



# 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

Timothy Roberts

Company/Organisation  
(If relevant)

Address

Postcode

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

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## 2. SITE DETAILS

Site address

Land at Yew Tree Farm, Stowell Hill Road, Tytherington.

Site Postcode

GL12 8UH

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

Site area (hectares)

Up to 2.31 hectares

Current use(s)

Part workshops, part outside storage (plant, vehicles, skips, machinery and caravans) and part agriculture (Grade 3c).  
Adjacent uses are residential and agriculture.

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).

**Please see attached continuation sheet.**

Most recent history concerns a Pre Application Enquiry [REDACTED] when the Highways Officer's response was: "There is no significant objection to the provision of housing in the proposed location which is considered suitable in terms of its transport impact."  
The site was previously submitted in response to a call for sites for the PSP in the light of Tytherington Parish Council resolution to support a relaxation of the settlement boundary in order to provide for the approx. 25 houses envisaged at the time." (Ref: Minute 125.14 dated 03.11.2014)

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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.)

Minimum 25 dwellings the level of development supported by the Parish Council in November 2014 (see above and continuation sheet). 100% residential (of which 35% affordable).

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 Council attributes a sustainable access score to Tytherington of 16, which is just one point below the (arbitrary) threshold of 17 it has set for categorising the village as having acceptable access. The Council has (wrongly in our view) not attributed any points to the village's access to employment. It does not appear to have acknowledged the local employment offered by the quarry or the proximity of employment in Thornbury. (Ref: SGC Rural Settlements and Villages 2015 Topic Paper.) The table on page 24 Appendix III I also fails to acknowledge Tytherington Village Hall. The development of 25 dwellings would only increase the number of households in the parish by approximately 10%.

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

**See attached continuation sheet.**

established during 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
- 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)

I am acting for the owners: 

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

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

The land has been the subject of discussion with a developer since the Parish Council indicated in November 2014 that it supported the development of 25 dwellings. However, no contractual arrangements have been entered into pending the outcome of this round of consultation on the draft PSP Plan.

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

No

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.

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Prior to this, pre application engagement with the Council established the acceptability of the vehicular access, visibility splays etc. . See **attached continuation sheet.**

Have any utility searches been undertaken?

[ ]

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

All services are available in Stowell Hill Road.

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?

No. Other than establishing the access details, all consultant instructions were put on hold given the non allocation of the site in the last consultation draft version of the PSP Plan.

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

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

2021/2022	2022/2023	2023+

## 5. SITE CONSTRAINTS

Has the highway authority been consulted? [ X ]

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

Pre Application Enquiry [REDACTED] when the Highways Officer's response was: "There is no significant objection to the provision of housing in the proposed location which is considered suitable in terms of its transport impact."

Has any proposed scheme been financially appraised? [ Not Recently ]

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.

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.

- lies **outside the Green Belt** (N.B. that part of the village lying to the south of the former railway line lies within the Green Belt);
- lies **outside the Conservation Area** (unlike much of the rest of the village);
- still lies close to the heart of the village;
- It is poor quality agricultural land
- is unconstrained by any other special designations or interest;
- and would not represent unconfined intrusion into open countryside, it being bound on two sides by development and on the third side by the disused railway line.

**See attached continuation sheet.**

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

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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.

### Call for Sites Response Form: January 2016

#### Continuation Sheet: Land at Yew Tree Farm, Stowell Hill Road, Tytherington, GL12 8UH

1. [REDACTED] landholdings at Yew Tree Farm comprise land to the south west of Stowell Hill Road, Tytherington which is **part Greenfield and part Brownfield (previously developed land)**. These landholdings extend southwest as far as the disused Yate to Thornbury railway line and northwest up to the M5 Motorway where the principal farm buildings were demolished in the 1960s to make way for the construction of the M5 motorway.
2. The Council will know that the [REDACTED] have for some time been seeking the allocation and/or incorporation of *part* of their [REDACTED] landholdings within the settlement boundary. Indeed, when the Inspector who last formally considered this matter i.e. at the Public Local Inquiry into objections to the Deposit Draft of the Northavon Rural Areas Local Plan, he concluded that some further development would be appropriate in the vicinity of the 'Goat Field' with development extending north onto the [REDACTED] landholdings.
3. In the event, Northavon District Council decided at the time (1989/90) to allocate only the Goat Field itself and this was subsequently built out with 18 dwellings (including 6 low cost) in the early 1990s; more than twenty years ago. It is now known as The Orchard.
4. The land which is the subject of this further 'Call for Sites' submission does not include all of the [REDACTED] land holdings. The attached plan shows an area outlined in red which extends to the rear of residential properties fronting the Stowell Hill Road, south west to the line of the former Yate to Thornbury railway line which is in a shallow but well treed cutting. The south eastern boundary is defined by modern residential development built around a cul de sac (The Orchard as referred to above), while the remainder of Yew Tree Farm extends north on rising land beyond an existing boundary hedgerow.
5. That part of the [REDACTED] landholdings outlined in red on the attached plan measures 2.31 hectares and while this is largely unconstrained, the extent to which this might be developed would be governed to a large extent by the amount of development that would be appropriate within the context of the parish of Tytherington. (See below in respect of the Parish Council's previous recent support for extending the village development boundary to accommodate an additional 25 dwellings. This would increase the number of households in the parish by approximately 10%; well within the sustainability parameters commonly adopted by LPAs elsewhere in planning for development in rural areas).
6. There are in effect two existing accesses to these land holdings between residential properties which front on to Stowell Hill Road; one between Breken and Bar Lea House, and one between Yew Tree Cottage and Brymar.

7. The commercial uses that are evident to the rear of these residential properties and which comprise the 'Brownfield' element of the site under consideration are long established and well known to the Council, having been the subject of a series of complaints in the 1990s following occupation of the newly constructed dwellings in The Orchard on the neighbouring site. These commercial uses comprise: workshops and the storage of plant, vehicles, skips, caravans and machinery. The Council's Enforcement Officer at the time ██████████ concluded in 1994 that the commercial storage activities, even then some twenty years ago, were probably lawful having been carried out for a period in excess of ten years and consequently no action was taken to secure their cessation (Ref: P91/2786/F). These uses continue today.
8. In addition to these activities, a large open sided steel frame barn was constructed 12 years ago to the rear of Breken and is therefore also immune from enforcement action. The Council has, moreover, also confirmed by letter dated 27<sup>th</sup> August 1997 that a 'material start' had been made in implementing a planning permission for the erection of a pig rearing unit to the north of The Orchard, and that consequently this permission is extant ██████████. The pig rearing unit would measure 18 metres by 19 metres.
9. The land which is not already given over to employment/workshop or storage uses remains in agricultural use. It is, however, generally poor quality (Grade IIIc) and is of limited agricultural value. Indeed, since the construction of the M5 motorway it does not comprise a viable agricultural holding.
10. The site has previously been the subject of planning applications for residential development in 1975 and 1985. These were refused, in effect, in favour of the allocation and subsequent development of The Orchard (previously referred to as the Goat Field) situated immediately south of the site.
11. It is nevertheless clear from reading the Inspectors report into objections to the deposit draft version of the Northavon Rural Areas Local Plan, that while he preferred the development of the Goat Field, he was clear that the next logical direction for development around the village was the land abutting the Goat Field (now The Orchard) which is the subject of this submission. Indeed, the original plans for the Orchard made provision for access through that land to the land that is the subject of this submission, though this has since been developed.
12. In preferring the land at Yew Tree Farm to the west of Stowell Hill Road as the next logical step in adjusting Tytherington's settlement boundary it is clear that this reflects the fact that this land:
  - lies **outside the Green Belt** (N.B. that part of the village lying to the south of the former railway line lies within the Green Belt);
  - lies **outside the Conservation Area** (unlike much of the rest of the village);
  - still lies **close to the heart of the village**;
  - It is **part brownfield** and part poor quality agricultural land
  - is **unconstrained** by any other special designations or interest;

- **ready access is available;** and
- it would not represent unconfined intrusion into open countryside, it being bound on two sides by development and on the third side by the disused railway line.

13. It is also the case that during the course of consideration of the above mentioned planning applications, it was established that a satisfactory access could be achieved into the site from Stowell Hill Road. Indeed, the standard achieved at the time (visibility spays of 4.5m x 90m) is well in excess of the 2.4m x 43m required today. This can be achieved because the [REDACTED] also own the relevant properties fronting onto Stowell Hill Road.

14. The above position was further reinforced through a pre application enquiry that was submitted to the Council in respect of this site in April 2013 [REDACTED]. The response received on 5<sup>th</sup> November 2013 confirms, inter alia, that that the Highways Officer's view is still that:

*"There is no significant objection to the provision of housing in the proposed location, which is considered suitable in terms of its transport impact."*

15. It is nevertheless the case that the development of all or part of this land could, if deemed necessary, contribute to funding further traffic calming measures on Stowell Hill Road, in addition to the raised block chicanes currently in place.

16. We are clear, however, that there has been no proper review of the Tytherington settlement boundary since the preparation of the Northavon Rural Areas Local Plan in the late 1980s, nearly 25 years ago. Moreover, the availability of suitable infill sites and 'previously developed land' (Brownfield sites) within the village since then has reduced substantially (see also Parish Council minute below). There is consequently an urgent need to review the boundaries in order to ensure that the community of Tytherington can continue to thrive and sustain the level and choice of services it currently enjoys.

17. The Council attributes a "sustainable access" score to Tytherington of 16, which is just one point below the (arbitrary) threshold of 17 it has set for categorising the village as having "acceptable access". The Council has (wrongly in our view) not attributed any points to the village's access to employment. It does not appear to have acknowledged the local employment offered by the quarry or the proximity of employment in Thornbury. (Ref: SGC Rural Settlements and Villages 2015 Topic Paper.) The table on page 24 Appendix III I also fails to acknowledge Tytherington Village Hall. The development of 25 dwellings would only increase the number of households in the parish by approximately 10%.

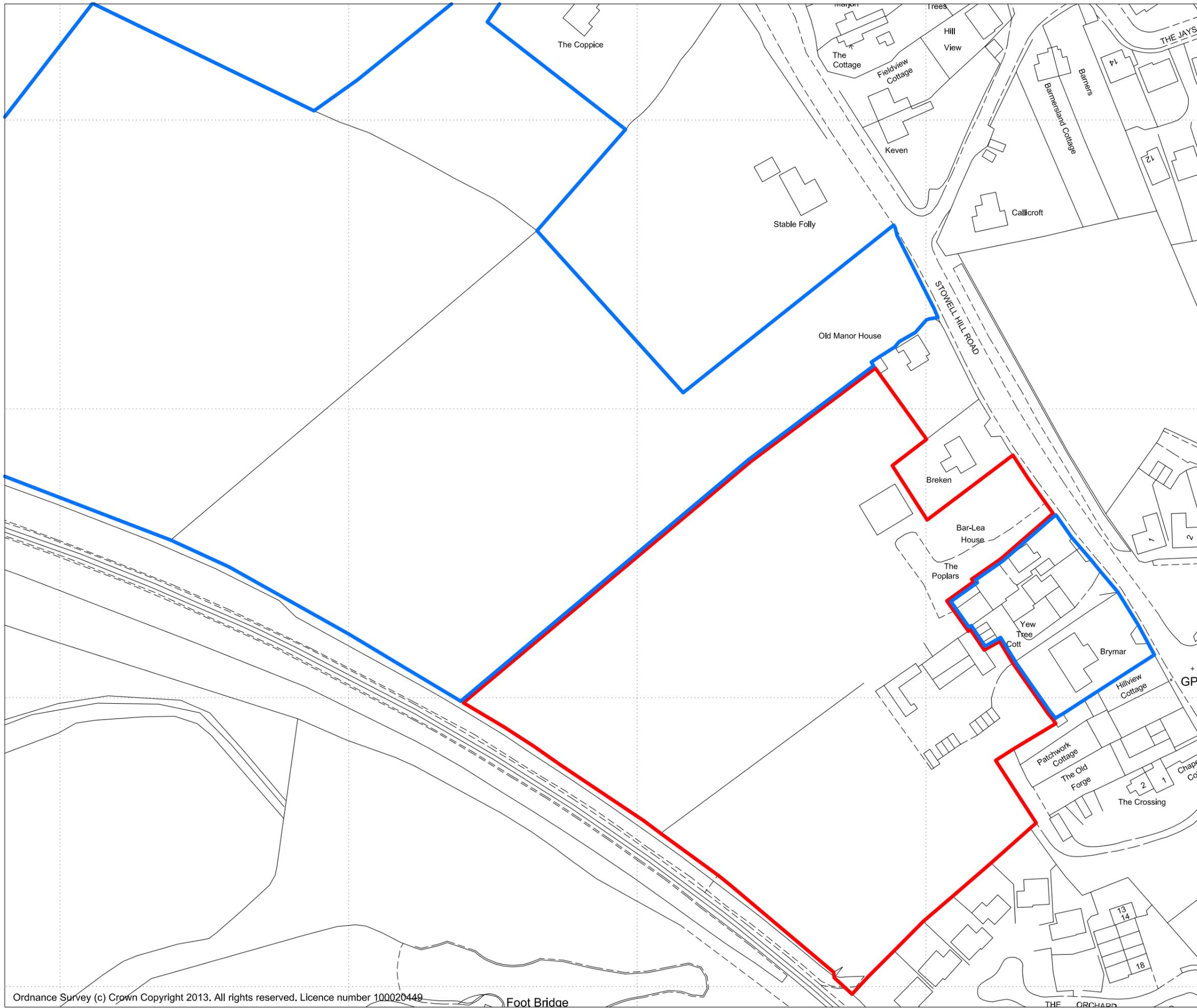
18. Targeted small scale development for housing in reasonably accessible village communities would clearly be appropriate if related to local need (market, affordable and specialist elderly accommodation). Tytherington is just one such village. The 2011 census records it as having a population of 666 and 256 households. It has a range of local services and facilities including a village hall, a community shop and post office, two churches, a public house, playing fields and equipped children's play and a range of employment opportunities, primary and secondary education close by. It also benefits from a bus service linking Thornbury with Yate.

19. Even on a net nil migration scenario (i.e. balance between in migration and out migration), Tytherington will need more housing development over the period to 2027 in order to sustain current population levels and the proportion of those living within the community being within an age range that would be economically active and would continue to sustain the services and facilities which still remain within the village.
20. Indeed, the Parish has already seen a small decline in population in the period between the 2001 and 2011 census. A higher level of house building would therefore be needed not just to sustain existing population levels but to restore levels and the proportion of the population who are economically active to the level last seen in 2001; albeit being in proportion to Tytherington, these levels would be modest.
21. On any analysis, new residential development is clearly needed in order to sustain the current range and choice of services currently enjoyed and the thriving village community envisaged in the South Gloucestershire Core Strategy.
22. Moreover, in seeking to meet newly arising local (Tytherington) housing need (affordable and market), it would be more sustainable to accommodate that which is, and will continue to arise in and around the village, where it arises i.e. in and around the village.
23. This was acknowledged by Tytherington Parish Council which resolved in November 2014 to support an amendment to the Settlement Boundary in order to accommodate 25 new dwellings.

***“The PC statement needs to be modified as the previous statement stated that it was hoped two brown field sites could make a substantial contribution to village needs. Subsequent ownership changes and a decision of the Conservation Officer make it unlikely this can now be achieved. As a consequence the Council would now support a relaxation of the settlement boundary in order to provide for the approx 25 houses envisaged at the time.”***

**(Ref: Minute 125.14 – 03.11.2014)**

In summary, the site is available, accessible, unconstrained, developable, and is situated in a sustainable location and provision of land for approximately 25 dwellings was supported in principle by the Parish Council in November 2014. The site is the subject of developer interest, but no contractual obligations to submit a planning application have been entered into pending allocation in the draft PSP Plan. Given all the factors listed above it is reasonable to assume that **at least 25 dwellings could be delivered in the next 5 year period 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2021.**



 Site



**DLP PLANNING CONSULTANTS**

1 Blenheim Court, Beaufort Office Park,  
Woodlands, Bradley Stoke, Bristol, BS32 4NR



Offices also at Bedford, Cardiff, East Midlands, London/Milton Keynes and Sheffield

CLIENT  
[Redacted]

CLIENT  
**Land at Yew Tree Farm, Stowell Hill Road,  
Tytherington, South Gloucestershire**

DATE	5 February 2014	OS REF	36658, 188416	DRAWN BY	PMG
SCALE	1:1250 @ A3	DRAWING NO	Location Plan	CHECKED	
JOB NO	N-A507-1	REV			TR