



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 Ltd

Address

45 Oakfield Road
Clifton

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

Oaklands Park (open land adjoining the A38 Gloucester Road, to the south of Oaklands Drive) Almondsbury

Site Postcode

BS32 4AJ

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

Site area (hectares)

0.6

Current use(s)

Private open space (privately owned land, formerly in SGC ownership)

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).

No relevant planning history.

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 use 33 houses

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 development of the site for up to 33 starter homes would result in a 5.5% increase in the size of the existing settlement, which has 601 household spaces.

Please state how your proposal will address/contribute to the

The proposal will deliver 33 no. starter homes in an accessible location.

A housing development would increase the viability of existing shops and key services in the village and surrounding areas.

community aspirations established during previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document

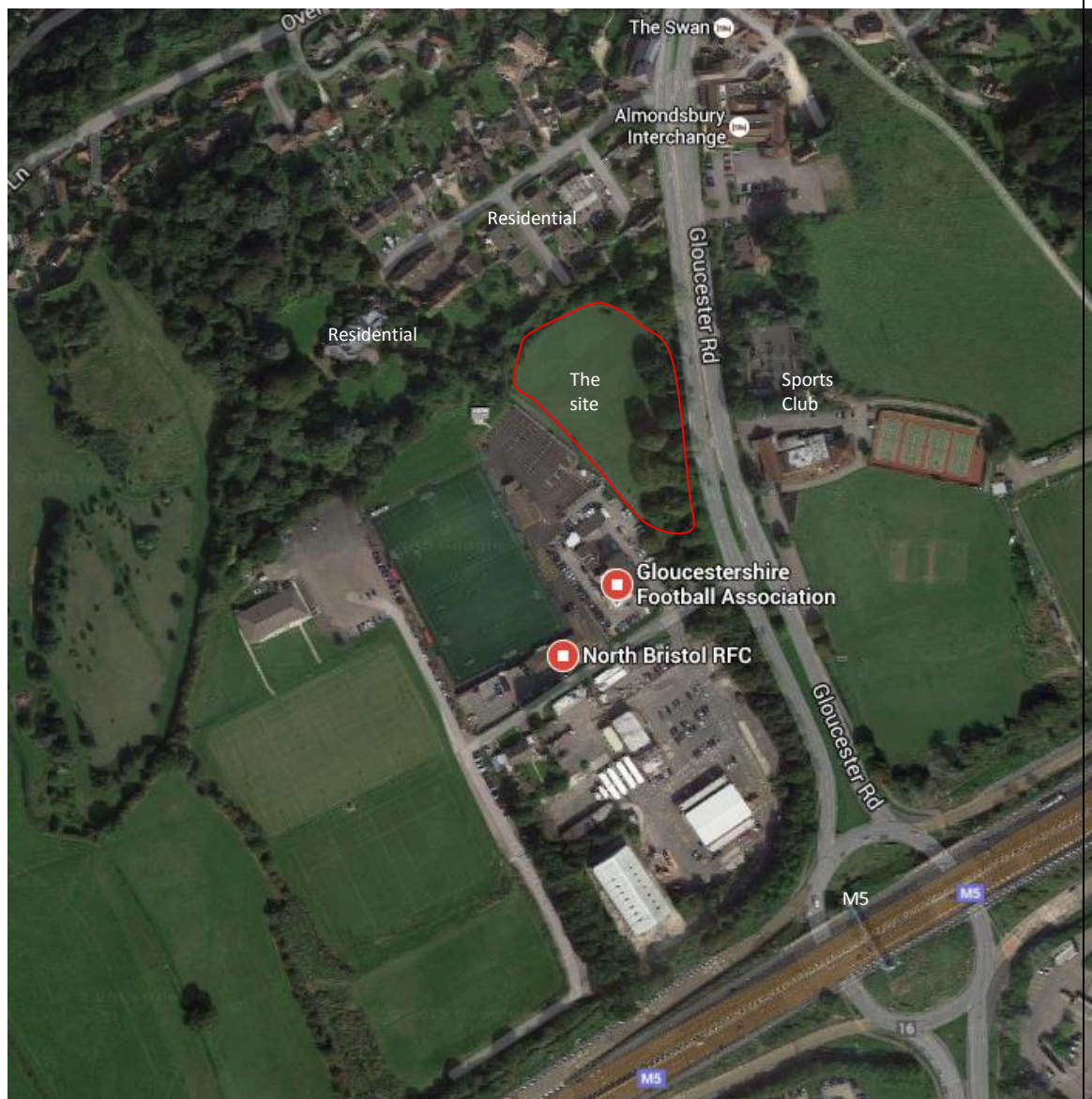
The increase in demand for school places (including Early Years) would be mitigated through a CIL payment.

The site adjoins the Settlement Boundary but is in the Green Belt.

Although the site is in the Green Belt it is surround on 4 sides by built development and the removal of the site from the Green Belt is a logical step.

- To the north is residential development and the ambulance station.
- To the east is the A38, Hotel and Sports Ground
- To the south and west: Gloucester Football HQ car park and the Avon Constabulary building.

Figure 1: annotated aerial photo showing site location



The site is within close proximity of an identifiable residential area. It has good local accessibility by public transport, walking and cycling. Consequently the principle of residential use is acceptable.

To highlight the accessible nature of the site we have estimated the proximity of the following facilities as follows:

- Within 200m:
Bus Stops on Gloucester Road (A38) serving routes 77,78,79, S7C North and South Bound.
- Within 500m:
The Swan Public House;
Hotel;
Almondsbury Sports and Social Club;
North Bristol RFC;
Gloucestershire FA;
- Within 800m:
Almondsbury C of E Primary School
Almondsbury Church
Almondsbury Surgery
Aztec West Employment Centres

There are no constraints such as neighbouring houses or access that would prohibit the development of the site.

4. SITE OWNERSHIP AND STATUS

I (or <u>my client/organisation</u>)	Is sole owner of the site	[YES]
	Owens 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)

Site is owned by our clients BS32 Ltd

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

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)

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.

By the current owner.

Have any utility searches been undertaken?

[YES]

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

YES.
Main Utility services are provided in the A38 which adjoins the site
Connection should be possible in view of the potential to link to the adjacent development sites, both currently the subject of live planning applications.

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

[YES]

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

A feasibility layout has been prepared and is submitted in support of this promotion by Cahill Associates.
An Ecology Survey has been prepared by Crossman Associates
Arboricultural Survey and Report has been prepared by Paul Barton Tree Services

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	33 no.			

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [NO]

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? [X]

Have any soil investigations been undertaken? [X]

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

N/A The site is undeveloped

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 is near a locally listed property (Oaklands) and a Heritage Statement would support any formal application, together with an Ecological Report and an Archaeological Desk Based Assessment.

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.

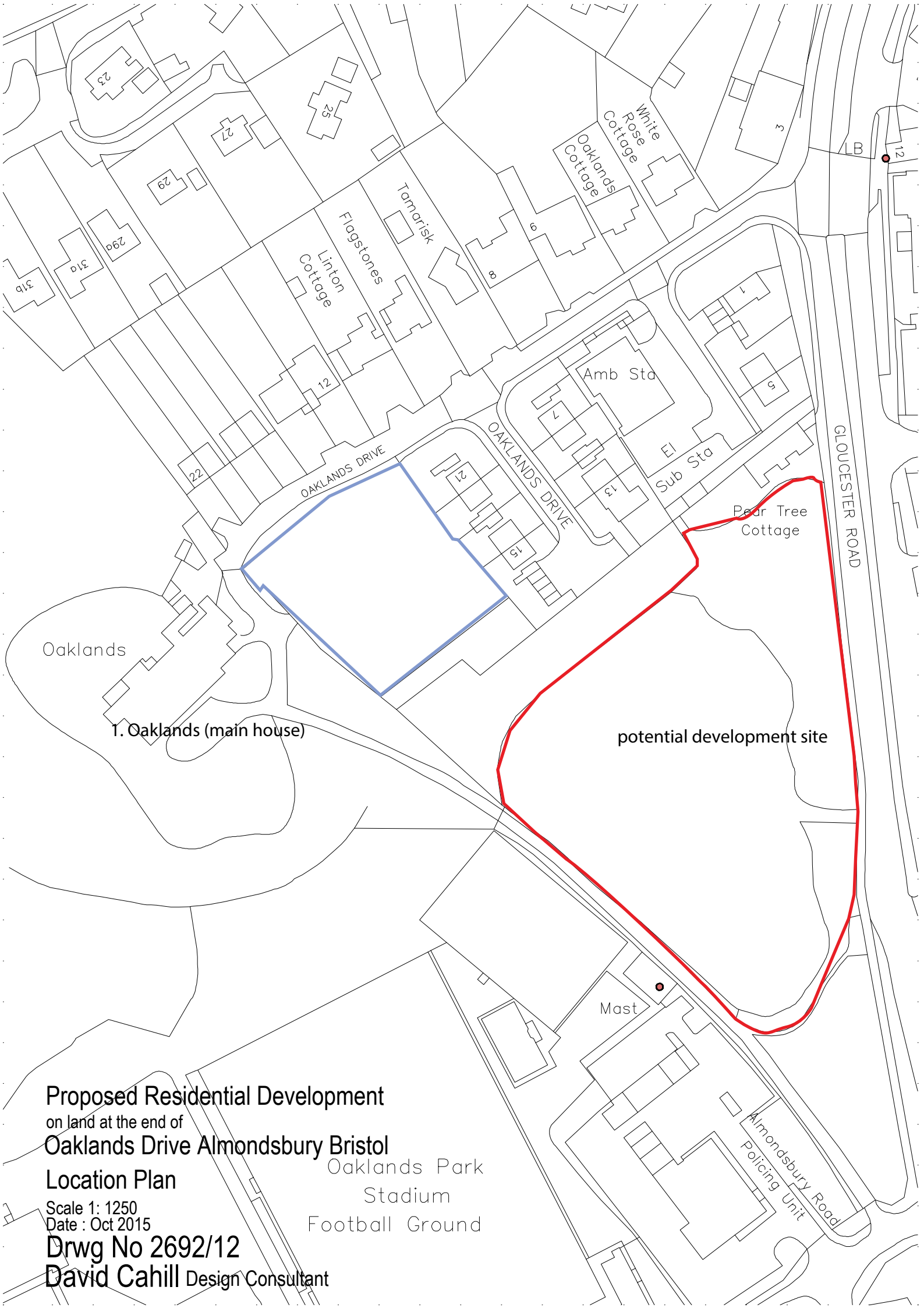
No the site is in Flood Zone 1

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.

Attached:

1. Site Location Plan
2. Illustrative site layout



Proposed Residential Development

on land at the end of
Oaklands Drive Almondsbury Bristol

Location Plan

Scale 1: 1250
Date : Oct 2015

Drwg No 2692/12

David Cahill Design Consultant

Oaklands Park
Stadium
Football Ground

1. Oaklands (main house)

potential development site

Pear Tree
Cottage

Mast

Almondsbury Road
Policing Unit

Amb Sta

El
Sub Sta

GLoucester ROAD

OAKLANDS DRIVE

OAKLANDS DRIVE

Flagstones
Linton
Cottage

Tamarisk

White
Rose
Cottage
Oaklands
Cottage

25
27
29
29a
31a
31b

22

21

15

13

14

15

16

17

18

19

20

21

22

23

24

25

26

3

12

LB

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19