

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

Sarah Fordham

Company/Organisation
(If relevant)

RPS Group

Address

2420 The Quadrant, Aztec West, Almondsbury, Bristol

Postcode

BS32 4AQ

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 Butt Lane, Thornbury

Site Postcode

BS35

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

64413

91434

Site area (hectares)

7ha

Current use(s)

Agricultural

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).

The site has no planning history. However, the following references on adjacent sites are considered relevant: PT15/2917/O (resolution to grant); PT12/2395/O (Approved); PT11/1442/O (Approved).

The site was submitted to the PSP Plan consultation in July 2015. Site ref. AD413: land north of Butt Lane, 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.)

The proposal is for residential use (including affordable housing). Early design work indicates that the site has a potential capacity of between 150 to 180 dwellings depending on layout and density.

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 proposal for between 150 and 180 dwellings would represent an approximately 3.5% increase in household spaces in Thornbury (based on the demographic information contained within the Rural Settlements and Villages 2015 Topic Paper). This is proportionate to the existing settlement, which is an area identified for growth in the plan period and beyond.

Thornbury is recognised as a Tier 1 within the Council's Rural Settlements and Villages 2015 Topic Paper (Dated November 2015) (ref PSP doc). Within the same document Thornbury is identified as having 'excellent access to services, and facilities' within a score of 40/40 given for sustainable access to key services and facilities.

Recent planning approvals in the immediate vicinity of the site further confirm the appropriate nature of the immediate area for residential development.

<p>Please state how your proposal will address/contribute to the community aspirations established during previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document</p>	<p>The Core Strategy prioritises Thornbury over and above less sustainable locations and thus development on the site would accord with the Council's spatial strategy.</p> <p>The proposed development will contribute as appropriate towards to following community aspirations as listed at Appendix 2 of the PSP Consultation document:</p> <ul style="list-style-type: none"> Ensuring sufficient facilities and infrastructure to support large scale development; Protect and enhance employment opportunities through construction employment opportunities and by boosting the local economy Protect visual amenity through appropriate design and landscaping. <p>Additional significant potential benefits can be summarised as follows:</p> <ul style="list-style-type: none"> Contribution towards District housing land supply; Enhanced public open space; Ecological improvements and biodiversity gain; Affordable housing; Financial contributions including through CIL and new homes bonus; Improvements to local housing affordability and availability.
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4. SITE OWNERSHIP AND STATUS

I (or my client/organisation)	Is sole owner of the site	<input type="checkbox"/>
	Owns part of the site	<input type="checkbox"/>
	Do not own the site	<input checked="" type="checkbox"/>

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)

<p>The site is owned by [REDACTED]</p> <p>Ainscough Strategic Land has entered promotion agreement on the site.</p>

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

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

<p>The land will be sold subject to securing planning permission.</p>

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

<p>None known.</p>

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.

Ainscough Strategic Land has a promotion agreement on the site.
Ainscough Strategic Land has tested the market in a preliminary sense and can confirm keen housebuilder interest in the site in the short term. ASL will progress the planning on the site further before marketing formally.

Have any utility searches been undertaken?

[UNDERWAY]

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

A utilities assessment is underway and can be made available on completion. It is, however, anticipated that the site would be readily serviceable as per the adjacent development sites.

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?

The site has a full project team on board including: planning, urban design, transport, ecology, landscape, heritage, drainage and utilities. Details of consultants can be provided on request.

Design work and technical studies on the site are underway and will be made available as part of pre application submission [REDACTED] in January 2016. An initial pre application meeting took place with Officers of the Major Sites and Spatial Plans Teams on 16th December 2015.

Current relevant timescales can be summarised as follows. Please note that these are indicative only and may be subject to change.

Further Pre application Engagement January 2016
Community Consultation January/ February 2016
Application submission March/ April 2016

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	30	40	40	40

2021/2022	2022/2023	2023+
30		

5. SITE CONSTRAINTS

Has the highway authority been consulted? [YES]

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

Pre application submission November 2015 [REDACTED]
An initial pre application meeting took place with Officers in December 2015. Written advice has not yet been received.

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? [In due course]

Have any soil investigations been undertaken? [None to date]

If so was any significant contamination found or need for further investigations advised? Please provide details.

Due to the historic use of the site for agricultural purposes It is considered highly unlikely that the site would be subject to significant contamination. Investigatory works on the adjacent site (Land at Post Farm) identified no contamination issues.

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.

An ecological appraisal has been carried out and has been provided to the Council under pre application ref. [REDACTED] The appraisal recommends the retention of important hedgerows, which can be incorporated into the design layout. The appraisal identifies no other ecological constraints and recommends opportunities for biodiversity gain.

The following studies are underway and can be made available to the Council on completion in early 2016:

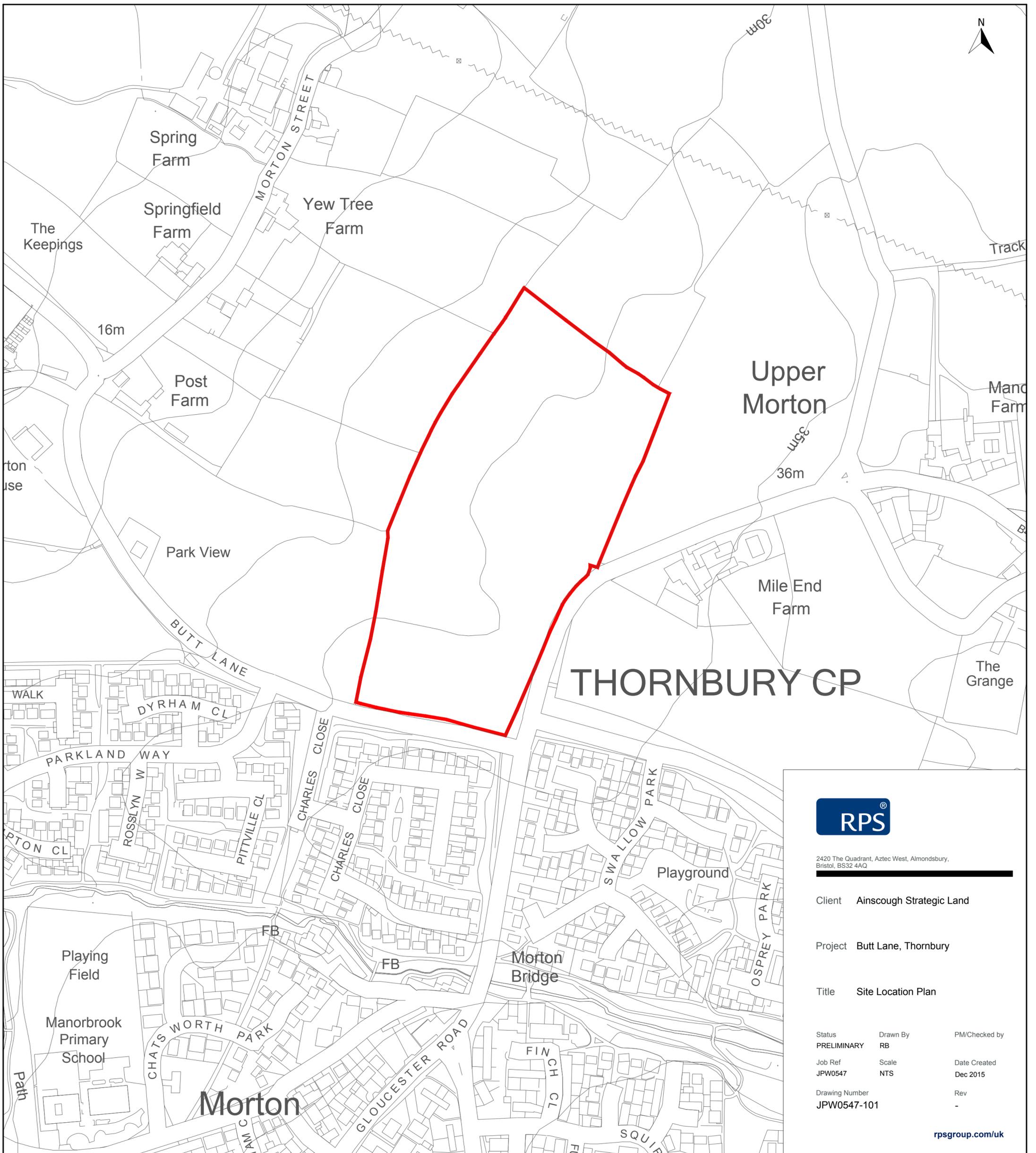
Masterplanning
Landscape Visual Appraisal
Built Heritage Assessment
Archaeology Assessment
Transport Assessment
Flood Risk Assessment
Drainage and Utilities Assessment
Drainage Strategy

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.

The site does not fall within flood zones 2 or 3. A surface water flood path crosses the south of the site and can be incorporated into the layout of the development. Work has commenced on a drainage strategy for the site and can be made available to the Council on completion.

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.



THORNBURY CP



2420 The Quadrant, Aztec West, Almondsbury,
Bristol, BS32 4AQ

Client Ainscough Strategic Land

Project Butt Lane, Thornbury

Title Site Location Plan

Status Drawn By PM/Checked by
PRELIMINARY RB

Job Ref Scale Date Created
JPW0547 NTS Dec 2015

Drawing Number Rev
JPW0547-101 -

rpsgroup.com/uk

 Site Boundary
(6.98Ha)