



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

Karl Scholz

Company/Organisation
(If relevant)

Alder King Planning Consultants

Address

Pembroke House
15 Pembroke Road
Bristol

Postcode

BS8 3BA

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 Bromley Heath Road, Bromley Heath

Site Postcode

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

Grid ref 364737 / 178498

Site area (hectares)

Circa 14 ha

Current use(s)

Agricultural Land

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).

Representations were previously submitted to the PSP 'Call for Sites' consultations in Feb 2014 and Jan 2015, as well as to Core Strategy consultations prior.

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.)

We have previously submitted representations seeking an employment allocation. However, given the identified need for housing land over the short term, the site could accommodate 100% residential development although a small element of mixed use could be incorporated.

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 would constitute a relatively small development within the wider context of the Bristol north fringe. On this basis, it is our view that the proposed allocation would be proportional to the existing size of the settlement.

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

With reference to the Winterbourne Parish aspirations at Appendix 2:

The proposed scheme would be designed and supported by an appropriate infrastructure package. Suitable provision could be made for public open space, either on site or through contributions to off site open spaces.

rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document	Village Design Statements could be recognised in the design of the scheme. 1 2 bed dwellings could be provided in the scheme.
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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)

Yes, my client is in contact with the owners of the balance of the site, who's land has previously been promoted through the 'Call for sites' process. The attached red line plan shows the full extent of the suggested site.

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

Is the land for sale? If so how long has it been on the market?

The site is available but has not been formally marketed.

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

N/A

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.

A pre application submission was previously submitted to the Council by the adjoining land owner for employment development.

Have any utility searches been undertaken?

[N]

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

All utilities are available to site.

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

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
	25	50	50	50

2021/2022	2022/2023	2023+

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?

[N]

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

[]

Can any assumptions and or the appraisal work be provided to the Council?

[N/A]

Have any soil investigations been undertaken?

[N]

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

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

N/A

*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.

N/A

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.

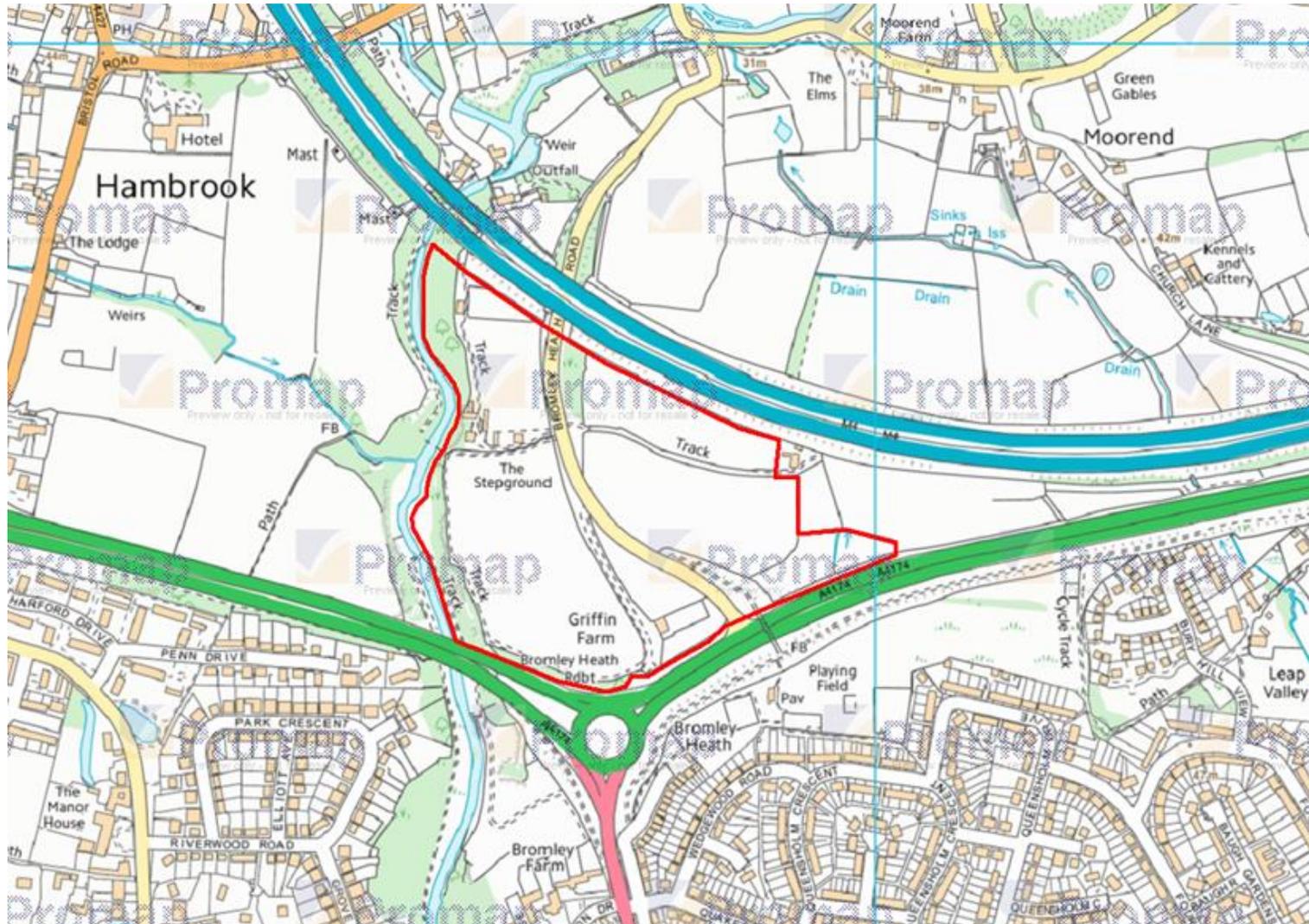
No the site lies within Flood Zone 1 Low Probability

6. ADDITIONAL COMMENTS

The information collected as part of 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.

In light of previous extensive representations, this statement will be kept brief. It is our view that the site is suitable for residential development on the basis that:

1. The site does not fulfil the five purposes of the Green Belt and it could readily be removed from the Green Belt without detriment as the M4 and River Frome would form defensible boundaries, protecting the rural areas to the north (including the historic Hambrook settlement) and the west respectively from further encroachment.
2. Residential development on the site could easily provide in excess of 150 dwellings, depending on the extent of the site allocated.
3. The site is located within easy access by foot/cycle from existing residential areas to the south and will benefit substantially from the proposed route of the MetroBus along the adjacent Ring Road. Indeed, a MetroBus stop is proposed at the site, to link east bound services with the Bromley Heath neighbourhood to the south via the existing footbridge.
4. The site benefits from substantial screening vegetation at its boundaries which, coupled with changes in levels, would in effect screen the site from surrounding viewpoints.
5. According to the Environment Agency's flood maps, the site appears to be within Flood Zone 1 – Low Probability



Project Name

LAND AT BROMLEY HEATH FARM

Client



Drawing Title

Site Location Plan

Project Manager

KS

Date

08/01/16

Scale

Not to Scale

Drawing No.

0158/73384 - 1

Revision No.

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alder king

PLANNING CONSULTANTS

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Bristol BS8 3BA



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