



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

Company/Organisation
(If relevant)

Waddeton Park Ltd

Address

Postcode

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

**██████████ c/o Mr Stewart Waters David James & Partners
Hartley House Badminton Road Old Sodbury BS37 6LX.**

2. SITE DETAILS

Site address

**Land at Jarrett's Nurseries
Barry Road
Oldland Common
Bristol**

Site Postcode

BS30 6QY

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

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Site area (hectares)

3.0ha

Current use(s)

Garden centre, retail shop, café, plant nursery & ancillary uses

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).

None since 1982.

The site has been in its present use for over 20 years.

It has not been offered for development before.

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.)

This is a brownfield site in Green Belt that could accommodate up to 100 houses plus public open space and ancillary uses.

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)

Development of this site would add a tiny fraction, less than 2.5% to the population of Oldland Common.

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

Not known

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

Yes, mains sewerage, electricity, telecommunications, and gas are all available and all have sufficient capacity to serve the scale of development proposed.

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?

Initial studies for Ecological Report, Aborigicultural Report, Archaeological desk based study and evaluation, Flood Risk Assessment, Noise Assessment, contamination study, transport assessment report and heritage strategy have been completed and show no impediment to development.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	25	35	40	

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted?

[Y]

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

No, preliminary advise from consultants confirms no access issues

Has any proposed scheme been financially appraised?

[Y] Internal to the applicant

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] This could be done as part of a process of taking the scheme further

Have any soil investigations been undertaken?

[Y]

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

No

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.

None

6. ADDITIONAL COMMENTS

The information collected as part of 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.

The site is well connected to Bristol and Bath City Centres via many modes of travel. There is an extensive and easily accessible cycle and bus network (which offers an extensive range of bus services to both Bristol and Bath City Centres) and the Bristol / Bath cycle path which is within five minute walk of the site. Connections to local and national rail services can be found at Keynsham Railway Station which lies approximately 3km from the site.

St Anne's C of E Primary School is located approximately 300 metres to the west of the site, on School Road. The local secondary school, The Sir Bernard Lovell School, is located within 1.2km metres walking distance to the north of the site. Oldland Common local centre is located approximately 1km north of the site and provides a range of local shops and services. Included within Oldland Common's local centre are:

- **Doctors surgery, Dentists, Pharmacy**
- **Veterinary surgery**
- **Post office**
- **Mini-supermarket**
- **2 Public houses**
- **Fish and Chip shop**
- **Chinese takeaway**

Keeping new development close to the existing city edge with a band of closely related development is a potentially very efficient way of developing and one which will maximise the use of infrastructure as well as making new opportunities within the extension available to existing residents.

The brownfield site is in a highly sustainable location and meets the criteria for sustainable growth in accordance with the NPPF.

There are no constraints to deliverability of this site, it is both available and achievable and in single ownership and of a size which can make a worthwhile contribution to the housing needs of the local area

Jarretts Nursery Oldland Common 23 Dec 2015

Measurement Tools



Map Search
Choose from the search below

Oldland, South

Table of Contents

Reuse Graphics:

Measurement Result

Perimeter: 708.5 **Metres**

Area: 3.0 **Hectares**

All measurements are indicative only and should not be used for official purposes.

up more options

OSGB36

1:2,500

47m

Earthwork

Text

MAGIC

Nursery

MAGIC

Barry Hill House

Ryedown House

0 30 60m

Coords: (367196,170780) Grid

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