



# 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](http://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](mailto: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

1<sup>st</sup> 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

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## 2. SITE DETAILS

Site address

Land to the rear of Cleeve Hill, Downend

Site Postcode

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

Site area (hectares)

1.05

Current use(s)

Rear private garden space.

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

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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.)

**100% residential 14 dwellings**

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)

**This site is within the Downend and Bristol Urban Area**

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

**See cover letter.**



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?

Layout plans produced and ecology study undertaken.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
14				

2021/2022	2022/2023	2023+

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## 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? [ y ]

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

No contamination

Is the site subject of a Local Green Space nomination or any other such designation? If so please provide details below.

Yes Local Green Space

*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 ecology, landscape, archaeology, built heritage designations.

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.

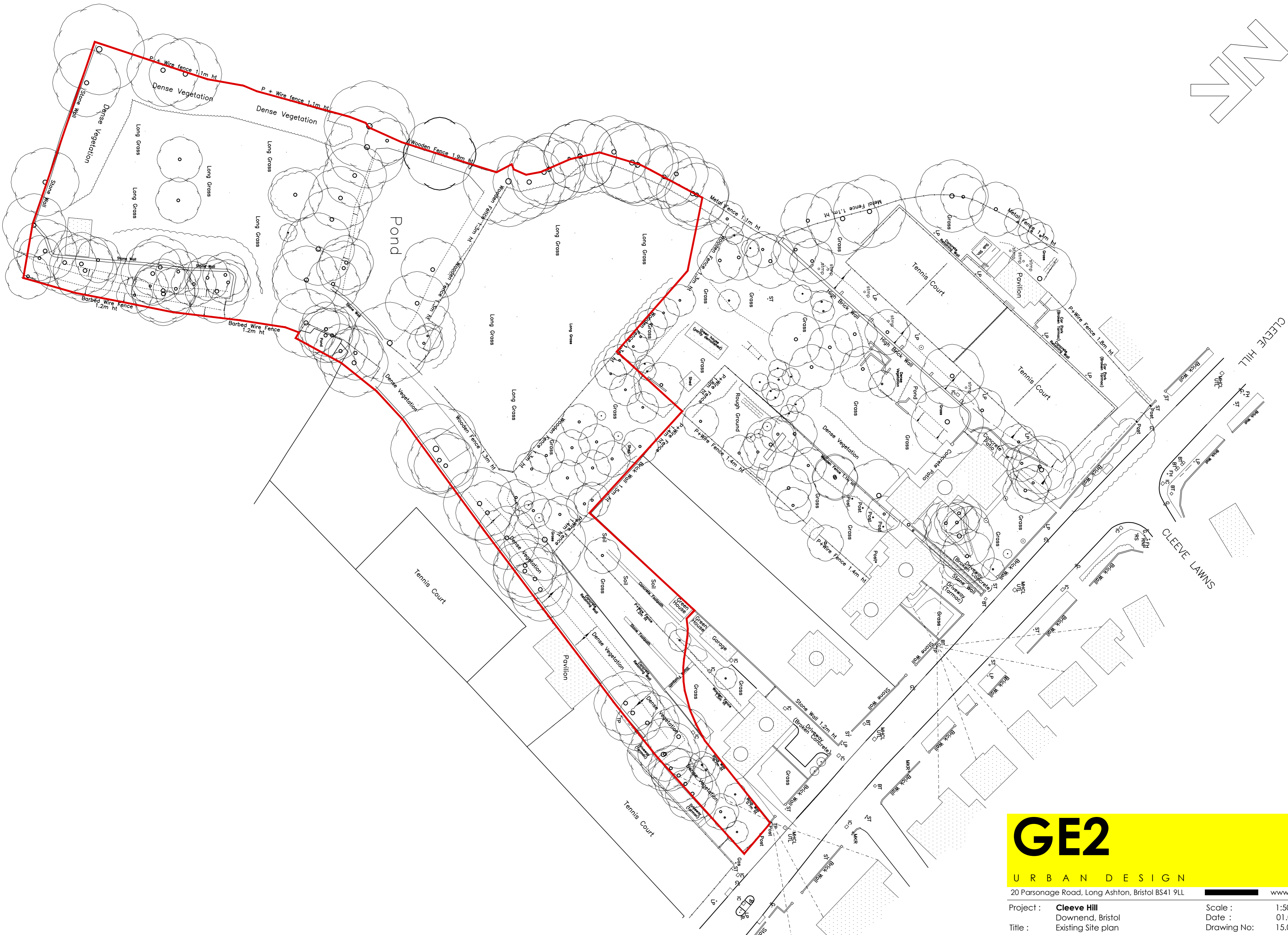
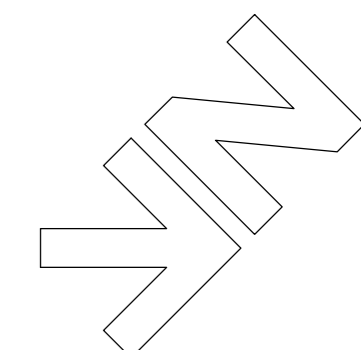
No Flood Zone 1.

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## **6. ADDITIONAL COMMENTS**

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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.



**GE2**  
URBAN DESIGN

20 Parsonage Road, Long Ashton, Bristol BS41 9LL [www.ge2.co.uk](http://www.ge2.co.uk)

Project :	<b>Cleve Hill</b>	Scale :	1:500 @A3
	Downend, Bristol	Date :	01.07.16
Title :	Existing Site plan	Drawing No:	15.016 - 001

FT/BRS.6385

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](mailto:PlanningLDF@southglos.gov.uk)

Dear Sir / Madam

**South Gloucestershire Policies, Sites and Places Plan (PSP Plan): Regulation 18 Consultation: Including Additional Housing Allocations**  
**Land to the rear of Cleeve Hill, Downend, Bristol, BS16 6HQ**

Pegasus Group has been instructed by our client, Woodstock Homes, to submit a representation to the current consultation on the emerging PSP in respect of a site at 'Land to the rear of Cleeve Hill, Downend, Bristol, BS16 6HQ'.

The site can provide 14 no. new dwellings and is sustainably located within Downend.

*Sequential Approach to Sustainable Locations for Development*

The site meets the Council's sequential approach to selecting sites for allocation.

Step 1 – the site is within the existing built up area of the North and East Fringes of Bristol, and is therefore in the most sustainable, sequentially preferable location.

Step 2 – the site is within the built up area. It is bordered by residential development on two sites, and allotments and woodlands on other sides. The site represents an infill opportunity within a highly sustainable location. The quantum of development proposed for the site, up to 14 no. units, ensures that the site remains low density and that appropriate local features such as an existing pond and tree coverage are retained. The site borders existing areas of green space, the woodland and allotments, and the loss of this small area wouldn't compromise the openness and character of the locale.

Step 3 – as part of preparatory work for a future planning application a number of detailed assessments have been undertaken. These have confirmed that there are no constraints which would prevent the delivery of the site for residential development. Access can be achieved suitably and safely. Development of the site can be achieved with the retention of the majority of existing trees on the site. There are no ecological constraints to prevent development of the site. A detailed heritage assessment has been undertaken and concludes that the proposal can be delivered.



It is recognised that the site has been put forward as Local Green Space as part of LGSD696 and LGSD084. However, as clearly identified within the Council's consultation documents, a number of the areas put forward for LGS are also suitable for housing development.

No justification has been given as to the designation of LGSD696. The NPPF clearly places the emphasis on the designator to demonstrate that the site is demonstrably special. This has not been undertaken for LGSD696. In respect to LGSD084, the justification for this designation references the woodland to the south. The part of this site within LGSD084 is not part of this woodland as clearly shown on aerial photos and on site inspection. It is noted that reference is made to an historic feature being uncovered on the site. To confirm, as noted above a detailed heritage assessment has been undertaken on the site and this clearly concludes that there are no heritage constraints which would prevent development of this site. No evidence has been presented to the landowner to confirm the heritage asset found or to justify that the asset should be afforded heritage significance, or protection.

Step 4 – the site is available now and deliverable immediately following securing of planning consent. The site is not contaminated and has full access to utilities and service infrastructure due to its sustainable location.

The site is deliverable within the next three years.

We therefore put this site forward as an allocation for residential development to meet the Council's significant housing shortfall.

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



**Daniel Weaver**



Enc: Location Plan  
Call for Sites Form