



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)	<input type="text"/>		
Name	<input type="text" value="Silas Willoughby"/>			
Company/Organisation (If relevant)	<input type="text" value="Dominic Lawson Bespoke Planning"/>			
Address	<input type="text" value="1 Gracechurch Street
London"/>			
Postcode	<input type="text" value="EC3V 0DD"/>			
Telephone	<input type="text" value="REDACTED"/>			
Email address	<input type="text" value="REDACTED"/>			
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"/>
<input type="text"/>				

2. SITE DETAILS

Site address	Cleve Park: Land at junction of Morton Way and Grovesend Road, Thornbury, Gloucestershire
Site Postcode	BS35 2HX
Grid ref. (if known) e.g. 367712,177756	
Site area (hectares)	31.22
Current use(s)	Undeveloped 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).	Planning application reference PT10/036/SCR: Residential development of up to 500 dwellings (Use Class C3), community uses (Class D1) of up to 1,500 sqm floorspace ad associated landscaping, open space, accesses, roads, footpaths / cycleways and infrastructure. The site has previously been submitted in response to a call for sites for the PSP or other Local Plan processes, ahead of Park Farm, Thornbury.

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.)

[To develop up to 350 residential dwellings \(Use Class C3\), with up to 2,500 sqm of flexible community and / or commercial facilities \(Use Classes A1-4 and D1-2\) and associated public open space and infrastructure over 11ha of developable land.](#)

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 attached briefing note](#)

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

[Please see attached briefing note](#)

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?

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

[Please see attached briefing note](#)

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
		75	100	100

2021/2022	2022/2023	2023+
75		

[Please see attached briefing note, point 28, bullet point 3.](#)

5. SITE CONSTRAINTS

| Has the highway authority been consulted?

| If so please provide details, of when and any conclusions. [Please see attached briefing note](#)

| Has any proposed scheme been financially appraised?

| 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?

| If so was any significant contamination found or need for further investigations advised? Please provide details. [Please see attached briefing note](#)

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.

| [Please see attached briefing note](#)

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.

| [Please see attached briefing note](#)

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.

[Please find attached a briefing note, answering all the necessary questions / queries in detail.](#)

DLBP

DOMINIC LAWSON BESPOKE PLANNING

1 Gracechurch Street, London EC3V 0DD, UK

www.dominiclawson.co.uk



Briefing

Project: Cleve Park: Land at the junction of Morton Way and Grovesend Road,
Thornbury, Gloucestershire, BS35 2HX

Subject: South Gloucestershire Policies, Sites and Places DPD - Site Representation

Date: 8 January 2016

Client: Welbeck Strategic Land and Landform Estates

Dominic Lawson Bespoke Planning Ltd is registered in England & Wales, at the above address, number 7229435.
VAT registration number 991 7836 62.

INTRODUCTION

1. This document sets out why Cleve Park: Land at the junction of Morton Way and Grovesend Road, Thornbury, Gloucestershire, BS35 2HX should be allocated for development in the emerging Policies, Sites and Places Development Plan Document (PSP DPD), and confirms that it is a suitable, sustainable and deliverable option for providing housing. It responds to the relevant questions and requirements set out in the Regulation 18 consultation document.
2. The site has the potential to accommodate approximately 350 residential dwellings (Use Class C3), development of up to 2,500 sq m in floorspace of flexible community and / or commercial facilities (Use Classes A1-4 and D1-2) and associated public open space and infrastructure over 11ha of developable land.
3. This document is accompanied by a preliminary land use / masterplan prepared by John Thompson and Partners (JTP), providing a description of the proposal and explains the current status of the site. As part of the site representation document, the following drawings have been attached:
 - Site Plan 01123_SK_001_D3;
 - Site Analysis Plan 01123_SK_002_RevC; and
 - Concept Masterplan 01123_SK_003_RevC.

SUMMARY

4. The proposed allocation of the site represents an excellent opportunity to assist in the delivery of housing to meet local needs and would fit with the wider strategic housing requirements of the district.
5. The site is suitable, available and deliverable and is in a location that is considered in the Core Strategy as being suitable for additional housing growth. In accordance with the Council's sequential approach to sustainable locations - the site adjoins the market town of Thornbury, outside the green belt (Step 1 / Section 16 of the consultation document). This is consistent with the Council's proposed sequential approach to sustainable locations, which we consider to be sound (Question 7 of the consultation document).
6. The site is also in accordance with sections 17 and 18 (Step 1) of the consultation document having sustainable access to key services and facilities. We propose to include Use Classes A1-4 and D1-2, particularly a medical centre (Use Class D1), which will help in meeting growing demand for primary care services. Overall, the proposed development

will both benefit from the services and facilities provided by Thornbury as well as contributing to their viability.

7. Section 19 (Step 2) is complied with as the promoters of the site aim to retain many of the existing features of the site, including footpaths, woodland and roads, with the aim of enhancing Thornbury's sense of place. This approach will meet the aspirations of the Thornbury residents as set out in Appendix 2 of the consultation paper, by protecting the visual amenity and open character of much of the site, provision of a new primary healthcare facility, providing single storey dwellings and enhancing local infrastructure to support the wider development of Thornbury.
8. There are no technical impediments to the delivery of the site and the site can be delivered in self-contained phases, thus meeting the test in Step 3 of the consultation document. The relevant technical assessments include: current use, heritage / archeology, ecology, landscape, flood risk, health and safety and green belt. We therefore consider that the site should be allocated in the PSP DPD (Section 20 / Step 3). The site has not been nominated by the community as a Local Green Space (Section 20 / Step 3). The technical assessments can be found within this document under similar headings.
9. As the site is being brought forward under a promotion contract the developer has no motivation in restricting the housing delivery rate to suit land control interests or its build-out capacity (as compared to a housebuilder operating under a conventional option contract). Rather the opposite is true, as the developer has a direct financial interest in maximising the land sale and housing build-out rates. The site would therefore be built-out with multiple housebuilders providing market housing, affordable housing and self-build housing. Using multiple housebuilders in this way will help to increase the annual delivery rate of the site and so meaningfully assist in helping the Council to meet delivery of its five-year supply of housing land. This complies with section 21 (Step 4) of the consultation document.
10. In answer to question six of the consultation document , we believe that, given the delivery model being proposed, this site is capable of delivering *at least* 150 units within the five year timescale, with the potential to achieve 250 dwellings within the five-year period.
11. In conclusion, this proposed development meets the Council's selection requirements as set out in the four steps in part 2 of the consultation document, and the site should therefore be allocated in the PSP DPD.

THE PROPOSER

12. The site is being promoted by Welbeck Strategic Land LLP (“Welbeck”) and Landform Estates Ltd (“Landform”).
13. Both Welbeck and Landform are well-known and respected developers and promoters of strategic land and in 2014 they delivered over 2,500 consented plots to the market.
14. The site is within single ownership, which assists with deliverability.

THE SITE

15. The site is situated adjacent to the eastern urban edge of Thornbury.
16. The overall site area extends to approximately 31.22 ha (77 acres), with a developable area of circa 11ha (27 acres) situated to the east of Morton Way, at the junction of Morton Way and Grovesend Road.
17. The eastern boundary is adjacent to Cider House and Hackett Farm; sites that are not included in this proposal.
18. The eastern boundary is adjacent to Cleve Wood, a landscape belt and small woodland of mature trees, to be managed as public open space and for nature conservation in the proposal.
19. The western boundary includes a green corridor of mature trees, providing substantial screening of the site from both Morton Way and Grovesend Road.
20. The northern boundary also hosts a small woodland of mature trees, to be managed as public open space and for nature conservation.
21. The site is an undeveloped greenfield site in use as pasture for agricultural use.

CAPACITY

22. The site has capacity for up to circa 350 dwellings, with associated public open space and infrastructure.
23. Welbeck and Landform propose a predominantly residential scheme, with associated public open space and infrastructure improvements.
24. It is proposed that the residential dwellings will include a mix of bungalows and traditional residential dwellings.
25. The proposal also includes some self-build and custom build housing. The promoters have recent experience of delivering self-build and custom plots at a similar sized scheme in Daventry. Our approach on this topic is flexible, based on the level of demand, assessed by the Council and those with registered interest. The Housing and Planning Bill seeks to ensure that local authorities provide enough serviced plots of land to meet demand for self-build / custom build. The Self-Build and Custom Housebuilding Act 2015 requires local planning authorities to establish local registers of custom builders who wish to acquire suitable land to build their own home. It also requires local authorities to have regard to the demand on their local register when exercising planning functions.
26. The emerging Policies, Sites & Places DPD has a policy supportive of self-build and custom-build.
27. Welbeck and Landform intend to include a medical centre, commercial floorspace, creche and allotments, which is dependent on demand for these services. We are currently carrying out further investigations into particular service demands.

DELIVERABILITY

28. The proposal meets the requirement for deliverability as required by the Council's tests for site selection set out in the consultation document:
 - It is available now for development – there are no requirements for infrastructure or other issues that are not in the owner's control – the site adjoins the adopted highway at Morton Way and Grovesend Road, the land is fully controlled by the developer, who has the skills, experience and finance to bring forward the development. The location is attractive to the market for purchasers and affordable housing providers, and there are no technical or sustainability impediments to development.
 - The developer has a full consultant team currently employed in the preparation of an outline planning application for this site.

- It is achievable in that there is a reasonable prospect that housing will be delivered at the site within five years – allowing a year for submission and approval of an outline planning application, a further year for detailed design work and approval of reserved matters, six months for construction mobilisation and site infrastructure, with dwellings being delivered within 2.5 years at a reasonable rate of 100 dwellings per annum (including affordable as well as market housing), resulting in 250 dwellings within the five year period.
 - As the site is being brought forward under a promotion contract, the developer has a direct financial interest in maximising the land sale and housing build-out rates. The site would therefore be built-out with multiple housebuilders providing market housing, affordable housing and self-build housing. Using multiple housebuilders in this way will help to increase the annual delivery rate of the site to at least 100 dwellings per annum and so meaningfully assist in helping the Council to meet its five-year supply of housing land.
29. Our strategy will help the Council to maintain a five-year housing land supply, and future-proof emerging local planning policy. This would assist the Council in delivering planned development, which meets the needs of the community.
 30. Development at Cleve Park, Thornbury will provide a proportionate financial contribution towards the agreed highway infrastructure improvements at the traffic signal junction of the A38 / Grovesend Road / Tytherington Road located to the south east of Thornbury. The financial contribution will be in line with those already agreed through the s106 agreements for the permitted residential developments in Thornbury (i.e. Land South of Butt Lane, Land at Morton Way, and Land at Post Farm). In addition, any identified off-site highway impacts identified through the potential increase of traffic associated with the Cleve Park development, will be mitigated and improvements to off-site junctions carried out through a Section 278 Agreement at the developer's expense.
 31. The proposed development at Cleve Park is to be accessed via two new ghost island junctions that will incorporate pedestrian crossing facilities on Morton Way linking the development site with existing pedestrian routes to local schools, the town centre and other local facilities. In addition the existing bus stop facilities in the vicinity of the proposed development will be enhanced and a new pedestrian footpath will be provided along the frontage of the application site.
 32. The proposed development of land at the junction of Morton Way and Grovesend Road is therefore an excellent opportunity to improve services throughout Thornbury and demonstrate successful housing deliverability, meeting the Council's five-year housing land targets and fitting in with the wider strategic planning requirements of the district.

DEVELOPMENT POTENTIAL

33. Previous technical and environmental assessments of the site undertaken between 2011-2013 demonstrated that the site is free from any significant development constraints. Further, more detailed studies have recently been carried out which support this earlier work and confirm the site's suitability for a housing allocation.

Sustainable Development

34. Paragraph 7 of the National Planning Policy Framework identifies sustainable development as having three dimensions: economic, social and environmental.
35. This briefing sets out how the proposed development will deliver economic, social and environmental benefits. The key points are summarised below:

Economic

- As discussed in the Treasury's recent paper 'Fixing the foundations: Creating a more prosperous nation' (July 2015), the UK has a longstanding housing supply problem which "harms productivity and restricts labour market flexibility". The proposed development will therefore make a contribution to easing constraints on local housing supply, and therefore improve productivity and labour market flexibility, which is of such importance to sustainable local and national economic growth.
- The proposed development would represent a significant capital investment in the area.
- The proposed development will make a financial contribution to the provision of local infrastructure, which will support sustainable economic growth.

Social

- The proposed development will improve local housing supply, which is in the interest of social sustainability given the link between quality of life and access to an adequate choice of good quality housing.
- The proposed development will make a policy-complaint contribution towards affordable housing, thereby improving local access to housing for a range of socio-economic groups. The proposal will create a mixed community in the interest of social sustainability.
- The proposed development will provide a local policy-compliant mix of housing typologies, therefore ensuring that the mix of housing meets local needs.

- The applicant will make a contribution to local infrastructure provision, which will be to the benefit of local community services and facilities.

Environmental

- The proposed development is situated immediately adjoining current public transport provision and infrastructure, is adjacent to the existing urban edge of Thornbury, and within easy walking / cycling distance to the town centre, thereby reducing carbon emissions.
- The proposed development will retain the woodland ecology of the site, in the interest of environmental sustainability and conservation, with appropriate buffers to each and vegetated corridors provided to link these habitat features.
- The proposed layout incorporates a strong landscape framework and thoughtful layout, which includes large-scale agricultural fields and large woodlands to the north and southeast, thereby creating a pleasant environment and strong sense of place.

Design Concept

36. The masterplan framework for Cleve Park embraces the existing features of the site and its surroundings. This includes retaining the footpath, woodland and hedgerows (where possible) in order to maintain the character of the site; improving the availability of services and particularly adding residential dwellings to the site's existing townscape. Welbeck and Landform consider a similar or enhanced sense of place, which will come of their development.
37. The masterplan also reflects concerns about landscape quality and connections to the existing settlement expressed in previous consultation exercises. This is significant because the development aims to integrate existing settlements with the new proposed development. This strategy aims to promote social cohesion between old and new local residents, surrounded by a landscape fabric that would be familiar to existing residents and welcomed by new residents - providing consistency within the built environment of Thornbury.
38. With respect to education and healthcare, the developer wishes to work with these services. Undersubscribed pupil places and GP numbers are a concern, and Welbeck and Landform will make use of the existing providers, strengthening existing services ahead of producing new services where they are not needed. This is significant in the masterplan because using existing infrastructures illustrates that Welbeck and Landform are very interested in what Thornbury has and needs to maintain and enhance the town's identity and community for the better.

39. An east-west link incorporates the pedestrian nature of Streamside Walk into the development and further integrates with the existing footpath providing access to Cleve Wood. The existing north-south footpath is retained and forms the eastern extent of the proposed development providing a link to Crossways Wood and to the footpath east into town. To enable these connections, two pedestrian crossings are proposed on Morton Way.
40. Two vehicular access points from Morton Way serve the development. The primary access leads to the heart of the development comprising of higher density housing. Lower density housing further to the north and south of the heart offers a character that is suited to its topography and woodland setting.
41. Existing trees and hedgerows are retained as much as possible along proposed roads and by incorporating them into development parcels. An area for sports facilities to the east of the development edge provides a transition from built form to woodland. Higher ground to the south serves as natural informal open space.
42. In summary, the proposed development framework for Cleve Park is a natural eastern extension to Thornbury. It will integrate with the existing neighbourhood, positively contribute through the provision of housing options suited to the local demographic, and embrace and enhance the ecological characteristics of the site.

Transport, Access and Highways

43. The site is within easy walking and cycling distance of Thornbury town centre and other essential facilities and amenities by existing safe, direct and convenient pedestrian/cycle links. It is located within 15-20 minutes walking distance from the site centre to local shops located on Oakleaze Road and Grovesend Road and within 10-15 minutes walking distance from the site centre to Crossways Infant & Junior schools.
44. It has good access to local employment opportunities within Thornbury. The site is well located relative to existing cycle routes in Thornbury (close to the cycle route which utilises the former railway line) and provides a quick route to the Midland Way employment area and town centre, and to the Avon Cycle Way.
45. Morton Way is located on the main Thornbury to Bristol bus routes with bus stops adjacent to the site in Morton Way and Grovesend Road. Bus services provide access into Thornbury and to Bristol seven days a week, with generally two buses per hour provided on Monday-Saturday and hourly on Sunday.
46. The site is appropriately located for a variety of travel modes and there are no significant environmental effects in relation to transport arising from the proposed development.

47. In conjunction with the above information, this site has been considered by the Council as a site of “excellent” sustainable access, answering question 10 of the Regulation 18 consultation document.

Landscape and Visual Amenity

48. The landscape character of the Cleve Park site is one of large-scale agricultural fields with a network of dividing hedgerows on gently sloping land. There are large woodlands to the north and south-east.
49. Longer views to the north, west and south-west, are enclosed by filled boundary vegetation. There are elevated views from the south-east offering long distance views westward over the Severn Estuary and beyond.
50. The site is not within the green belt and there are no other landscape designations constraining development of the site.
51. Land at the junction of Morton Way and Grovesend Road is visually and physically contained providing the opportunity to create a high quality sustainable development.

Flood Risk and Drainage

52. The site is located within Flood Zone 1, the lowest flood risk area as defined by the Environment Agency. The Strategic Flood Risk Assessment Flood map shows that the Cleve Park site has no direct impact on Flood Zones: 2, 3a or 3b, in surrounding areas external to the developable site itself.
53. Site drainage will be designed following current best practice using sustainable drainage techniques where practicable to manage surface water discharge from the site in a sustainable and environmentally sensitive manner.
54. The development of the Cleve Park site would resolve localised flooding issues through the provision of a balancing pond adjacent to Morton Way, and add to the ecological interest of the site.

Ecology

55. There are no statutory designated sites within or adjacent to the site. The closest designated site is Tytherington Quarry SSSI, which is located approximately 0.8km to the south-east and separated from it by the A38, agricultural land and small scale residential development. Buckler Road Crossing SSSI lies approximately 1.3km to the north-east of the site and is separated from it by minor roads and agricultural land. All other designated sites lie in excess of 2km from the site.

Agricultural Land Quality

56. The site comprises primarily Grade 3a agricultural land with small parts of Grade 2 agricultural land. Almost all of the land around Thornbury is classed as Grade 2 and the site, therefore represents the lowest grade agricultural land around Thornbury.

Historic Environment

57. There are no listed buildings, scheduled monuments, conservation areas or registered historic parks and gardens within or adjacent to the site.
58. The site is some distance away from the Thornbury Conservation Area, which is largely made up of the former Thornbury market town (now High Street and Castle Street).
59. Two Grade II listed buildings are located to the north and north east of the site (Woodbine Cottage and Hackett House). Both listed buildings are separated from the proposed development site by fields, woodland and hedgerows.
60. An undesignated heritage asset, a former quarry, is at a sufficient distance from the site to the north-east that it would not be affected by the proposed development.

Planning Obligations and the Community Infrastructure Levy

61. The proposed development will be able to comply with an affordable housing contribution of 35% for Use Class C3 developments.
62. The proposal will also be able to contribute to the community infrastructure levy of £80 per sq m for Use Class C3 developments.
63. The proposal will provide land for self-build housing, consistent with the Council's emerging policy. This type of development is liable for an affordable housing contribution of 35%, as a Use Class C3 development, but is exempt from community infrastructure contributions.