



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

Stuart Rackham

Company/Organisation
(If relevant)

Rackham Planning Ltd

Address

10 Knole Close, Almondsbury

Postcode

BS32 4EJ

Telephone

Email address

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

Land off Alveston Hill, Thornbury.

Site Postcode

-

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

363355, 188608

Site area (hectares)

3.6

Current use(s)

Agricultural. Part of site has extant permission for a cemetery

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).

Pre app ref: [REDACTED] – exploring the potential of the use of the site for a
new crematorium
P97/1436 – planning permission for use of 2 parts of the site as a cemetery
(extension to existing cemetery) – planning permission implemented so this is
an extant consent

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, including affordable housing. Given the size of the site community or other uses identified as needed by the local community/ Parish Council could also be provided on this site.

Indicative capacity of site at 30 dwellings/ ha = 100 dwellings.

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 site is located on the edge of the Alveston settlement boundary but well related to the village and its existing services.

The site is also well related to Thornbury but separated from it by undeveloped, open Green Belt land.

The western and southern parts of the site are located adjacent to the rear gardens of existing houses on Quarry Road and Down Road. Alveston is a rural settlement (as identified in the Rural Settlements and Village Topic Paper 2015) with a number of existing services and facilities (including good public transport access; schools – Marlwood secondary and St Helens primary; 2 pubs; Post Office; community hall; mobile library service; pharmacy; newsagent; and grocers). In this respect, it is well served and capable of accommodating further growth.

The village has seen very limited infill development in the last 5 years which suggests that there is a need for additional housing to provide opportunities for locals and young families to remain within the village.

The site is on the edge of the settlement boundary and is considered to be suitable for a release from the Green Belt given that it would form a logical extension to the settlement. The site is well screened and therefore would have limited visual impact. There are two potential vehicular access points to the site – either Quarry Road or off Alveston Hill and both could be explored as part of any future residential development. Development of a residential access of Alveston Hill could also offer the opportunity to provide enhancements to traffic movements on this road.

The footpath that hugs the northern boundary of the site could be incorporated into the site's development and enhanced to provide between linkages between Alveston and Thornbury.

A recent pre-application enquiry on this site relating to a crematorium has considered access to the use solely from Alveston Hill. However a residential use of this site could offer the potential to access from both this road and also via Quarry Road.

Given the size of the site and potential number of dwellings that could be delivered, 35% affordable housing would also be provided.

Development of this site and its release from the GB would not conflict with the purposes of GB land in that its development would

not have any harmful or adverse impact on:

- 1. The unrestricted sprawl of large built up areas – the development would extend the Alveston settlement boundary no further towards Thornbury than the existing dwellings located on Alveston Hill and in this respect would not be defined as contributing to the unchecked sprawl of Alveston.**
- 2. Equally, given that the development would remain to the west of Alveston Hill, it would not contribute to Alveston and Thornbury merging.**
- 3. Residential development will enable this infill parcel of land to be developed for housing to meet the identified housing need in the short term.**

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, + Start at: 1 + Alignment: Left + Aligned at: 0.63 cm + Indent at: 1.27 cm

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

Alveston Parish identified no community aspirations. However, the site is of sufficient size to be able to accommodate any future community uses if a need is identified

4. SITE OWNERSHIP AND STATUS

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

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?

no

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

none

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.

none

Have any utility searches been undertaken?

[N]

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

Have or are consultants engaged to undertake any studies or design work?

[Y]

If so who and when? Please provide details. Please indicate if those studies may be available to the Council?

Related to the pre-application enquiry for the use of the site as a crematorium

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
		<u>10</u>	<u>30</u>	<u>30</u>

2021/2022	2022/2023	2023+
<u>30</u>		

5. SITE CONSTRAINTS

Has the highway authority been consulted? [Y]

If so please provide details, of when and any conclusions. Response from [REDACTED] identified a concern relating to the pre-app submission, notably in respect of the impact on cyclists, but these are not insurmountable and could be overcome with amendments to the layout

Has any proposed scheme been financially appraised? [Y]

If so did the appraisal conclude that a development would be viable and provide a reasonable return to the landowner? [Y]

Can any assumptions and or the appraisal work be provided to the Council? [Not at this stage]

Have any soil investigations been undertaken? [N]

If so was any significant contamination found or need for further investigations advised? Please provide details. none

Is the site subject of a Local Green Space nomination or any other such designation? If so please provide details below.

n/a

*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.

Pre-app response suggested a Phase 1 Habitat survey be undertaken
A comprehensive landscaping scheme would be part of any future proposal.
There are no Listed Buildings nearby and no impact on setting of Church Lane Conservation Area

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.

none

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.

