROM IN THE NORTH EASTERN CORNER CANNOT BE SAID TO CONTRIBUTE TO OPENNESS OF THE GREENBELT, ONE OF ITS DEFINING QUALITIES.
EXISTING DEVELOPMENT AND SUFFICIENT PLANTING WILL REDUCE LANDSCAPE IMPACT.
THE SITE LIES WITHIN THE FLOODPLAIN OF THE SEVERN ESTAURY THEREFORE ECOLOGICAL PHASE 1 HABITAT SURVEY IS REQUIRED.

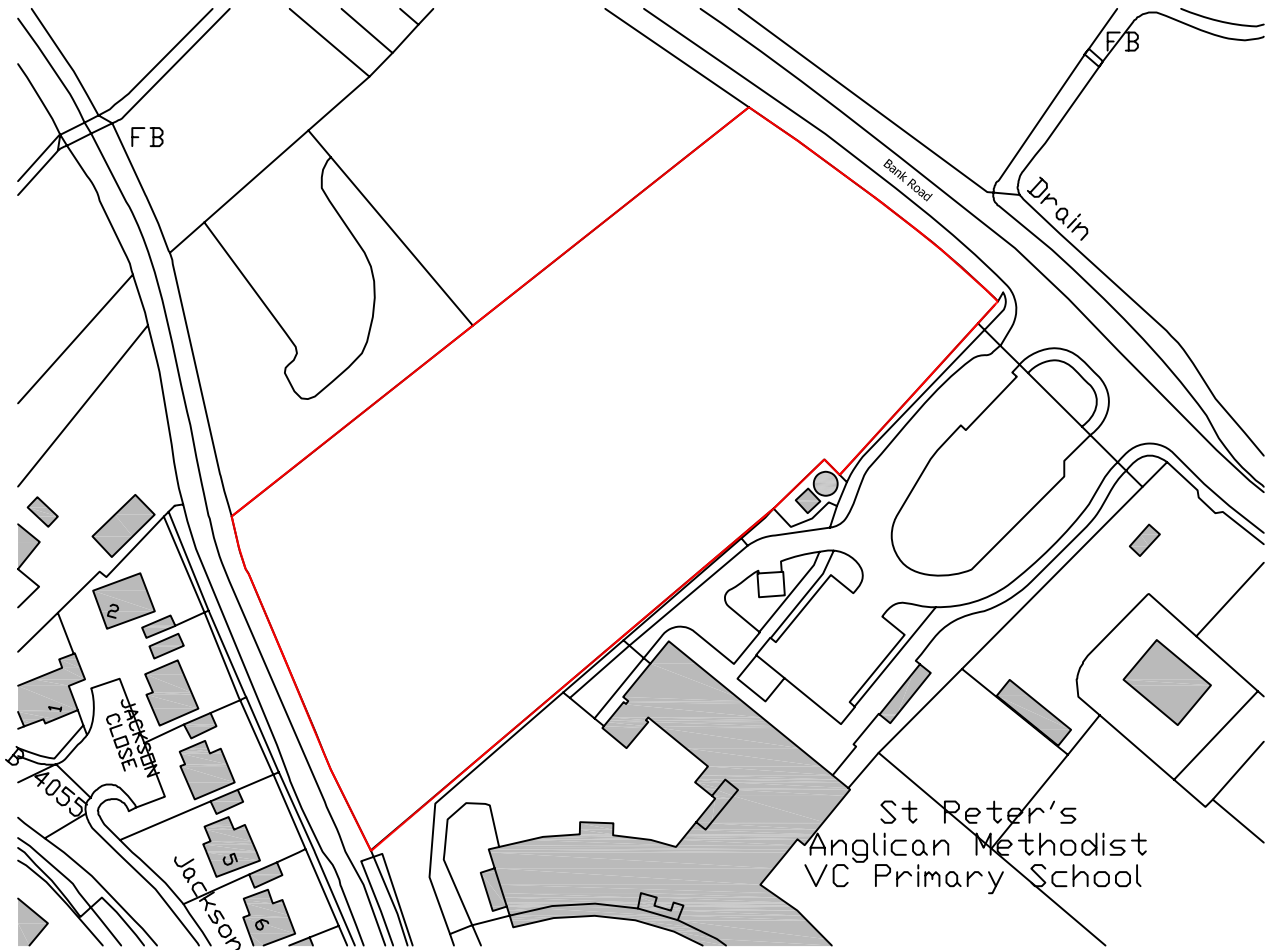
Is the site known to suffer from any flooding issues (river or drainage related)? Please provide details, and of any studies undertaken, in the box below.

FLOOD ZONE 3 FLOOD RISK ASSESSMENT HAS BEEN UNDERTAKEN AND APPROPRIATE MITIGATION PROPOSED.

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.

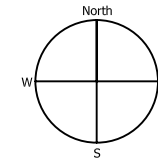
PLEASE SEE SITE BOUNDARY PLAN REF. 13036.001 AND PROPOSED LAYOUT PLAN REF. 13041_008



Note:

Dimensions are not to be scaled off this drawing. Only dimensions shown may be used. If in doubt please ask the creator of the document.

Copyright is retained by Big Picture Design.



Legend



Site boundary

**BIG
PICTURE
DESIGN**

CLIENT:



PROJECT:

Bank Road, Piling

DRAWING TITLE:

Site Location Plan

SCALE: 1:1250@A4 DATE: 17/04/2013 DRAWN: JNM

DRAWING NUMBER: 13036/001 REVISION: