



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

E Jarvis (Agent acting on behalf of the landowners)

Company/Organisation
(If relevant)

Jarvis Jefferies Architects LLP

Address

Teazle Barn, Gloucester Road, Whitfield, South Gloucestershire

Postcode

GL12 8DU

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 near Old Gloucester Road, Alveston, South Gloucestershire

Site Postcode

BS35 3LQ

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

188500,

363700

Site area (hectares)

1.0376 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).

The site has not previously been submitted in response to a call for sites for the PSP or other Local Plan process.

Planning History – an application for the erection of an agricultural building, reference no. PT15/4959/F was made in November 2015 and is currently pending consideration.

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

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 SGC data supplied for Alveston in 2015 is that there are 979 existing households. This site could provide 20 additional households which is a 2% increase of the existing settlement. This is based on a density of 20 to 25 dwellings per hectare which is a similar density to the adjacent Spencers Court development.

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

No community aspirations have been identified for Alveston Parish through the November 2015 PSP Plan.

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)

A plan showing the land currently under the sole ownership of our clients is provided.

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?

No.

Are there any covenants

There is currently an overhead electricity cable crossing the land supported

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

by a single timber post in one of the fields for which the landowner receives an annual payment from the utility company.

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.

No.

Have any utility searches been undertaken?

[Yes]

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

Mains gas, electricity and foul sewer services are all in the near vicinity and are available to the site. The telephone serving cabinet for the area is enabled for fibre broadband and is currently accepting orders for Superfast Broadband.

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?

Jarvis Jefferies Architects LLP

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	<u>2</u>		<u>18</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? []

Have any soil investigations been undertaken? ~~[]~~ [Yes]

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

No

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. Public footpath OAN6 runs around the perimeter of the field.

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

6. ADDITIONAL COMMENTS

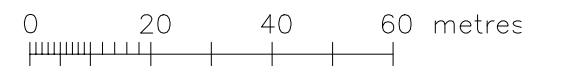
The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation 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.

Notes & Revisions

© Crown Copyright and database rights 2016
Ordnance Survey 100035207

This Master Map has been purchased by Jarvis
Jefferies Architects LLP under license from
Ordnance Survey. Reproduction in whole or in
part is prohibited without the permission of
Ordnance Survey.

Site area 



Land near Old Gloucester Road, Alveston

Drawing: Site Location Plan

Scale: 1:1250 @ A3

Drawn: EJ

Status: PSP Call for Sites

Date: January 2016

Ref: 315-001

Revision: -

Jarvis Jefferies Architects LLP

Teazle Barn, Whitfield, Gloucester, GL12 8DU

Web:  www.jarvisjefferiesarchitects.com