



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

Kit Stokes

Company/Organisation
(If relevant)

Aspect360 Planning Consultants

Address

45 Oakfield Road, Clifton, Bristol

Postcode

BS8 2AX

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

Green Tree Farm, Roman Road, Puckle Church

Site Postcode

BS16 7NT

Grid ref. (if known)

e.g. 367712,177756

Site area (hectares)

1.8

Current use(s)

Scrap Yard

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).

PK04/1965/O Outline planning consent covering 99 ha of allocated land at Emersons Green.

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 Custom Build Housing

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))

44 units proposed outside settlement boundary, in countryside.

Not in Green Belt and it is a 'safeguarded' site.

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

N/A outside defined settlement, not edge of settlement, but closest to Lyde Green.

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)

Green Tree Farm same address as site being promoted.

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

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

Not on open market Mapstone Developments have an option to purchase subject to a favourable pre application enquiry response and/or site allocation.

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.

Yes Mapstone Developments, our clients, have submitted a pre application enquiry to South Gloucestershire Council.

The pre app proposes 44 dwellings.

Option (purchase of land) is subject to planning.

Have any utility searches been undertaken?

[]

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

Yes previously developed 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 made available to the Council?

Layout prepared but no surveys undertaken yet.
Pre app response was that it would be premature to develop the site, due to infrastructure timing, but in principle support for housing.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
			44	

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [N]

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

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? [N]

Have any soil investigations been undertaken? [N]

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

N/A

Site possibly contaminated bearing in mind current use, but should be possible to remediate without risk of contamination to neighbouring land/people.

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

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.

PHOTOGRAPHS OF THE SITE

01. THE SITE



Green Tree Farm
Roman Road
Puckle Church

Figure 1.1 - the site in context

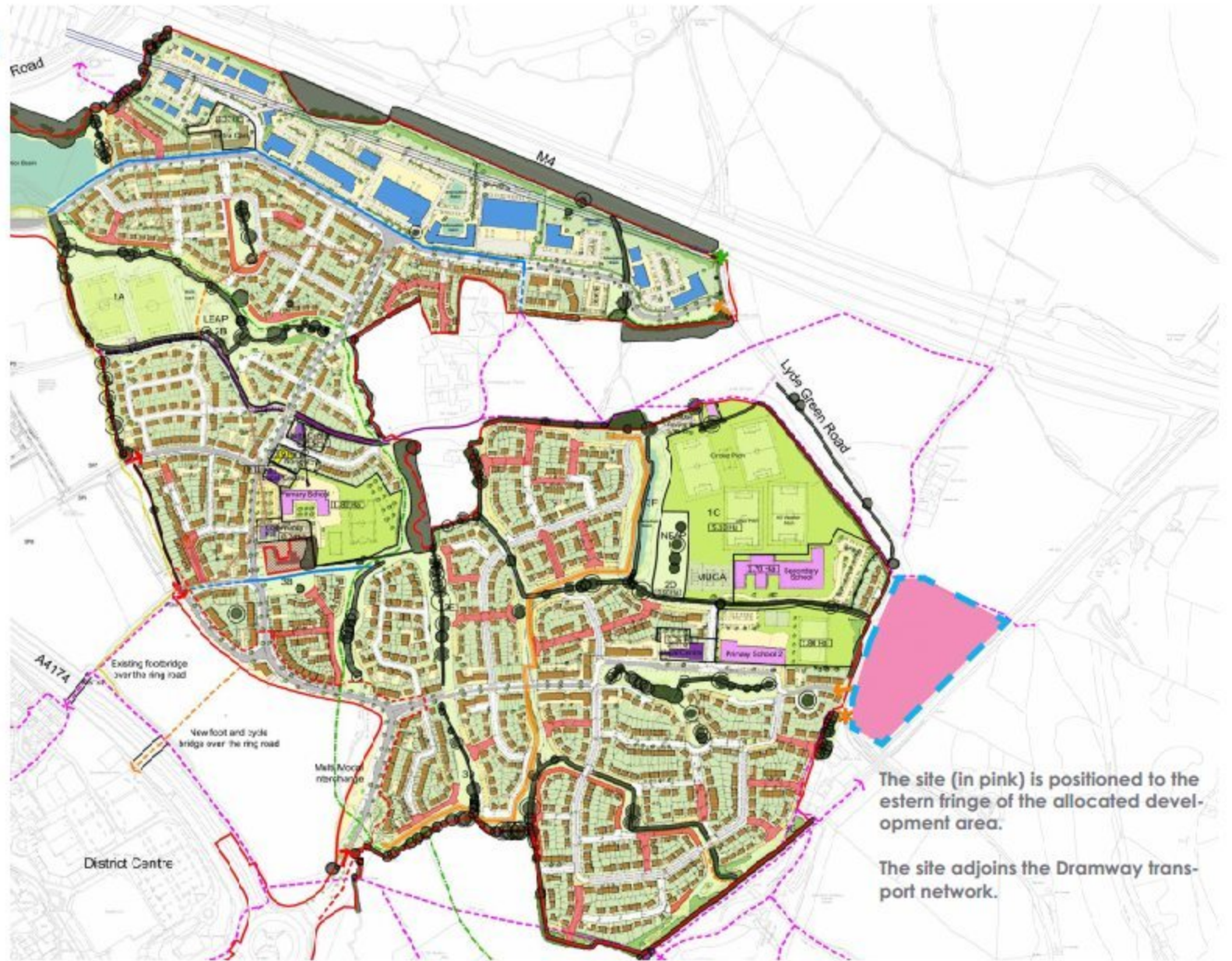
02. Photographs

Photos 1 - 4: The site is a former farm the buildings and yard of which are used for various ad-hoc commercial uses



Green Tree Farm
Roman Road
Puckle Church

03. Emersons Green East Masterplan



Green Tree Farm
Roman Road
Puckle Church