

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

James North

Company/Organisation
(If relevant)

North & Letherby

Address

St Andrews House
St Andrews Road
Avonmouth
Bristol

Postcode

BS11 9DQ

Telephone

Email address

I am	Owner of part of the site	[]	Land agent	[X]
(please tick all those that apply)	Planning consultant	[]	Developer	[]
	Affordable Housing Provider	[]	Amenity/Community Group	[]
	Local resident	[]	Other	[]

2. SITE DETAILS

Site address

Land adjoining Bank Road, Pilning, Bristol, South Gloucestershire – as shown edged red for identification on the attached plan.

Site Postcode

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

Site area (hectares)

2.15 Ha

Current use(s)

Dismantled Railway

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).

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 Use – Housing development

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)

We would envisage that a suitable qualified, experienced and funded developer/promoter would be engaged to design a scheme which would meet the requirements of the local community. The Proximity of the site to the existing public transport network (Rail & Bus) would provide sustainable transport solutions and residential development on the site would further support the local school and services which are located in the village of Pilning.

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

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 | [X] |

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 Owner of the Site is known by Pilning and Severn Beach Parish Council.

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

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

It is believed by Pilning and Severn Beach Parish Council that the land would be available should Residential Consent be forthcoming.

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

N/A

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.

Unknown.

Have any utility searches been undertaken?

[]

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

We understand services are in the adjoining highway no formal enquiries have been made at this stage.

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):

Note: we would work with a suitably qualified master planner and development team to achieve a scheme which could be delivered in a timely manner with density meeting the requirements of the Local Authority target. We would anticipate a developer would submit an application during 2016 with a view building commencing during 2017. Experience from other schemes would suggest deliverability in the region of 3 ½ units per month – figure to be confirmed by the development team.

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

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? []

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

N/A

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.

We understand part of the land has been nominated for a Local Green Space

*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.

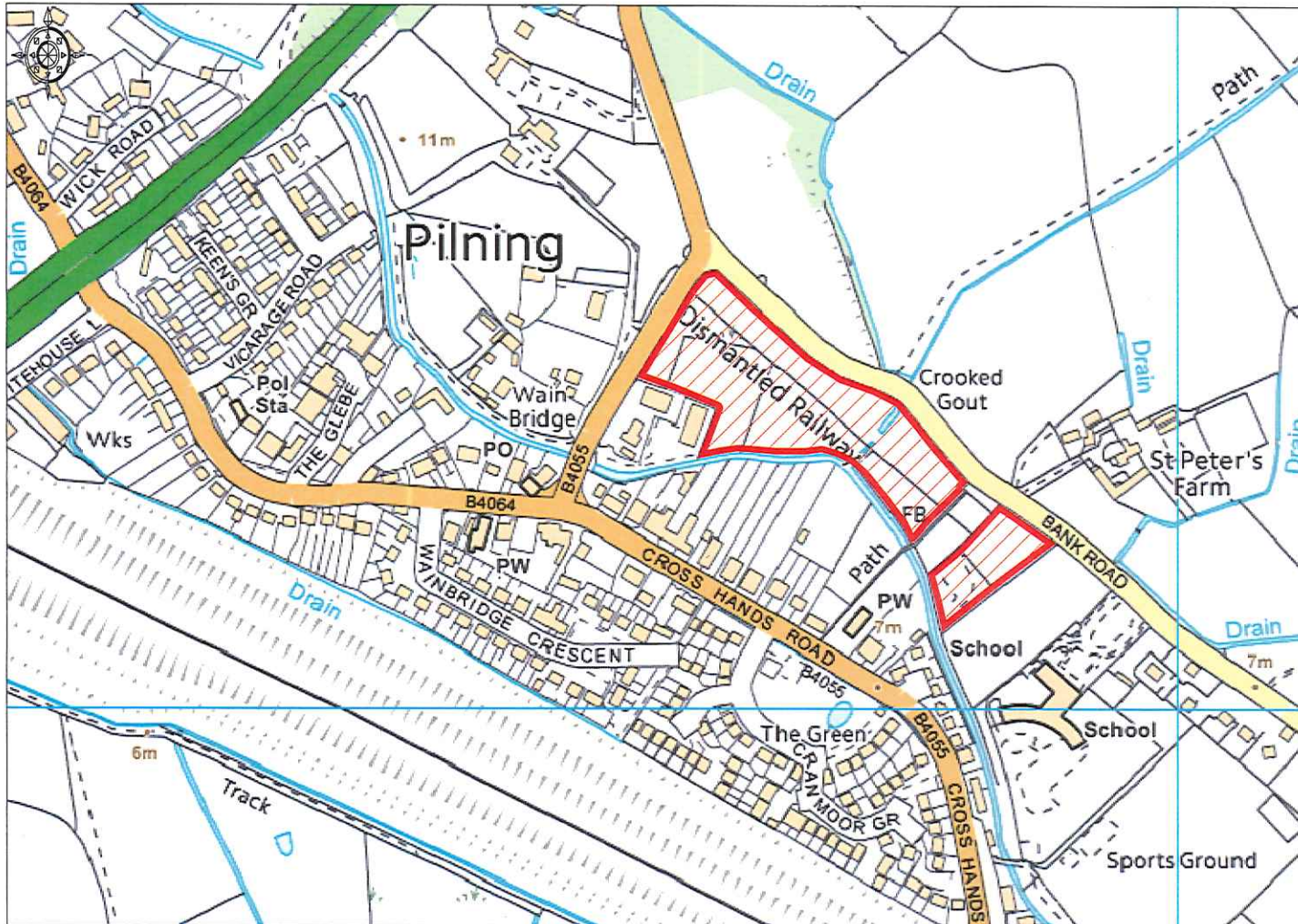
N/A

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.

N/A

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.



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