



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

Laura Wall

Formatted: Font: Century Gothic

Company/Organisation
(If relevant)

Acorus Rural Property Services Ltd.

Address

Addlepool Business Centre
Woodbury Road
Clyst St George
Exeter

Postcode

EX3 0NR

Formatted: Font: Century Gothic

Telephone

Formatted: Font: Century Gothic

Email address

Formatted: Font: Century Gothic

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"/> |

2. SITE DETAILS

Site address

[Rowley Fields](#)
[Watery Lane](#)
[Yate](#)
[Bristol](#)

Site Postcode

[BS37 7LB](#)

Formatted: Font: Century Gothic

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

[370400, 183830](#)

Site area (hectares)

[0.4 hectares](#)

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).

[Prior approval granted for change of use of redundant agricultural building to a dwelling \(Reference PK14/5014/PNGR\).](#)
[A response to the January 2015 'call for land' SHLAA was forwarded to SGC for consideration.](#)

Formatted: Font: Century Gothic, 10 pt

33. 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 – Flexibility for mixed tenures and housing type to meet local requirements.

Formatted: Font: 10 pt, Not Bold

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)

On the basis that the household spaces up to 2015 for the area is 14,406 and the proposal could provide an estimated 10 additional houses there would be a increase of 0.07%.

Formatted: Font: 10 pt, Not Bold

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

The site falls within Yate Parish area. The community aspirations for this parish do not include housing. However it is noted that the Parish boundary runs immediately along the western boundary of the site. The neighbouring Parish, Iron Acton states as a community aspiration the provision of accommodation suitable for older people, smaller households and self-build (Iron Acton). Therefore although the site is outside of the Parish the site is immediately adjacent to it and could potentially offer a contribution to the community aspiration.

Formatted: Font: 10 pt, Not Bold

Formatted: Font: 10 pt, Not Bold

Formatted: Font: 10 pt, Not Bold

4. SITE OWNERSHIP AND STATUS

- I (or my client/organisation) Is sole owner of the site [X-]
- 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)

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?

Not at present.

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

None we are aware of.

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.

Not to date.

Have any utility searches been undertaken?

[No]

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

Site has mains water supply and an electricity supply.

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?

Acorus can act on behalf of owner in relation to design and some other aspects.
No studies or design produced to date other than flood risk assessment.

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

| 2016/2017 | 2017/2018 | 2018/2019 | 2019/2020 | 2020/2021 |
|-------------------------|-------------------------------------|-------------------------------------|-----------|-----------|
| <u>10 subject to pp</u> | <u>As previous if not completed</u> | <u>As previous if not completed</u> | | |

| 2021/2022 | 2022/2023 | 2023+ |
|-----------|-----------|-------|
| | | |

5. SITE CONSTRAINTS

Has the highway authority been consulted? [NO]

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

Has any proposed scheme been financially appraised? [NO]

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? [N/A]

Have any soil investigations been undertaken? [NO]

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.

Not as far as owner is aware.

*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.

Not as far as owner is aware.

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.

Surrounding area but not necessarily the site. A flood risk assessment has been undertaken previously to confirm scope for development of the existing building.

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.

Formatted: Font: Century Gothic, 10 pt

The Land is Largely redundant and therefore an alternative use is sought. There is permitted development under Class MB(Now Class Q) to convert the building to a residential use, however there may be scope to make better use of the land holding available.

Formatted: Font: Century Gothic, 10 pt

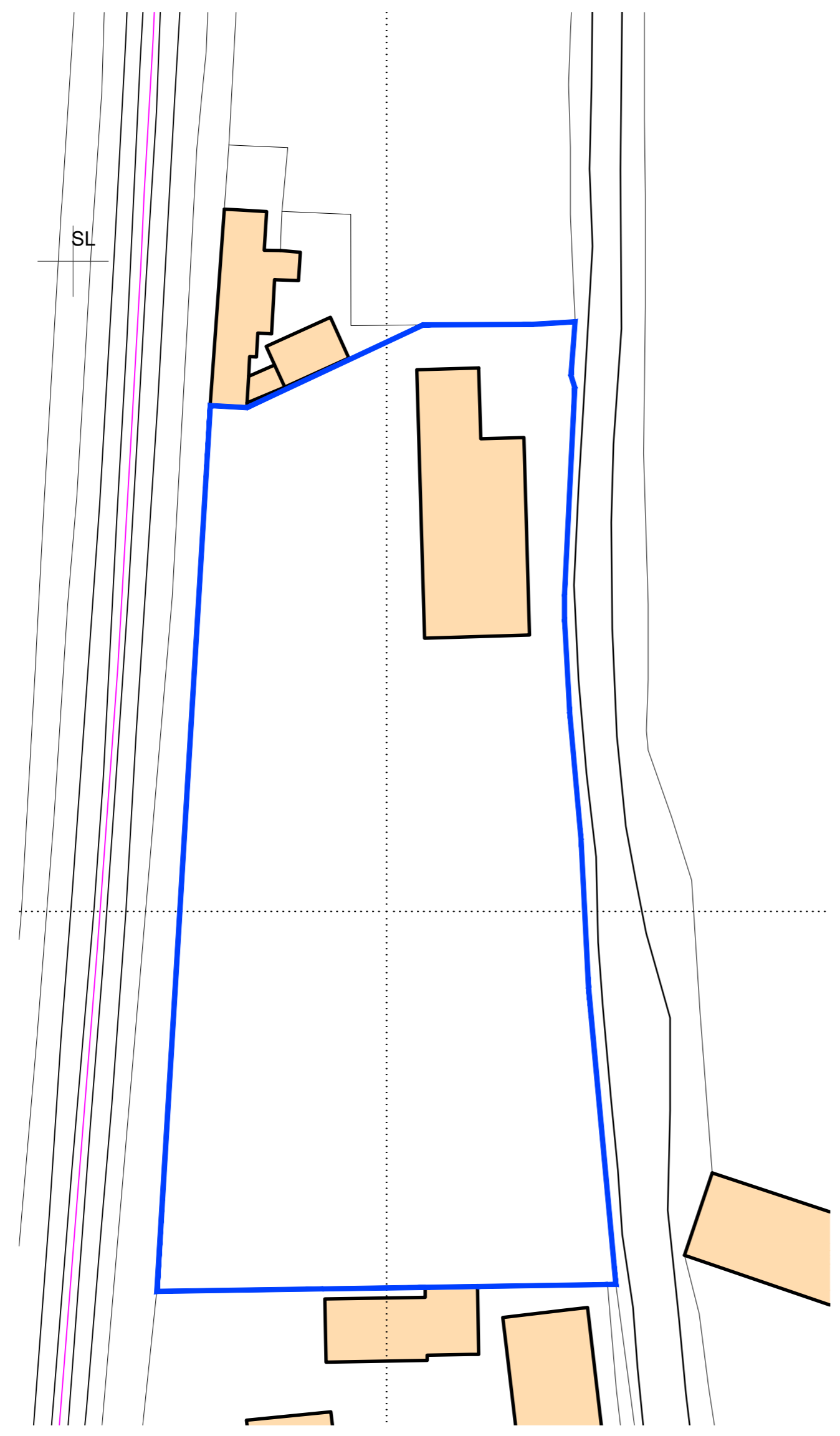
Formatted: Font: Century Gothic, 10 pt

The site, although in a rural location, is on the fringe of Yate with the railway line to the west and Brimsham Green School and the urban development to the west.

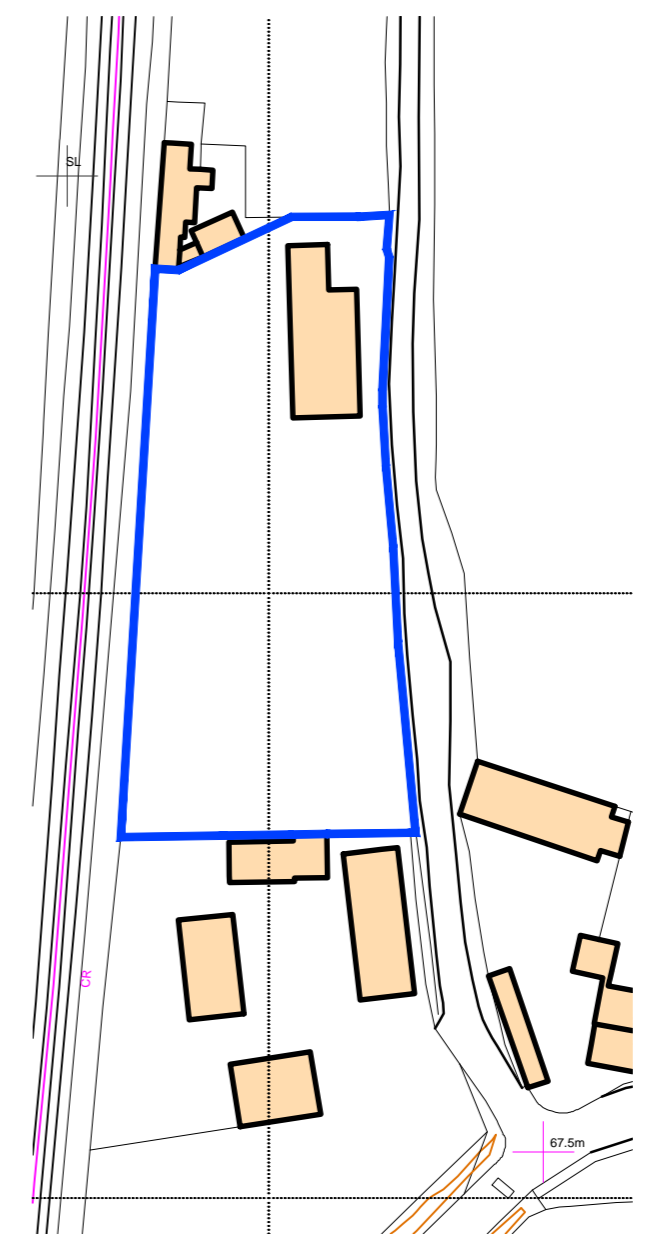
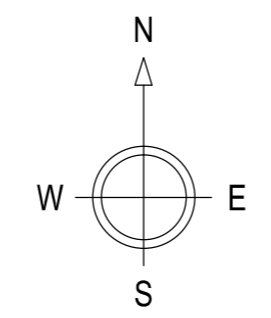
Formatted: Font: Century Gothic, 10 pt

Formatted: Font: Century Gothic, 10 pt

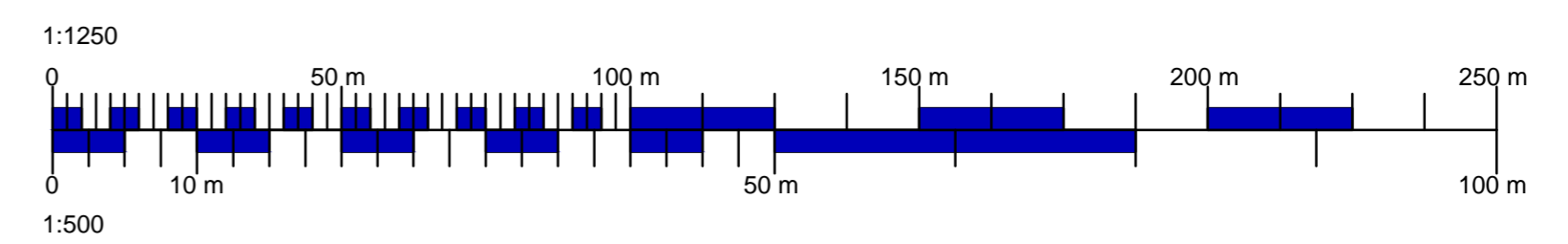
© ACORUS Rural Property Services Ltd.
 NOTES:
 1. If in doubt ask
 2. Written dimensions to be used only
 3. This drawing is confidential and remains the exclusive property of ACORUS.
 4. Do not copy unless authorised.



BLOCK PLAN
 SCALE 1:500



LOCATION PLAN
 SCALE 1:1250



— Ownership Boundary

| Rev. | Date. | Amendment. | Drawn | Checked |
|------|-------|------------|-------|---------|
| | | | | |

PROJECT
 [Redacted]

| | | | |
|---|-----------------------|----------------|------------------|
| TITLE CALL FOR SITES – PLAN LAND AT WATERY LANE, YATE | | | |
| SCALE AS SHOWN @ A2 | DATE JAN 16 | DRAWN BY JL | CHECKED BY JW |
| JOB NO. JW/0899/0215 | DRAWING NO. 200-01 | REVISION | |



www.acorus.co.uk
 © ACORUS Rural Property Services Ltd.

PLANNING ISSUE