# 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 planningDF@southglos.gov.uk

## 1. YOUR DETAILS

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<th>Ref Number (for office use only)</th>
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<td>ROLAND TANNER</td>
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<th>Name</th>
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<tr>
<td>BRIDGEYATE DEVELOPMENTS LIMITED</td>
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<td>THE ASHLANDS</td>
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<td>LONDON ROAD</td>
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I am (please tick all those that apply):

- Owner of part of the site
- Planning consultant
- Affordable Housing Provider
- Local resident
- Land agent
- Developer
- Amenity/Community Group
- [ ] Other

**Owner of Site B**

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South Gloucestershire Policies, Sites and Places Plan
2. SITE DETAILS

Site address
LAND OFF LONDON ROAD, BRIDGEGATE, BRISTOL

Site Postcode
BS30 3JH

Grid ref. (if known)
e.g. 367712.177756

Site area (hectares)
4.45154 HA

Current use(s)
NO CURRENT USE

Relevant Planning History
(NO PLANNING APPLICATION: MANY YEARS HAS BEEN OFFERED FOR ALLOCATION FOR HOUSING.)

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.)

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))

PROPOSAL WOULD BE FOR A ROUNGING OF THE EXISTING BUILT FORM IN A HIGHLY SUSTAINABLE AND SOUGHT AFTER LOCATION FOR NEW HOUSING.

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

THIS IS AN IDEAL SITE FOR NEW RESIDENTIAL HOMES BOUNDED BY LONDON ROAD AND EXISTING RESIDENTIAL.

South Gloucestershire Policies, Sites and Places Plan
4. SITE OWNERSHIP AND STATUS

- **MY (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 map showing site ownerships)

- [ ] N/A

Does the owner (or other owner(s)) support your proposals for the site? [N/A — ]

Is the land for sale? If so how long has it been on the market?

- READY FOR IMMEDIATE DEVELOPMENT

Are there any covenants or other legal issues that may restrict development potential? If so please explain, (including wayleaves and easements)

- NONE

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.

- DEVELOPER INTEREST: FEASIBILITY APPRAISAL SUBJECT TO RESIDENTIAL PLANNING.

Have any utility searches been undertaken? [ ]

*South Gloucestershire Policies, Sites and Places Plan*
If so is the site readily serviceable? Please provide details of which utilities are available to the site.

MAIN DRAINS; WATER; STORM; BT; GAS; ELECTRICITY; ALL AVAILABLE IN LONDON ROAD.

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.

SAVILLES STUDIES CAN BE MADE AVAILABLE TO THE COUNCIL.

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

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5. SITE CONSTRAINTS

Has the highway authority been consulted?  [YES—]  If so please provide details, of when and any conclusions.

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?  [YES—]

Have any soil investigations been undertaken?  [YES—]

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:

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.

South Gloucestershire Policies, Sites and Places Plan
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.

WE BELIEVE OUR LAND IS READY FOR DEVELOPMENT AND DELIVERABLE QUICKLY; THERE IS GOOD ACCESS AND INFRASTRUCTURE CAN BE EASILY IMPLEMENTED AT REASONABLE COSTS.

PLEASE SEE ATTACHED PLAN 'B' AND PLAN SHOWING ROAD ACCESS.
## Policies, Sites and Places Plan – Call for Sites Response Form

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### 1. Your Details

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<th>Name</th>
<th>RJ TANNER</th>
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<tr>
<td>Company/Organisation (If relevant)</td>
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<tr>
<td>Address</td>
<td>THE ASHLANDS, LONDON ROAD, BRISEY, BRISTOL</td>
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<td>Postcode</td>
<td>BS32 5JR</td>
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<td>Telephone</td>
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<td>Email address</td>
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I am (please tick all that apply):

- [ ] Owner of the site
- [ ] Owner of the site
- [ ] Land agent
- [ ] Developer
- [ ] Affordability Provider
- [ ] Amenity/Community Group
- [ ] Local resident
- [ ] Other

Owner of site A

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South Gloucestershire Policies, Sites and Places Plan
2. SITE DETAILS

| Site address | LAND OFF LONDON ROAD, BRIDGEYATE, BRISTOL |
| Site postcode | BS30 3HY |
| Grid ref. (if known) | E.g. 36712, 177756 |
| Site area (hectares) | 2.54546 HA |
| Current use(s) | HOUSE AND GARDEN |
| Relevant Planning History | NONE |

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.)

100% RESIDENTIAL

Proposal would be for a rounding of the existing built form in a highly sustainable and sought after location for new housing.

This is an ideal site for new residential homes bounded by London Road and existing residential.

South Gloucestershire Policies, Sites and Places Plan.
4. SITE OWNERSHIP AND STATUS

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<td>Owns part of the site</td>
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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?

| READY FOR IMMEDIATE DEVELOPMENT |

Is the land for sale? If so how long has it been on the market?

| NONE |

Are there any covenants or other legal issues that may restrict development potential? If so please explain, (including wayleaves and easements)

| I AM A DEVELOPER |

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?

| |

South Gloucestershire Policies, Sites and Places Plan
If so is the site readily serviceable? Please provide details of which utilities are available to the site.

- MAIN DRAINS, WATER, STORM, BT, GAS, ELECTRICITY ALL AVAILABLE ON SITE.

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.

- ADL HIGHWAYS ENGINEERING LIMITED; CAN BE MADE AVAILABLE TO THE COUNCIL.

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

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South Gloucestershire Policies, Sites and Places Plan
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Can any assumptions and or the appraisal work be provided to the Council? [YES—]

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NO
6. ADDITIONAL COMMENTS

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.

WE BELIEVE THIS LAND IS READY FOR DEVELOPMENT IN TANDEM WITH BRIDGEYATE DEVELOPMENTS LIMITED WHICH DOESN'T RELY ON ANY THIRD PARTY OR ABNORMAL INFRASTRUCTURE COSTS. IT IS READY AND DELIVERABLE IMMEDIATELY.

SEE ATTACHED PLAN 'A' AND ROAD ACCESS.