

PSP Plan Regulation 18 Consultation

Submissions for site at Over Lane, Almondsbury, BS32 4BT, (land opposite house numbers 66 – 88 Over Lane)

Overview:

The land is 1.5 acres of flat land and sits directly opposite a row of 12 houses dating back to the 1900's. Its positioning in Almondsbury means it has good access to services and facilities.

The site could accommodate 20-25 properties and sustain either a social housing development which could be of a cross-tenure nature or alternatively could be private for sale housing with some social, which could come off a separate access.

The site has good access to transport, there is an existing bus stop next to the site on the B4055, its within easy walking distance to a number of large employers such as Ibstock brick company, Bristol Water and Sandys nurseries. It is also accessible by bike to Cribbs Causeway, Aztec West & Filton, where there are a high number of major employers.

The site has access to main utility services.

The land is categorised as green belt and sits outside of the Almondsbury settlement boundary, but has good access links and it is located directly off the main B4055.

The land backs onto land owned by Bristol Water works and they have a right of way across the land to access a cess pit, which is located on their land and services the 12 houses, this would not impede on the development.

The Land is owned privately [REDACTED]

Based on the number of properties, access to the site and access to existing utilities, it should be possible to deliver the build within 5 years.

PSP Plan selection of sites process

1. Sustainable Location

The site is not within the existing urban area and settlement boundaries and is situated outside of the Almondsbury Settlement boundary.

However; Almondsbury is identified as having good access to key services and facilities.

The site is positioned directly opposite a row of 12 houses and surrounded by dwellings on the main Over Lane.

The site has access to main services, electricity, gas, water (no mains sewage but this would be included as part of any development).

Accessibility;

There is an existing bus stop next to the site

The site is within walking distance to large employers such as Ibstock Cattybrook, Bristol Water, Sandies Garden Centre & within cycling distance to Aztec West, Cribbs Causeway & Filton where there are a high proportion of employers.

2. Impact on character of existing site & suitability

The proposal is to build 20-25 properties on the site.

The site already has a high level of existing development. It is situated directly opposite 12 houses.

The site backs on industrial land owned by Bristol Water and is adjacent to industrial land owned by Ibstock brick works. To the right of the site is Sandys Nurseries and within the immediate area are a large number of dwellings located on the main B4055 Over Lane. Therefore building 20-25 properties on the site would be proportionate to the existing size & character of the settlement and would not cause significant harm to the character of the settlement.

The proposal would be to include mixed tenure of private, affordable & social housing. The 12 houses opposite the site currently provide a small number of social housing properties. Any proposal to build on the site could include a small children's play area, which would be available to children in the surrounding area and would offer some contributions towards the community aspirations as set out in appendix 2.

3. Availability & Achievability of the proposed site

Site assessment based on following considerations to be able to deliver within 5 Years.

Please see answers in regard to the Over Lane site in the final column

		Over Lane site
Current Use	Is the site protected and still required for an alternative use including employment, educational, green space or community use?	No
Heritage / archeology	Would development of this site cause unacceptable harm to heritage assets including listed buildings, conservation areas, scheduled ancient monument and other archaeological assets?	No
Ecology	Would development of the site unacceptable affect ecological assets including ancient woodland, trees, habitats and protected species?	No
Landscape	Would development on the site have unacceptable impacts on landscape features, including the Cotswold AONB	No
Local Green Space Nomination	Has the site been nominated by the community as a Local Green Space and has it ben recommended by officers as suitable and justified for designation? Would its benefits as LGS outweigh its benefit as housing?	No
Flood Risk / assessment /	Is the site in areas of high flood risk (Flood Zone 3)	No

surface drainage issue		
Health & safety	Are there any environment impacts which would affect would be occupiers and neighbouring areas?	No
Green Belt	If it is necessary to review Green Belt as a result of the sequential approach set out in s16.	Yes But the site is surrounded by existing dwellings and industrial premises and has good links to key services & facilities

Methodology for Assessing Availability & Achievability of Site

Please see answers in regard to the Over Lane site in the final column

		Over Lane site
Access to Transport Network	Site should be readily and safely accessible	Yes Good site access off B4055 (Over Lane)
Access to Utilities	Sites should be readily serviceable (utility searches should be provided demonstrating that no significant new or offsite infrastructure would be required that would threaten the viability of the site)	Yes Utility Services already in place for all except mains sewage – see utility maps. Main sewage not currently available but should be accessible as the properties on the main B4055 are on main sewage.
Existing services / Infrastructure	The site should be clear of existing services such as pylons and strategic sewers or it should be demonstrated that development schemes can accommodate such strategic infrastructure and consequential impact on dwelling numbers	The site is free of pylons There is a sewer pipe to a cesspit which run under the site but this could be removed and main sewage put in for the site and the 12 properties opposite
Contamination	The site would not be subject to significant land remediation and decontamination works	None

- Landowner: [REDACTED]
- Legal restrictions: None
- Covenants: None however there is a right of access across the land for Bristol Water to access a sewage cess pit which is situated behind the field and services the 12 cottages opposite. There is also an annual Wayleave agreement with Western power for an electricity post & cables.
- Developer Interests: The land has not been subject to an option agreement and has not had any site feasibility studies. The site has been of interest to developers, but deemed not currently financially viable because of its green belt status.
- A consultant Team has not been employed but the landowner has made contact and would work with an established developer to deliver any build on the site.
- A proposed scheme has not been viability tested against a policy compliant position however any application for housing on the land would be for mixed tenure – private, affordable & social.
- Based on the number of properties, access to the site and access to existing utilities, it should be possible to deliver the build within 5 years.



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	<div style="background-color: black; width: 100px; height: 15px; display: inline-block;"></div> The site has access to main services, electricity, gas, water (no mains sewage but this would be included as part of any development)	
Company/Organisation (if relevant)	Caleva Land	
Address	<div style="background-color: black; width: 150px; height: 60px; display: inline-block;"></div>	
Postcode	<div style="background-color: black; width: 60px; height: 15px; display: inline-block;"></div>	
Telephone	<div style="background-color: black; width: 100px; height: 15px; display: inline-block;"></div>	
Email address	<div style="background-color: black; width: 150px; height: 15px; display: inline-block;"></div>	
I am (please tick all those that apply)	Owner of part of the site Planning consultant Affordable Housing Provider Local resident	<input type="checkbox"/> Land agent <input type="checkbox"/> Developer <input type="checkbox"/> Amenity/Community Group <input type="checkbox"/> Other I am Sole Owner of the Site
		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>

2. SITE DETAILS

Site address	Field opposite houses 66-88 Overlane, Almondsbury, South Glos
Site Postcode	BS32 4BT
Grid ref. (if known) e.g. 367712,177756	
Site area (hectares)	0.6 hectares
Current use(s)	Agricultural but not currently in use
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).	Two previous outline planning applications for residential development made on 22.10.1964 (ref S.G.245/A) & 21.02.1972 (ref S.G.245/0) Site previously submitted on 08.03.15 in response to the HELAA

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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.)

The land is 1.5 acres of flat land, which could accommodate between 20 and 25 dwellings and sits directly opposite a row of 12 cottages. .
 The site could sustain either a social housing development, which could be of a cross tenure nature. Or an alternative could be, private for sale housing with some social, which could come off a separate access.

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)

20 25 houses positioned directly opposite a row of 12 existing houses and surrounded and backing onto industrial land owned by Bristol Water and adjacent to industrial land owned by Istock Cattybrook. Within the immediate area are a large number of dwellings located on the main B4055 Over Lane. Therefore building 20-25 properties on the site would be proportionate to the existing size & character of the settlement and would not cause significant harm to the character of the settlement.

The land is located in Almondsbury which the council has identified as having good facilities. It is positioned within 300 metres of two large employers, Bristol Water & Istock Cattybrook and Sandys nurseries. There is a bus stop located next to the land. All of the key services and facilities are located within the national standard for the walking and cycling analysis as set out in the Rural Villages and Settlement Topic Paper 2015

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

The proposal would be to include mixed tenure of private, affordable & social housing. The 12 cottages opposite the site currently provide a small number of social housing properties. Any proposal to build on the site could include a small children's play area, which would be available to children in the surrounding area and would offer some contributions towards the community aspirations as set out in appendix 2.

4. SITE OWNERSHIP AND STATUS

- | | | |
|-------------------------------|---------------------------|-------|
| I (or my client/organisation) | Is sole owner of the site | [x] |
| | 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	No
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how long has it been on the market?

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

Bristol Water have a right of way across the land to access a cess pit, which is located on their land, which services the 12 cottages. There is also an annual wayleave agreement in place with Western Power for an electricity post and cables. Neither of these would impede on any development.

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.

The site has been of interest to developers, but deemed not currently financially viable because of its green belt status.

Have any utility searches been undertaken?

[]

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

The site is readily serviceable and all utility services are in place except mains sewage. Please see maps attached.
Main sewage is not currently available but should be accessible as the properties on the main B4055 are on main sewage.

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

[]

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

No

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	20-25			

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? []

If so please provide details, of when and any conclusions. No consultation has been done

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? []

Have any soil investigations been undertaken? []

If so was any significant contamination found or need for further investigations advised? Please provide details. NO appraisal has been done

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.

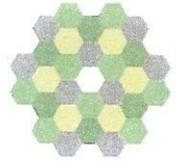
No

6. ADDITIONAL COMMENTS

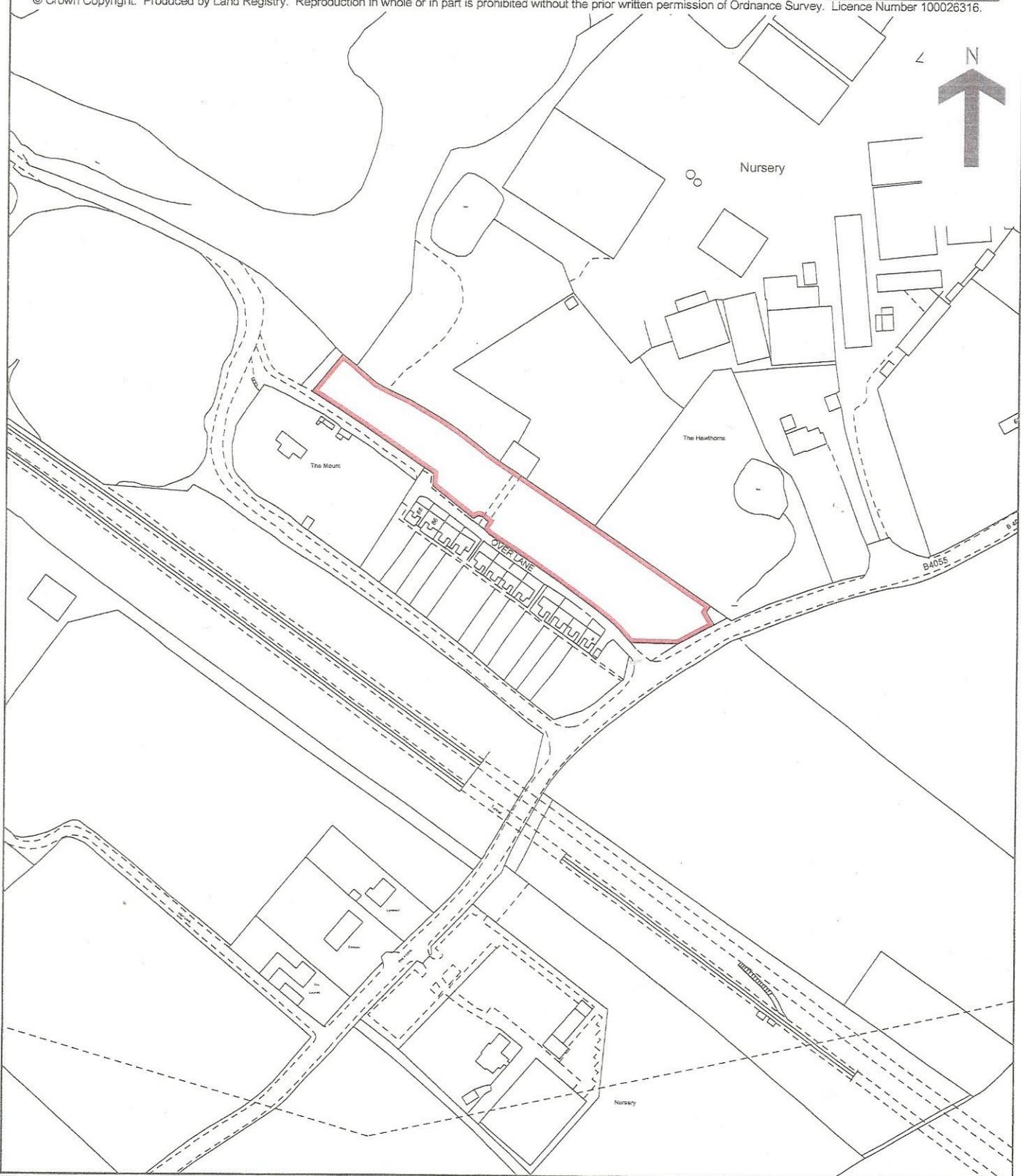
The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation 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.

Land Registry
Official copy of
title plan

Title number **GR341083**
Ordnance Survey map reference **ST5983SW**
Scale **1:2500**
Administrative area **South Gloucestershire**



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This title is dealt with by Land Registry, Gloucester Office.