

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

Ben Lewis

Company/Organisation
(If relevant)

Bilfinger GVA

Address

One Kingsway
Cardiff

Postcode

CF10 3AN

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	Filton Campus, South Gloucestershire and Stroud College Filton Avenue Filton, Bristol South Gloucestershire
Site Postcode	BS34 7AT
Grid ref. (if known) e.g. 367712,177756	
Site area (hectares)	3ha
Current use(s)	Part of Filton Further Education Campus
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>The Council's online search facility indicates that several planning applications have been submitted at the site.</p> <ul style="list-style-type: none">• The internal and external refurbishment of an existing teaching block (application reference number: PT13/1410/F)• Three advertisement consents (application reference numbers: PT07/0237/ADV, PT07/3411/ADV and PT08/0346/ADV)• The erection of eight temporary classrooms (application reference number: PT00/2246/F).

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.)

Expected development would likely be 100% residential.

A site of 3ha is capable of accommodating approximately 100 150 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)

The site is in a sustainable location, well connected to public transport. It sits to the north of Bristol City Centre near to the employment centre of Aztec West.

The prevailing character of the surrounding area is residential so the inclusion of this land for new dwellings would bring the urban pattern to a logical conclusion against the A38.

Due to the focus of expansion in this area of the city it is considered that this site would add no additional burden to the existing infrastructure. The main consultation document acknowledges that the north and east fringes of Bristol are the most sustainable locations for new housing in South Gloucestershire.

Please state how your proposal will address/contribute to the community aspirations

The community aspirations for Filton Parish are:

- Sufficient primary school places
- Protect and enhance facilities and accommodation for elderly

<p>established during previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document</p>	<p>people</p> <ul style="list-style-type: none"> • Make provision for smaller affordable lifetime homes • Retain and enhance Engineering and Aerospace technology employment • Regeneration project for the shopping area that fronts A38 from the Vets leading down to Church Road • Seek improvements to the shopping area near the Bulldog Public House on Filton Ave, Northville <p>The portion of CIL made available to the Parish Council because of this development will give the community an opportunity to pay for its aspirations. The increase in population will also increase the viability in local facilities and amenities as new residents look to the local area for their services.</p>
---	--

4. SITE OWNERSHIP AND STATUS

I (or my client/organisation)

Is sole owner of the site

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)

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?

Land is scheduled to be brought to market in late 2016.

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

There is an electricity substation on the northern part of the site. Access to this will need to remain.

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.

No developer interest has yet been expressed for the site as it is not scheduled to be brought to market until late 2016.

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.

The site is already connected to existing utility services.

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

[No]

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

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
		30	50	50

2021/2022	2022/2023	2023+
20		

5. SITE CONSTRAINTS

Has the highway authority been consulted? [no]

If so please provide details, of when and any conclusions. No issues considered due to location and proximity to major transport infrastructure.

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]

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

Have any soil investigations been undertaken? [no]

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

n/a

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 at Filton College, Filton Avenue, Filton, Bristol, BS34 7AT



Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 10002432.
Getmapping plc 2016. Plotted Scale - 1:2500



For Identification Purposes Only