

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)

Address

Postcode

Telephone

Email address

I am (please tick all those that apply)

Owner of part of the site	()	Land agent	()
Planning consultant	(X)	Developer	()
Affordable Housing Provider	()	Amenity/Community Group	()
Local resident	()	Other	()

2. SITE DETAILS

Site address	Land to the north of Thornbury off Oldbury Lane (to the west of Park Farm)
Site Postcode	BS35 1RD (nearest known postcode to site)
Grid ref. (if known) e.g. 367712,17756	363524 / 191727
Site area (hectares)	10.6ha (Phase 1) and 35.6ha (Phase 2)
Current use(s)	Agricultural
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).	<p>An online search via South Gloucestershire planning history search tool has confirmed no relevant planning history.</p> <p>The site was submitted as part of a larger site known as Land to the West and North-West of Thornbury (Site ID: SG00110) as part of the call for sites process for the JSP (January 2015) and PSPP representations. This latest submission responds directly to the request for smaller sites deliverable within the next 5 years and thus incorporates a smaller developable area (Phase 1 on the attached plan IL31243/01-002).</p> <p>The landowners own a considerable amount of land in the vicinity which will be promoted through the JSP/Local Plan Review process (identified as Phase 2 on the attached plan). Please note that there is a significant amount of flexibility regarding the extent of land put forward for development and we would be happy to discuss further if appropriate.</p>

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 plan provided demonstrates a Phase 1 element of the scheme which is envisaged to provide residential development (of a mixed type, size and tenure) with associated public open space. Based on a site area of 10.6ha for Phase 1, we would expect the site to yield up to 250 dwellings within a 5 year period.

However, should it be of interest to the Council, there might also be potential to provide office, research and development or light industrial development (depending on further analysis) or sports and leisure facilities as part of or in tandem with the aforementioned residential scheme.

Phase 2 is also highlighted on the plans which the landowners will promote via the JSP/Local Plan Review process as a longer term strategic opportunity.

The landowner consortium is flexible and should the Council consider these additional elements to be suitable for inclusion now, the site area can be amended accordingly.

Please state how your

The demographic information provided within the Rural Villages and

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))

Settlements Topic Paper (2015), implies that at 2011 Thornbury had a population of circa 11,475 people and 4,960 dwellings. The data also implies there has been a further 103 dwellings developed over the period 2011-2015.

The 2011 data implies an average household size of 2.3, therefore we would estimate at 2015 a population of 11,645 and a dwelling count of 5,063. The proposed development will provide circa 250 dwellings, increasing population and dwelling numbers by circa 5%.

If further account is taken for proposals at Park Farm (500 dwellings), Morton Way (200 dwellings) and Post Farm (150 dwellings), over the plan period the expansion of Thornbury (including this site) will represent a population increase of circa 2,530 and an additional 1,100 dwellings. In percentage terms this is growth of circa 21.75% although to put this into perspective it equates to an additional 100 units per annum over the plan period to 2027.

It was recognised in the Inspector's report that the local school roll numbers were declining, as was the town centre and thus additional development was required to improve the vitality and viability of the centre.

The Inspector also considered the developments at Morton Way and Park Farm as 'modest' and 'not excessive for the size of the settlement'. Thus, Post Farm and the development of this site would only lead to a further 5.2% over and above what was deemed acceptable by the Inspector.

As such, given the sustainability credentials of Thornbury and its position at the upper tier of the settlement hierarchy, this proposal would be proportionate to size and character of the settlement.

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

Community Aspirations for Thornbury:

- **Ensure sufficient facilities and infrastructure to support the large scale development already permitted** – the Phase 1 proposals cannot be considered 'large scale development'. Any development would be subject to CIL and S106 contributions to ensure it mitigates its impacts on infrastructure and facilities.
- **Protect the visual amenity and open character of some areas in the town** – the site will adjoin the permitted development at Park Farm and will not bring the development any closer to historic assets such as the Conservation Area or the Castle and its setting. Views into the site are relatively well contained and any proposals would be supported by a landscape and visual assessment.
- **Protect and enhance long term employment opportunities** – Thornbury is an accessible and sustainable settlement with excellent access to job opportunities within the sub-region. Jobs will be created at the site during the construction period.
- **Provision of extra care housing, new hospital and health facility** – CIL/S106 contributions can financially contribute to the required community facilities. The additional population will assist with the viability of services and facilities in Thornbury. There may be opportunities for an element of care within the wider proposals subject to further analysis.
- **Provision of single storey dwellings in new residential developments** – bungalows can be incorporated into any proposed scheme

serviceable? Please provide details of which utilities are available to the site.

Development at Park Farm. It is therefore fully serviceable by mains water, gas, electric etc. No significant constraints were established as part of the adjacent development but further analysis is being undertaken.

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?

Initial studies are currently underway as part of due diligence. These reports are not available to date, but can be made available on completion should the Council require them.

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

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

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.

Has any proposed scheme been financially appraised? (Yes)

If so did the appraisal conclude that a development would be viable and provide a reasonable return to the landowner? (No issues foreseen)

Can any assumptions and or the appraisal work be provided to the Council? (Not as this stage due to on-going negotiation)

Have any soil investigations been undertaken? (No but SI of adjoining land revealed no issues)

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

The site is greenfield land which has not been previously developed. No contamination is expected.

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.

As discussed above, the site is well contained and whilst any proposal will be supported by a landscape and visual assessment, no significant constraints are envisaged. Ecological surveys will be undertaken but due to the nature of the site, it is unlikely that any ecological features will be identified which could not be mitigated for. The site adjoins the Park Farm development and will not take the built form any nearer the castle and its setting, the Conservation Area, or other listed buildings etc. As such, there will be limited impact on the heritage assets and the landscape character following mitigation.

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.

The Phase 1 site is within Flood Zone 1 and is thus not susceptible to flooding. A SUDs scheme would be implemented at the site to mitigate surface water run-off. Parts of the wider Phase 2 site are located within Flood Zones 2 and 3 and suitable mitigation will be proposed as this land comes forward.

6. ADDITIONAL COMMENTS

The Council should be aware that the site now being proposed via this call for sites process, previously formed part of a much larger site that was submitted for consideration in the call for sites submission in January 2015 to the Joint Spatial Strategy.

The larger site was referred to as 'Land to the West and North-West of Thornbury' (Site ID: SG00110). However, in line with the guidance provided within the PS&P Plan consultation document, our clients have submitted a reduced site in response to the Council's statement that it would welcome information on deliverable smaller parcels of larger sites.

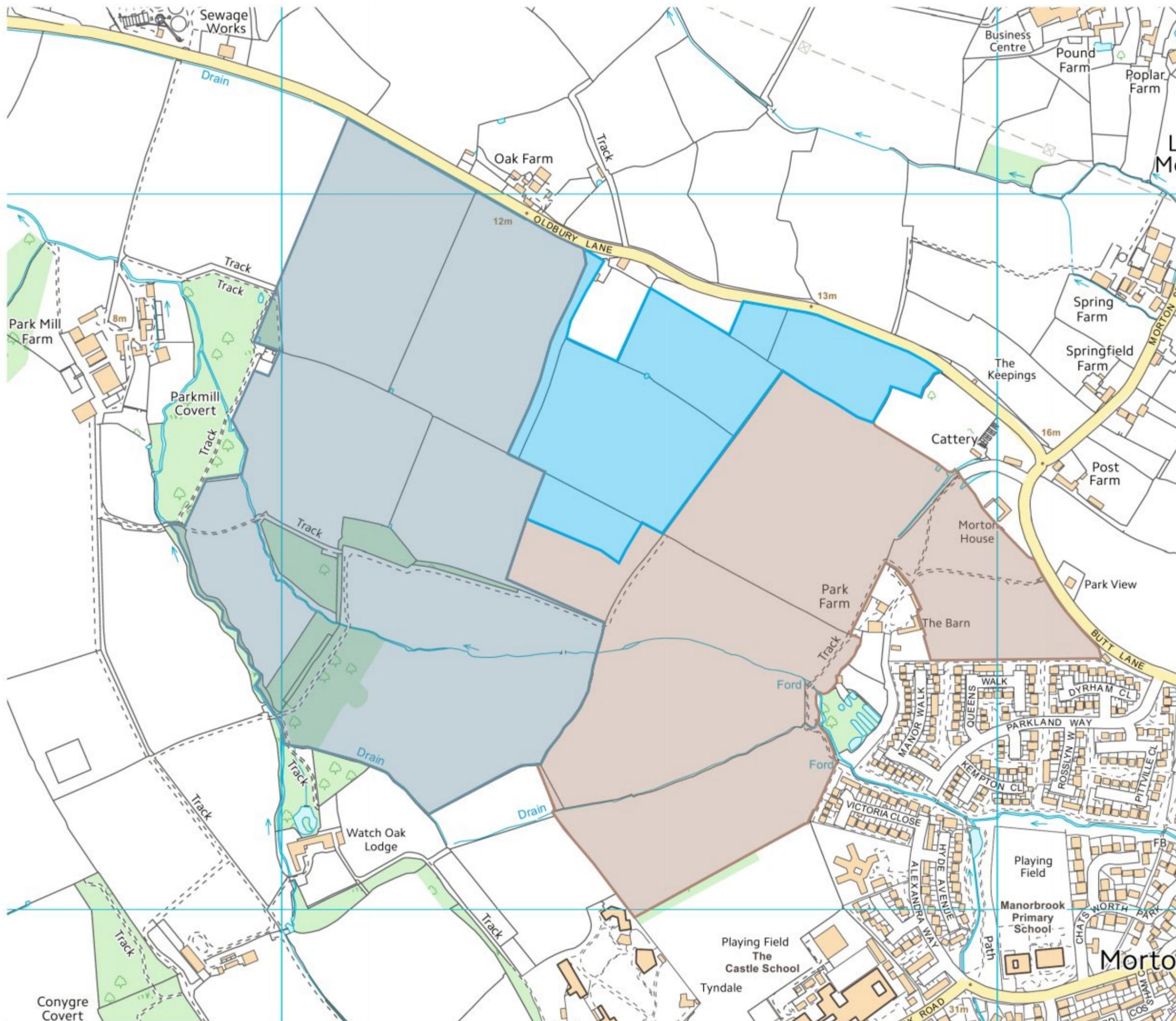
It is our view that the land parcel (labelled Phase 1 on the accompanying plan Ref: IL31243/01 -002) can be delivered within the next 5 years, with any further development (Phase 2), coming forward after this period and considered via the JSP/Local Plan Review process.

This smaller land parcel has no known constraints, is located outside of the Bath & Bristol Green Belt and is in Flood Zone 1. There is also no major infrastructure requirement to enable delivery of the site in isolation and therefore no reason why it cannot be successfully delivered within the 5 year period.

Thornbury is one of the Council's most sequentially preferable locations to accommodate new housing due to its sustainability credentials and is well placed to accommodate additional growth required over the next five years to address the Council's housing shortfall.

We would welcome further discussion with the Council regarding the Phase 1 land and wider site. As stated earlier in the representations, discussions regarding details of a land option are almost at their conclusion at which point further evidence of viability, background studies etc. can be released to the Council.

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.



KEY

- Phase 1: Proposed Development Parcel (delivery in next 5 years)
- Phase 2: Potential Future Development Parcel (for consideration through JSP/ Local Plan Review Process)
- Park Farm Development: Barratt Homes (application approved and under construction)

nlp Nathaniel Lichfield & Partners
 Planning, Design, Economics.

Project **Thornbury**

Title **Phase 1 Development Site & Phase 2 Strategic Opportunity**

Client **Thornbury Consortium**

Date **January 2016**

Scale **1:5000 @ A3**

Drawn by **SG**

Drg. No **IL31243/01 -002**

WE31243-001

Based upon Ordnance Survey mapping with the permission of Her Majesty's Stationary Office. © Crown Copyright reserved. Licence number AL50684A

