

Strategic Planning Policy and Specialist Advise Team  
South Gloucestershire Council  
PO Box 2081  
South Gloucestershire  
BS35 9BP

15 December 2015

Dear Sirs

**Re: Policies, Sites and Places Plan – Call for Sites**  
**Land off High Street, Iron Acton, South Gloucestershire**

I enclose with this letter a Policies, Sites and Places Plan – Call for Sites Response Form regarding the above land. In addition to information in the form, we confirm that the site, in our opinion, would be ideal to come forward for development in the next 5 years as it is owned solely by our client and will be easily delivered.

The site has:

- Extensive road frontage onto B4058 and access via High Street
- The entire site is outside of any designated floodplain.
- The landowner holds the rights to the full extent of the site and fully supports the potential development
- According to the online planning history records, there is no planning history for this site
- The site is located in the centre of Iron Acton and will have good links to all parts of the village

If there is any further information regarding this site needed, please do not hesitate to contact me.

Yours faithfully,

[Redacted]  
James North BSc (Hons) MRICS FAAV  
Director  
[Redacted]

St. Andrew's House, St. Andrew's Road, Avonmouth, Bristol BS11 9DQ

[Redacted] Web: [www.northletherby.com](http://www.northletherby.com)



## Policies, Sites and Places Plan – Call for Sites Response Form

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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)

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### 1. YOUR DETAILS

Ref Number (for office use only)

Name

Will Weaver

Company/Organisation  
(If relevant)

North & Letherby

Address

St Andrew's House  
St Andrew's Road  
Avonmouth  
Bristol

Postcode

BS11 9DQ

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

Land Agent for Land Owner

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## 2. SITE DETAILS

Site address

Land off Highstreet  
Iron Acton  
South Gloucestershire

Site Postcode

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

368102 | 183666

Site area (hectares)

2.25 hectares

Current use(s)

Agricultural Use (mowing & grazing)

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).

N/A

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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.)

Residential & office, light industrial mixed use

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))

Iron is a key location in South Gloucestershire for sustainable  
development. The land has extensive road frontage onto B4058 and  
access via the High Street  
The entire site is outside of any designated floodplain

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

Infrastructure funding would be provided via CIL and S106 where  
relevant.

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)

The Land is owned by [REDACTED] the landowner holds the rights to the full extent of the site and fully supports the potential development.

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?

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.

N/A

Have any utility searches been undertaken?

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

Water, telecommunications main sewers

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

<b>2016/2017</b>	<b>2017/2018</b>	<b>2018/2019</b>	<b>2019/2020</b>	<b>2020/2021</b>
0	5	20	7	0

<b>2021/2022</b>	<b>2022/2023</b>	<b>2023+</b>

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## 5. SITE CONSTRAINTS

Has the highway authority been consulted? [ ]

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

Not at this stage

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.

N/A

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.

No surveys completed at this stage

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.

Not to the knowledge of the owner

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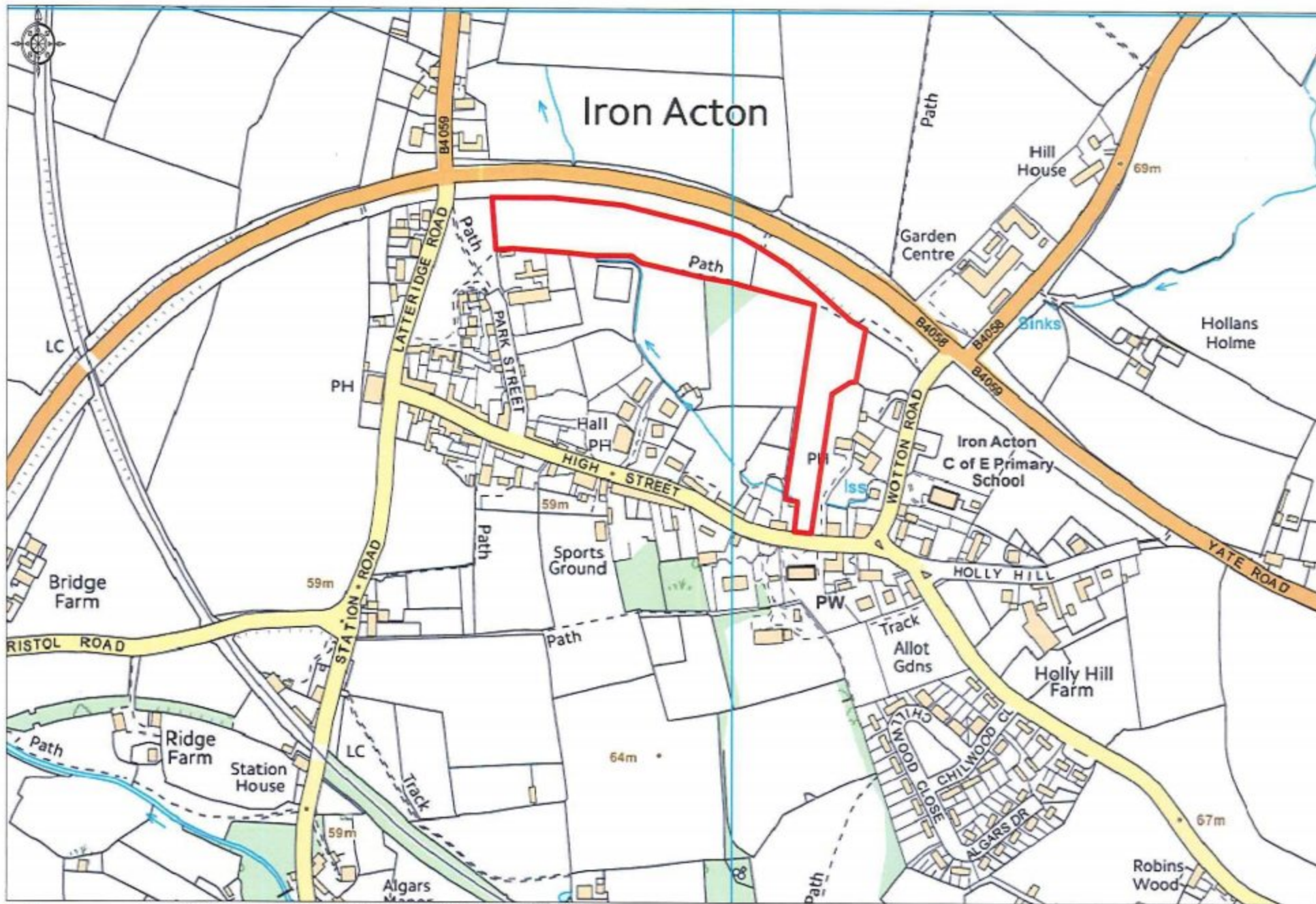
## **6. ADDITIONAL COMMENTS**

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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.



Land off High Street, Iron Acton, South Gloucestershire



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