



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

Mr Chris Cox

Company/Organisation
(If relevant)

Pegasus Planning Group

Address

First 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	<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 at Normandy Drive, Yate

Site Postcode

BS37 4FJ

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

Site area (hectares)

0.5ha

Current use(s)

Grass and former storage compound

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).

Please refer to cover letter

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 or residential/community use.

Please refer to the covering letter for a full explanation of the uses proposed and the proportion of the site for each use.

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))

Please refer to the covering letter

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

Please refer to the covering letter

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)

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

None relevant

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

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.

Not relevant

Have any utility searches been undertaken?

[x]

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

Yes, all services are available.

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

[x]

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

Please refer to the covering letter

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
Refer to covering letter				

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [x]

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

Please see pre-app [REDACTED]

Has any proposed scheme been financially appraised? [x]

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.

The site is not subject to contamination.

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.

Please refer to the covering letter

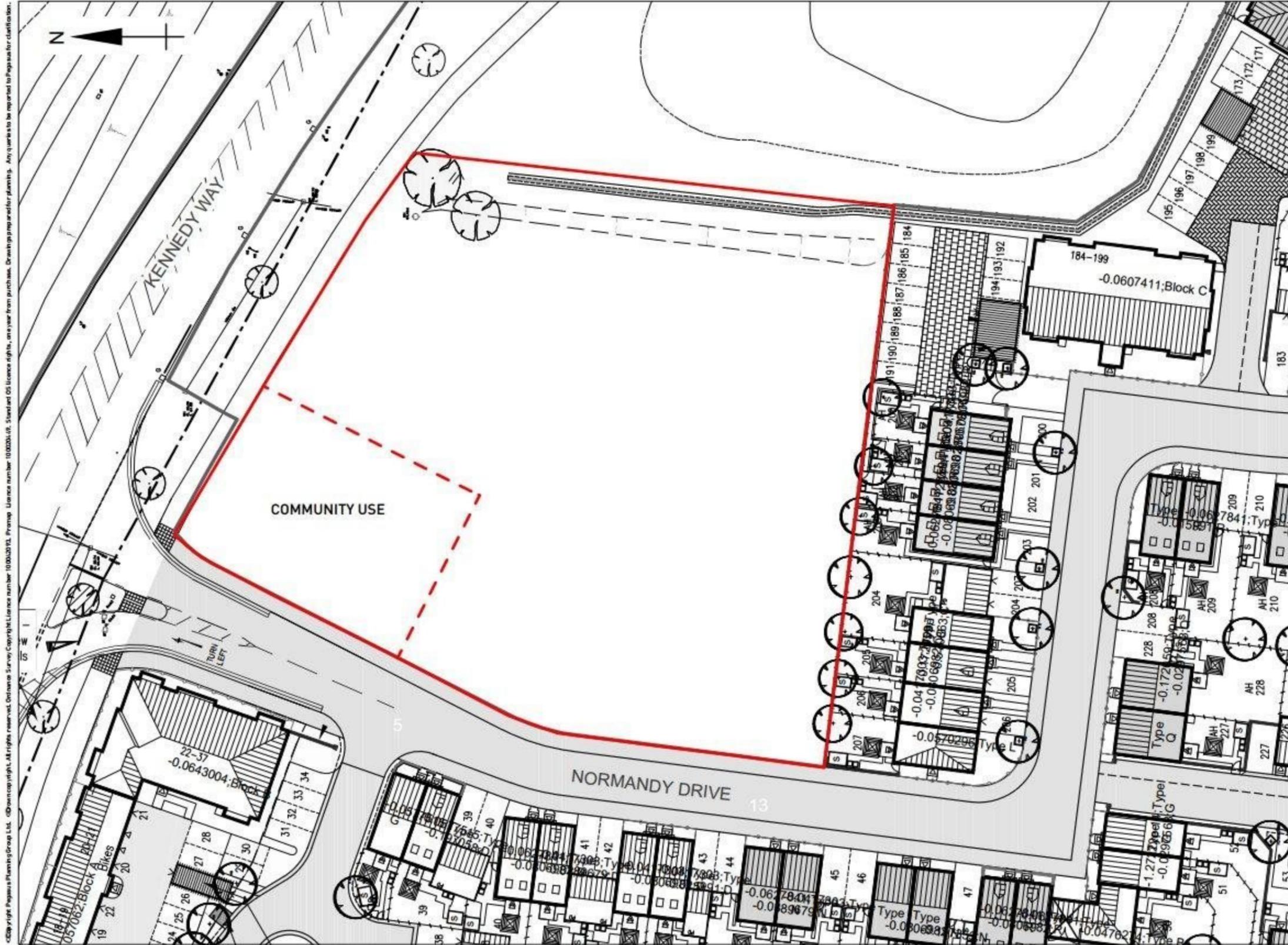
Is the site known to suffer from any flooding issues (river or drainage related)? Please provide details, and of any studies undertaken, in the box below.

The site is not at risk from flooding

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.

Please refer to the covering letter



- KEY**
- SITE BOUNDARY - 0.453HA
 - COMMUNITY USE - 0.065HA

LAND AT NORMANDY DRIVE, YATE - SITE & COMMUNITY USE LOCATION PLAN



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CC/BRS.6041

8 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

Pegasus Group has been instructed by our client, Taylor Wimpey Bristol (TWB), to submit a representation to the production of the PSP Plan in respect of the site 'Land at Normandy Drive, Yate' owned by TWB.

A pre-application enquiry [REDACTED] was submitted to the Council in August 2015, seeking residential and community uses at the site. The Council's response, dated 13th November 2015, confirmed that the principle of residential development at the site was acceptable.

You may be aware that Yate Town Council has aspirations to deliver a community facility/performing arts centre on the site. TWB has held discussions with the Town Council and consulted the public on emerging development plans for the site, and is currently preparing a planning application for residential and community use.

Reflecting the application being prepared, site plan 'BRS.6041_03 SLP' outlines the areas of the site proposed for residential and community uses.

If the forthcoming planning application is approved, it is expected that Taylor Wimpey would transfer the land to Yate Town Council for £1. However, as is normal in any commercial contract, any agreement would likely include a claw back period, in case for some reason the community facility is not delivered after a set period. Furthermore, the Council has commented to use during pre-application discussions that they would wish for any development of this site to be comprehensive.

In the eventuality that the Town Council did not deliver a community facility at the site and the land was subsequently transferred back to Taylor Wimpey, the land would not be required for any alternative community use and would therefore become available for development. In these circumstances, we consider that residential development would be the most appropriate alternative use for this part of the site.

For these reasons, site plan 'BRS.6041_02 SLP' outlines the entire site for residential use.

In summary and for the reasons above, TWB wishes to put this site forward for residential or residential/community use.

Sequential Approach to Sustainable Locations for Development

The Council's Regulation 18 Consultation document sets out a sequential approach to sustainable locations for development in the PSP Plan and a methodology for applying it. However, the very first consideration is whether the site would accommodate less than 150 dwellings. Given that the site is circa 0.5ha, the site would meet this initial criteria.

Step 1 of the approach is referred to on page 15 of the document and essentially requires sites within the existing urban area and settlement boundaries (including brownfield land) outside the Green Belt to be considered as priority.

This site sits within the Yate town settlement boundary and so is located in the highest priority area for housing, according to the Council.

Step 2 of the sequential approach involves assessing the impact on the character of the existing settlement. The resulting impact of providing the uses described above on the character of Yate would be minimal when considering the overall size and roll of Yate and its existing services and facilities.

The Council's Consultation document confirms that Yate has 'excellent access' to key services and facilities (p.22).

The site itself is within walking/cycling distance of the town centre. The proposed development is therefore in a highly sustainable location and is an excellent location for development.

We are aware that the March 2015 version of the PSP plan proposes to incorporate the site into the Yate town centre boundary as part of a wider mixed use town centre. This is supported, and the development of the site (for the uses proposed) can help achieve aspirations for the town centre in terms of promoting its vitality and vibrance.

Step 3 of the sequential approach is a suitability assessment that identifies constraints/issues which would impact on a sites suitability for and quantum of development achievable within a 5 year timescale. Relevant factors are:

- Development of the site is acceptable in principle, as confirmed by the Council's pre-app response referred to above.
- The site consists of an area of grass and scrubland that was last used as a site compound and which is currently enclosed by 1.8m high timber fences. As such, the site is not environmentally sensitive.
- The site is not the subject of any allocations in the Development Plan.
- The site is not in a flood zone.
- The proposal would not cause unacceptable harm to heritage assets including listed buildings, conservation areas, scheduled ancient monuments and other

archaeological assets as there are none of these assets located in vicinity of the site.

- Any potential impacts on the amenity of nearby neighbours can be suitably controlled at the design stage.

Step 4 of the sequential approach is similar to the site suitability criteria addressed through step 3, however the focus is firmly on the deliverability of the site within the next 5 years.

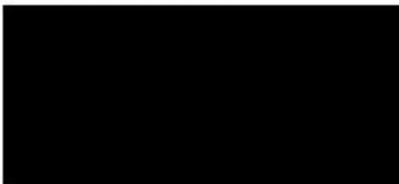
The majority of the site is deliverable within the next five years. The development of the land marked for community use on site plan 'BRS.6041_3 SLP' within a 5 year period is dependent upon the outcome of a future planning application and the content of any subsequent agreement with Yate Town Council.

We therefore put this site forward as an allocation for residential and residential/community use development to meet the Council's significant housing shortfall and other development aspirations.

This representation has been made in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

I trust that the above representations will be taken into account when progressing the PSP DPD, but should you have any queries, please do not hesitate to contact me.

Yours faithfully



Chris Cox
Principal Planner



Enc: Site Location Plan
Site Location Plan