



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

Peter Stockall

Company/Organisation
(If relevant)

Bilfinger GVA

Address

Bilfinger GVA
St Catherine's Court
Berkeley Place
Bristol

Postcode

BS8 1BQ

Telephone



Email address



- | | | | | |
|------------------------------------|-----------------------------|-----|-------------------------|-----|
| I am | Owner of part of the site | [] | Land agent | [] |
| (please tick all those that apply) | Planning consultant | [✓] | Developer | [] |
| | Affordable Housing Provider | [] | Amenity/Community Group | [] |
| | Local resident | [] | Other | [] |

2. SITE DETAILS

Site address

Park Farm
Gloucester Road
Almondsbury

Site Postcode

BS32 4HY

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

Site area (hectares)
Current use(s)

3.3 ha
Vacant field linked to redundant commercial buildings

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).

There is limited planning history on site but access will be via Park farm, which has a separate submission as part of the call for sites exercise, this planning history should be considered relevant for this application and is included below:

P84/1918 Consent for erection of single storey rear extension to provide lounge, kitchen, bedroom and bathroom

P98/1359 Consent for change of use of existing outbuildings to office with storage and parking.

PT04/1418/F Use of buildings for storage of timber.

PT09/1270/F Consent for conversion of 2no. Agricultural buildings to offices (B1).

Park Farm has also been subject to a recent pre application enquiry [REDACTED] for office development. We note that the above planning decisions (which have been partially implemented) do confirm that the Park Farm site is classified as previously developed land in at least part (as acknowledged by the pre application response).

The site has been part of an enforcement investigation and retrospective application (PT/14/3969/F) for use of the yard and adjacent field for construction training operations have also taken place. However these uses have now ceased.

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 site could accommodate 100% Residential for upto approx. 90 units (based on 3.3 ha gross at 30 dph) or a mixed use scheme with an element of commercial floorspace if required. However with detailed planning investigation it is expected that a more realistic number would be approx. 50 dwellings.

Please state how your proposal is proportional to

Park Farm is located to the east of Gloucester Road (A38) between the village settlements of Woodhouse Down and RudgeWAY. Though it is

<p>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)</p>	<p>situated inside of the green belt and outside of any settlement boundary it is well positioned on the A38 to take advantage of the excellent transport routes on to the m4/m5, Aztec West and large town of Thornbury.</p> <p>In the locality there are examples of similar ribbon development off of the A38, which are also outside of the development boundary. Due to these existing developments this site will have no detrimental impact on the openness of the green belt. The site currently provides a significant detrimental impact on the green belt in its current form given the poor state of repair of the buildings behind the existing dwelling.</p>
<p>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</p>	<p>The community aspirations for Olveston Parish are:</p> <ul style="list-style-type: none"> Accommodation suitable for older people (people wishing to downsize) and smaller households Improved public transport links with Thornbury and Bristol at suitable times of the day/night Improved drainage Improve traffic and parking arrangements in Olveston and Tockington Increase provision and capacity of burial ground Provision of recreation ground and play area in village <p>An increase in the population near Woodland Down will see a rise in people using local services, such as public transport, which in turn will see an increases in the viability of these services and so a potential improvement. The CIL share received by the Parish Council for this development can be used to construct community improvements such as a recreation ground or traffic improvements.</p> <p>The scheme could include smaller dwellings in line with the above community aspirations.</p>

4. SITE OWNERSHIP AND STATUS

I (or my client/organisation)	Is sole owner of the site	<input checked="" type="checkbox"/>
	Owns part of the site	<input type="checkbox"/>
	Do not own the site	<input type="checkbox"/>

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)

n/a

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

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

No

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 marketed

Have any utility searches been undertaken?

[tbc]

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

The site will benefit from existing services of Park Farm, which is adjacent to this site, due to the current and previous uses including the residential property and previous commercial uses. Further investigations would be undertaken to establish the exact capacity in due course but given the location close to the A38 corridor and developments within close proximity we would not envisage any major issues.

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?

Bilfinger GVA submitted a pre application enquiry with design concepts for an office led redevelopment scheme of Park Farm. A response was provided by ██████████ in July 2015 under reference ██████████. As part of the retrospective planning application PT/14/3969/F an ecology survey was undertaken on the northern part of the field. This did not identify an ecological constraints.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
0	25+	25+		

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted?

[through previous schemes]

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

As part of the pre application response ██████████ the officer raised a point on highways stating that 'I am also mindful that the speed limit on the

highway has been reduced since the previous application'. Though we do not consider this in anyway a highway assessment it does mean that any previous highways concerns may have been mitigated due to this reduction in speed. We also note that the previous consents indicated an acceptance in highways terms of the development of the site.

Has any proposed scheme been financially appraised? [no]

If so did the appraisal conclude that a development would be viable and provide a reasonable return to the landowner? [n/a]

Can any assumptions and or the appraisal work be provided to the Council? [no]

Have any soil investigations been undertaken? [n/a]

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

Owner of site is a site investigation specialist business; they have a full understanding of the conditions on site and have nothing to report at this stage.

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 previous retrospective application to address the enforcement issues included an ecology report which did not identify any ecological constraints on the site. Similarly there are no known heritage assets of concern.

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 site is located within the green belt, due to the current state of the site it is felt that a well considered residential application would be a significant improvement on the visual amenity within the local landscape. The site is well located to Bristol, Thornbury and the wider area via an excellent road network and frequent public transport, there are also ample job opportunities, including but not limited to Aztec West. Increasing the population at the location will also see the viability of local services raised considerably, along the parish to reach its community aspirations.

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.

Site Location Plan - Park Farm, Almondsbury



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icester Road, Almondsbury, Bristol, South Gloucestershire, BS32 4