



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

Veronica Barbaro

Company/Organisation
(If relevant)

Bilfinger GVA on behalf of Sydney Freed (Holdings)

Address

St Catherine's Court
Berkeley Place
Bristol

Postcode

BS8 1BQ

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

2. SITE DETAILS

Site address

Land at Engine Common (please refer to appended Site Location Plan)

Site Postcode

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

369627

183773

Site area (hectares)

5.9ha

Current use(s)

The site is currently undeveloped grassland.

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).

The site formed part of a planning application (PK12/1751/F.) submitted for 210 dwellings and 3,243sqm of employment floorspace and subsequently the subject of an appeal for non determination.

Appeal Ref: APP/P0119/A/12/2186546, Land Between Iron Acton Way and North Road, Engine Common, Yate, South Gloucestershire, BS37 7LG. Appeal Dismissed on 8 April 2013.

The appeal was submitted under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.

Please note that the appeal covered a significantly larger site than the site submitted as part of this call for sites exercise.

Previous call for sites exercises:
Site ID 133, ref. CFS151
Site ID 136, ref. SHLAA115

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 proposal is for 100% residential development.

Taking into consideration site constraints and in particular the potential impact of any development on the site on the local landscape and character of Engine Common, it is estimated that the site will be able to accommodate up to 70 dwellings, providing a mix of 2, 3 and 4 bedroom properties.

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

The current population of Engine Common is 258. With regards to demographics, the median population age of Iron Acton within which Engine Common falls is 40 (2011 Census) with the highest proportion of persons living in the Parish being aged 30 to 59, although a review of 'age by single year' information indicates a far higher proportion of 40 49 year olds (233) and 50 59 year olds (205). Compared to 30 39 year olds 9134). The proposals would result in a 25 30% increase which is considered to be

<p>and Settlements Topic Paper (2015)</p>	<p>appropriate given the town's existing services and facilities, while retaining the town's rural character.</p> <p>The proposals have been informed by a thorough review of the local landscape character and surrounding built character.</p> <p>It is considered that a high quality design led scheme on the site in what is identified in the draft Policy Sites & Places Plan as a location with 'good access' to services is achievable and would also positively contribute to the delivery of Council's housing shortfall. An indicative landscape strategy has been prepared by NPA to inform the submission. This demonstrates how a greatly reduced land area (considerably smaller than the previous appeal site) incorporating a defensible landscape edge, can provide a robust defined edge to the extent of development and settlement boundary. This would ensure that Engine Common can positively contribute to the district's need to deliver new homes in an informed and contained manner without risk of development encroaching into the Green Belt. This approach is consistent with the advice set out in NPPF (para 83 92).</p> <p>These submissions and the quantum of development have been informed by an initial capacity testing exercise by the appointed multi disciplinary technical team and on going technical surveys. This capacity exercise concludes up to 70 dwellings can be successfully accommodated on the site. On completion of the feasibility, design and landscape analysis across the site an illustrative layout will be provided to the LPA and inform a series of pre application discussions as part of an agreed process.</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 Iron Acton Parish are as follows:</p> <ul style="list-style-type: none"> improved public transport links ensure highway infrastructure is suitable for traffic demand ensure water and drainage supply is suitable accommodation suitable for older people, smaller households and self build (Iron Acton) <p>The proposals will ensure that the existing highway infrastructure is able to accommodate the additional traffic generated by the development. It is worth noting that the Transport Assessment undertaken to accompany planning application ref.PK12/1751/F (Appeal ref. APP/P0119/A/12/2186546) for 210 dwellings and 3,243sqm of employment floorspace, concluded that the additional traffic generated by the proposals could be accommodated within the existing highway network and that all key junctions in the vicinity would continue to operate within their design capacity. Given the much reduced quantum of development proposed on the site, it is envisaged that the traffic impact of the proposals would be acceptable.</p> <p>Drainage will also be addressed to ensure that an acceptable drainage strategy can be identified. We are confident that any issues relating to flooding and drainage on site can successfully be resolved and also note that the Environment Agency did not object to the previous, much more substantial scheme on the site. This will be secured in part through the use of SuDS integrated in a robust landscaping plan for the site.</p> <p>The proposals will provide a mix of dwelling types, including a proportion of smaller houses (2 and 3 beds), as well as providing affordable housing for local people, seeking to meet the Council's 35% affordable housing target (subject to viability).</p>

Have any utility searches been undertaken?

No

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

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?

A full consultancy team has been appointed to prepare an initial feasibility report. This will be informed by the following disciplines:
landscaping (Nicholas Pearson Associates);
ecology constraints (Nicholas Pearson Associates);
visual appraisal(Nicholas Pearson Associates);
highways (Key Transport);
planning (Bilfinger GVA);
design/site capacity testing (Loyn & CO Architects);
drainage consultants (Clarke Bond).

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	69			

5. SITE CONSTRAINTS

Has the highway authority been consulted?

No

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

Transport consultants Key Transport have reviewed the proposed access off North Road and have confirmed that the 2.4m x 43m visibility splays required along a 30 mph road should be achievable. Consultation with the Highway Authority will be undertaken in due course.

As highlighted above the Transport Assessment work undertaken to support application ref. PK12/1751/F (Appeal ref. APP/P0119/A/12/2186546) concluded that the local highway network would be able to accommodate the proposed development and that all key junctions would continue to operate within their design capacity. Given the substantially reduced scale of development proposed, at this stage it is considered that there is sufficient capacity within the local highway network to accommodate any traffic generated by the revised proposals.

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? Yes; viability relies on the number of plots developed on the site. A development of the scale proposed would be viable.

Can any assumptions and or the appraisal work be provided to the Council? Not at this stage

Have any soil investigations been undertaken? No

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

A Ground Conditions Desk Study Report prepared by White Young and Green was undertaken to support planning application ref. PK12/1751/F. The report concluded that there were no significant geotechnical or environmental impediments to the redevelopment of the site. The report recommended that an intrusive phase of site investigation be undertaken in order to inform designs for geotechnical earthworks, foundations, and paved surfaces to be progressed on a more assured basis.

A new application on the site would be supported by updated supporting evidence, however it is clear that no significant contamination is expected to be found on the site.

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

No the site was nominated as a Local Green Space by the Parish Council following a consultation exercise undertaken over the summer (site ref. LGSD177). Based on the latest list of nominated green spaces, we understand that the proposed allocation is not being pursued by the Council.

*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.

We understand that the landscape of/ around Engine Common is locally deemed sensitive to any proposed development and therefore any development of the site will need to assess and mitigate any impact on the local landscape character to an extent.

However the emerging proposals for the promotion of the site for development have been guided by a robust landscape strategy. This and other considerations will inform an illustrative layout which will be provided to the LPA and inform a series of pre application discussions.

A draft landscape concept plan is submitted alongside this call for sites application to show has this positively addresses the wider rural boundary. The main influences are as follows:

- Blue outlines: potential/ possible developable areas;
- Blue lines/ arrows: vehicular access (indicative only);
- Red dashed lines: recreational path/ cycle links;
- Green network: existing framework of trees (many/ all TPOs) and hedges retained as part of green infrastructure;
- Key Green Infrastructure (multi functional) element the area of retained open land: this will also provide important ecological mitigation and opportunities for SuDS;
- Dashed green line; new landscape feature/ edge to define extent of developable area.

On this basis, it is considered that a suitable scheme which provides opportunities for green infrastructure and ecological enhancement as well as contributing to the Council's supply of deliverable housing sites can be delivered on the site.

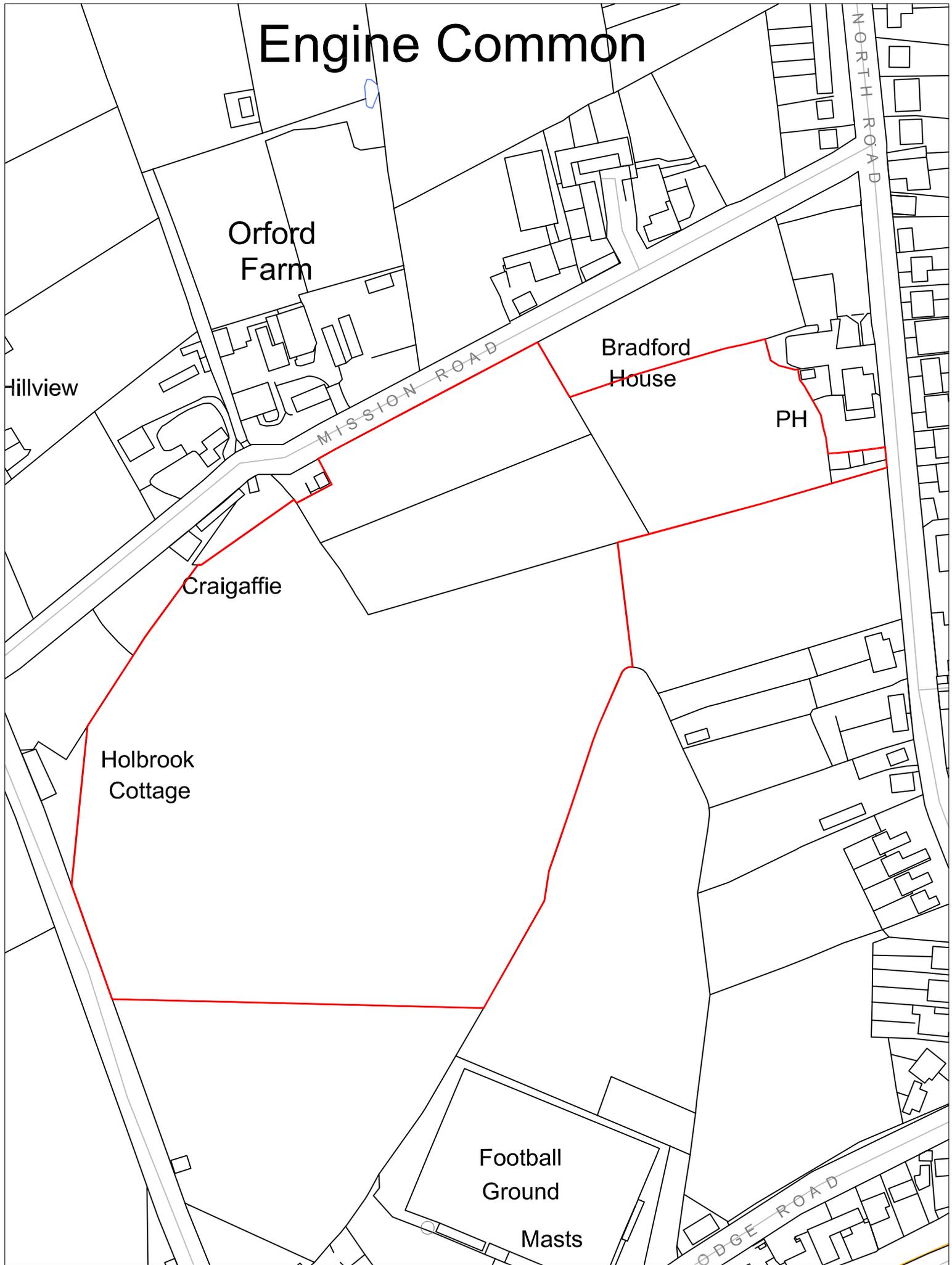
Is the site known to suffer from any flooding issues (river or drainage related)? Please provide details, and of any studies undertaken, in the box below.

The site is not at risk of fluvial flooding (as confirmed as part of application ref. PK12/1751/F/Appeal ref. APP/P0119/A/12/2186546) and it is considered that any drainage issues can be dealt with through an appropriate drainage strategy.

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.

Engine Common



LAND AT ENGINE COMMON YATE

RED LINE INDICATES LAND OWNED BY SYDNEY FREED (HOLDINGS) LTD. & WHITBREAD PLC.

SCALE 1:2500 @ A4

LOYN & CO ARCHITECTS

21 VICTORIA ROAD, PENARTH, VALE OF GLAMORGAN, CF64 3EG

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