

WCO/DW/BRS.4464

8 January 2016

South Gloucestershire Council  
Strategic Planning Policy & Specialist Advice Team  
PO Box 299  
Civic Centre  
High Street  
Kingswood  
Bristol  
BS15 0DR

By email only: [PlanningLDF@southglos.gov.uk](mailto:PlanningLDF@southglos.gov.uk)

Dear Sir / Madam

**South Gloucestershire Policies, Sites and Places Plan (PSP Plan): Regulation 18 Consultation: Including Additional Housing Allocations**  
**Land to the north of 61 Cambrian Drive, Yate**

Pegasus Group has been instructed by our client, Woodstock Homes, to submit a representation to the production of the PSP Plan in respect of the site 'Land to the north of 61 Cambrian Drive'. A plan is attached to this letter.

The site can provide 18 no. new dwellings (17 net gain as no. 61 Cambrian Drive would need to be demolished in order to provide access) and is sustainably located within the town of Yate. The Council is seeking sites of less than 150 dwellings and so this site fits within that criteria.

A planning application for 18 no. dwellings was submitted to the Council on 1 June 2015 and refused on 9 November 2015. The reason for refusal concerned harm caused as a result of the proposed access into the site; rather than an in principle objection to development of the site.

*Sequential Approach to Sustainable Locations for Development*

The Council's Regulation 18 Consultation document sets out a sequential approach to sustainable locations for development in the PSP Plan. This is referred to as 'Step 1' in the document on page 15. In practice this means firstly looking at sites within the existing urban area and settlement boundaries (including brownfield land) outside the Green Belt.

This site sits within the Yate town settlement boundary and so is located in the highest priority area for housing, according to the Council.

Step 2 of the sequential approach involves assessing the impact on the character of the existing settlement, Yate. The impact of the 17 no. additional houses at Cambrian Drive would be minimal when considering the overall size of Yate. The Council's Consultation

document already confirms that Yate has 'excellent access' to key services and facilities (p.22), and the Cambrian Drive site is situation within walking/cycling distance of the

main town centre. The proposed development is therefore proportional to the existing size and character of the settlement.

Step 3 of the sequential approach is a suitability assessment that identifies constraints/issues which would impact on a sites suitability for and quantum of development achievable within a 5 year timescale. The current use of the site is as vacant scrubland that is in private ownership. The site has been subject to a Local Green Space Designation nomination (LGSD1174) however we have made representations on behalf of our client in regard to this as we don't consider the site worthy of designation and these are attached. The Local Green Space Designation policy has just finished going through another round of consultation and currently attaches very little weight.

The proposal would not cause unacceptable harm to heritage assets including listed buildings, conservation areas, scheduled ancient monuments and other archaeological assets as there are none of these assets located in vicinity of the site. Planning application PK15/2330/F confirms the Council consider there to be no unacceptable effects from the proposal in terms of landscape, ecology, flood risk and trees. The Officers Report is attached. In summary, there are no environmental constraints to the site.

Step 4 of the sequential approach is similar to the site suitability criteria addressed through step 3, however the focus is firmly on the deliverability of the site within the next 5 years. The site is not contaminated and has full access to utilities and service infrastructure due to its location within the settlement of Yate. Access to the site is the single area of dispute between the Council and our client and is the only planning matter being contested between the two parties at appeal.

The site is deliverable within the next five years.

We therefore put this site forward as an allocation for residential development to meet the Council's significant housing shortfall.

This representation has been made in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

I trust that the above representations will be taken into account when progressing the PSP DPD, but should you have any queries, please do not hesitate to contact me.

Yours faithfully



**Daniel Weaver**

**Director**

**Email**



Enc: Site Location Plan  
PSP Representation (dated 18 August 2015)  
Officer's Report  
Call for Sites Form



# 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

Daniel Weaver

Company/Organisation  
(If relevant)

Pegasus Planning Group Ltd

Address

1<sup>st</sup> Floor, South Wing  
Equinox North  
Great Park Road  
Almondsbury, Bristol

Postcode

BS32 4QL

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 to the north of 61 Cambrian Drive

Site Postcode

BS37 5TR

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

371204, 183270

Site area (hectares)

0.45

Current use(s)

Vacant scrubland in private ownership

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).

Representations have been made in regard to Local Green Space designation.  
  
Application PK15/2330/F was refused by the Council and is currently at appeal.

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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.)

**100% residential scheme for 18 no. dwellings (17 net as no. 61 Cambrian Drive would be demolished for access).**

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 population of Yate and Chipping Sodbury is 33,893. A net gain of 17 new houses would result in a development of approximately 37 new residents. This would equate to an increase in population of 0.1%.**

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

**See cover letter.**

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 [ y ]  
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)

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.

Developer owns site.

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 utilities available

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?

There are no environmental constraints to the development of this site as confirmed by planning application PK15/2330/F

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
17				

2021/2022	2022/2023	2023+

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## 5. SITE CONSTRAINTS

Has the highway authority been consulted? [ y ]

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

No objection to access on highway safety grounds.

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? [ y ]

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.

Local Green Space LGSD1174 we have made separate representation on this.

*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.

Application PK15/2330/F confirms no landscape, ecology, archaeology or built heritage issues.

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.

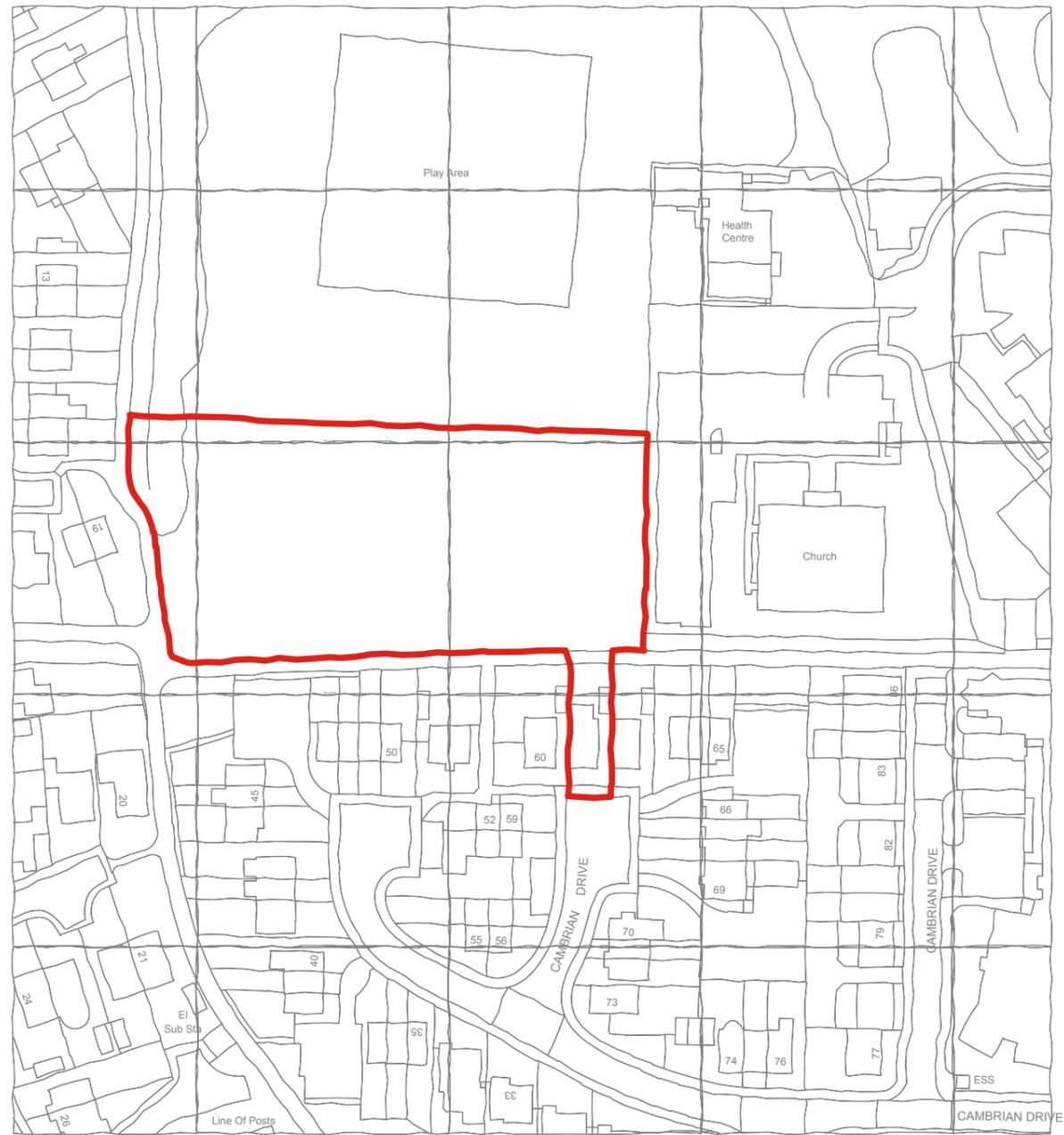
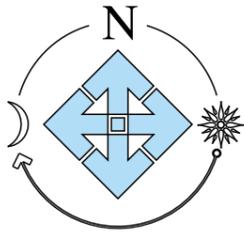
Flood Zone 1 no flooding.

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## **6. ADDITIONAL COMMENTS**

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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.



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