



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

Daniel Weaver

Company/Organisation
(If relevant)

Pegasus Planning Group Ltd

Address

1st Floor, South Wing
Equinox North
Great Park Road
Almondsbury, Bristol

Postcode

BS32 4QL

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 at Curtis Lane, Stoke Gifford, Bristol
Site Postcode	BS34 8QC
Grid ref. (if known) e.g. 367712,177756	
Site area (hectares)	1.6
Current use(s)	Grazing and existing residential property
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.)

100% residential scheme for up to 80 no. units

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 within the East of Harry Stoke New Neighbourhood, and forms land identified to deliver part of the residential allocation of approximately 2,000 units.

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

See cover letter.

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 [y]

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)

[REDACTED]

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?

Land has been secured by [REDACTED] for residential development by a conditional contract.

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.

A feasibility appraisal has been undertaken, and at delivery of 80 no. residential units, the site is viable.

Have any utility searches been undertaken?

[y?]

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

All utilities available

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?

Work on development proposals has commenced. We would be happy to discuss these with the Council at the earliest opportunity.

A pre application enquiry will be submitted shortly.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	40	40		

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? [y]

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.

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.

The site has no ecological, landscape, archaeological or heritage constraints. The site borders the railway line and a suitable buffer will be required to overcome noise constraints. The provision of this buffer does not impact the deliverability of the site.

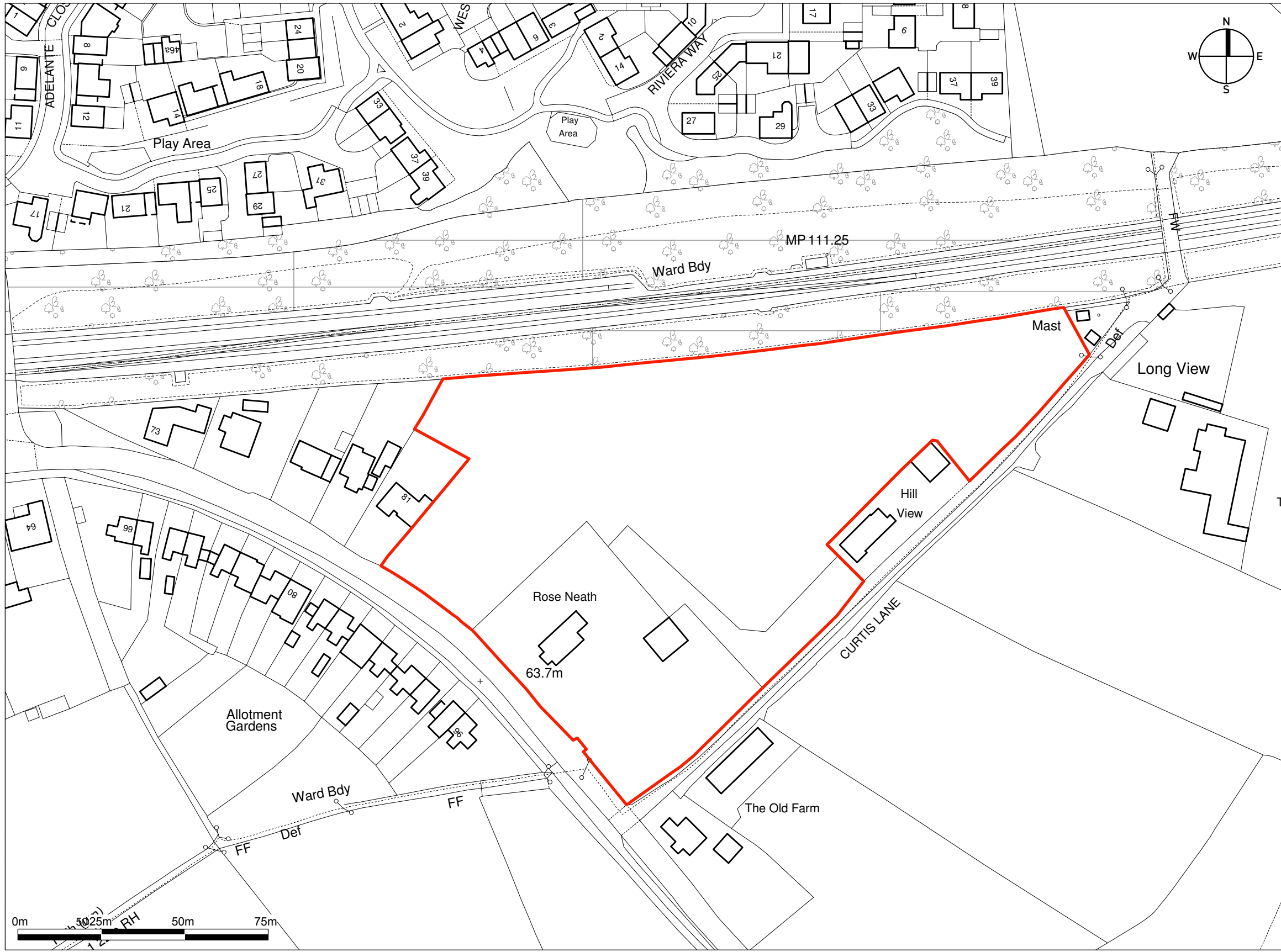
Is the site known to suffer from any flooding issues (river or drainage related)? Please provide details, and of any studies undertaken, in the box below.

No issues, the site is in Flood Zone 1.


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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KEY

 **SITE LOCATION (1.55 HA)**

CURTIS LANE, STOKE GIFFORD, BRISTOL - SITE LOCATION PLAN



FT/BRS.6343

5 January 2016

South Gloucestershire Council
Strategic Planning Policy & Specialist Advice Team
PO Box 299
Civic Centre
High Street
Kingswood
Bristol
BS15 0DR

By email only: PlanningLDF@southglos.gov.uk

Dear Sir / Madam

South Gloucestershire Policies, Sites and Places Plan (PSP Plan): Regulation 18 Consultation: Including Additional Housing Allocations Land at Curtis Lane, Stoke Gifford, Bristol, BS34 8QC

Pegasus Group has been instructed by our client, Keepmoat Homes, to submit representation to the PSP Plan consultation in respect of the site 'Land at Curtis Lane, Stoke Gifford, Bristol'. A plan is enclosed with this letter.

The site forms part of the Core Strategy's allocation for a New Neighbourhood at East of Harry Stoke, Policy CS27. The redline area demarcated on the enclosed plan includes a small additional parcel of land within the southern corner, where an existing property and its associated curtilage have now been included within the developable area. This allows for a comprehensive development of this site.

Proposals are still emerging for the wider allocation; with the East of Harry Stoke Supplemental Planning Document (SPD) consulted on some time ago. It is noted that a standalone Masterplan was consulted on in April 2015, and this plan forms the most up to date comprehensive masterplanning document available for the site. It is noted that the Council are seeking to publish the final SPD for adoption in Spring 2016 and it is assumed that this will include the updated masterplan from the April 2015 consultation.

Within each of these documents, Keepmoat's site has been identified as land for residential development, albeit with the requirement to provide a suitable buffer to the railway line to the north.

It is noted that the wider allocation has been subject to land ownership issues which has significantly delayed the delivery of the site (BNP Paribas, November 2015, p.6). This representation seeks to confirm that Keepmoat's site is available now, and suitable by nature of its location within the New Neighbourhood to come forward as a standalone site, albeit with the requirement to ensure legibility and connectivity with the future wider development to the east.

The site is suitable for development of circa 80 no. residential units

Keepmoat have instructed a consultant team, and work has commenced on bringing forward detailed proposals for the site. We are happy to discuss these proposals with the Council at the earliest opportunity.

We remain committed to continuing to support South Gloucestershire Council in bringing forward the East of Harry Stoke New Neighbourhood and will continue to engage with evolving strategic policy, in particular the emerging SPD.

In line with similar strategic sites within the district, we would encourage the Council to identify this land parcel as a part of the strategic site which can come forward independently, whilst ensuring the design provides for integration with future phases of the wider strategic site.

This site is able to deliver 80 units (79 net) within the next five years.

We would like to be kept informed of the progress of the PSP.

Should you wish to discuss the above representations any further, or would like further information in respect to the deliverability of the site, then please do not hesitate to contact me.

Yours faithfully



Daniel Weaver
Director



Enc: Location Plan
Call for Sites Form