



# 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](http://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](mailto:planningLDF@southglos.gov.uk)

## 1. YOUR DETAILS

Ref Number (for office use only)

Name

Nathan McLoughlin

Company/Organisation  
(If relevant)

McLoughlin Planning

Address

North Warehouse  
Gloucester Docks  
Gloucester

Postcode

GL1 2FB

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

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## 2. SITE DETAILS

Site address

Land at Lower Almondsbury

Site Postcode

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

360120

183940

Site area (hectares)

7.55

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).

Representations made for the PSP (Jan 2016)  
Previous Pre application requests

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## 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.)

Housing led scheme. Ability to provide nursing home, school expansion, community building, public open space.

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))

Infill site within the village contained by existing built form. Close to the existing village facilities with the potential to expand the existing service and range.

According to Rural Villages and Settlements Topic Paper (2015), the village has 616 households. The site could deliver around 100 to up to 150 dwellings, subject to detailed Masterplanning. This is at an appropriate density to ensure the character and appearance of the village is retained. It amounts to a 10% to 24% increase in the number of dwellings in the village.

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

The Parish Council has identified a number of community aspirations, all of which could be met through the development of this site. Space to expand the Primary school can be provided to insure adequate primary school places.

Funding can be made to the rural transport network and the

<p>rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document</p>	<p>increase in population can provide an increased base of users to maintain the public transport service.</p> <p>As part of the scheme development and consultation, the provision of a village shop/post office can be discussed. A community hall/shop/post office has been suggested in in the representations The proposals can allow space for new playing fields as part of the school expansion</p>
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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)

Whilst the client is not the owner, it controls an option agreement on the site and is actively seeking to promote it for development.

Does the owner (or other owner(s) support your proposals for the site?  Yes

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

The whole site is covered by an option agreement

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

None

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.

The whole site is covered by an option agreement

Have any utility searches been undertaken?

[ ]

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

Site has access onto the highways network and it is assumed access to services.

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

[ See below ]

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

At the time of writing, the promoter is undertaking the necessary studies and design work.

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

Figure dependant on site being allocated for development and released from the green belt, along with the timely submission of a planning application.

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
0	0	50	50	50

2021/2022	2022/2023	2023+

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## 5. SITE CONSTRAINTS

Has the highway authority been consulted? [ ]

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

Response given as part of pre app, letter from Council dated 22<sup>nd</sup> May 2009

Has any proposed scheme been financially appraised? [ ]

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? [ ]

Have any soil investigations been undertaken? [ ]

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.

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.

Neighbouring Conservation Area & Listed Buildings, but masterplanning can reduce impact on setting. Ecology surveys can be undertaken to ensure mitigation is correct for the impact on protected species. Masterplanning can ensure the protection of hedgerows and trees that have been identified as suitable to be retained.

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.

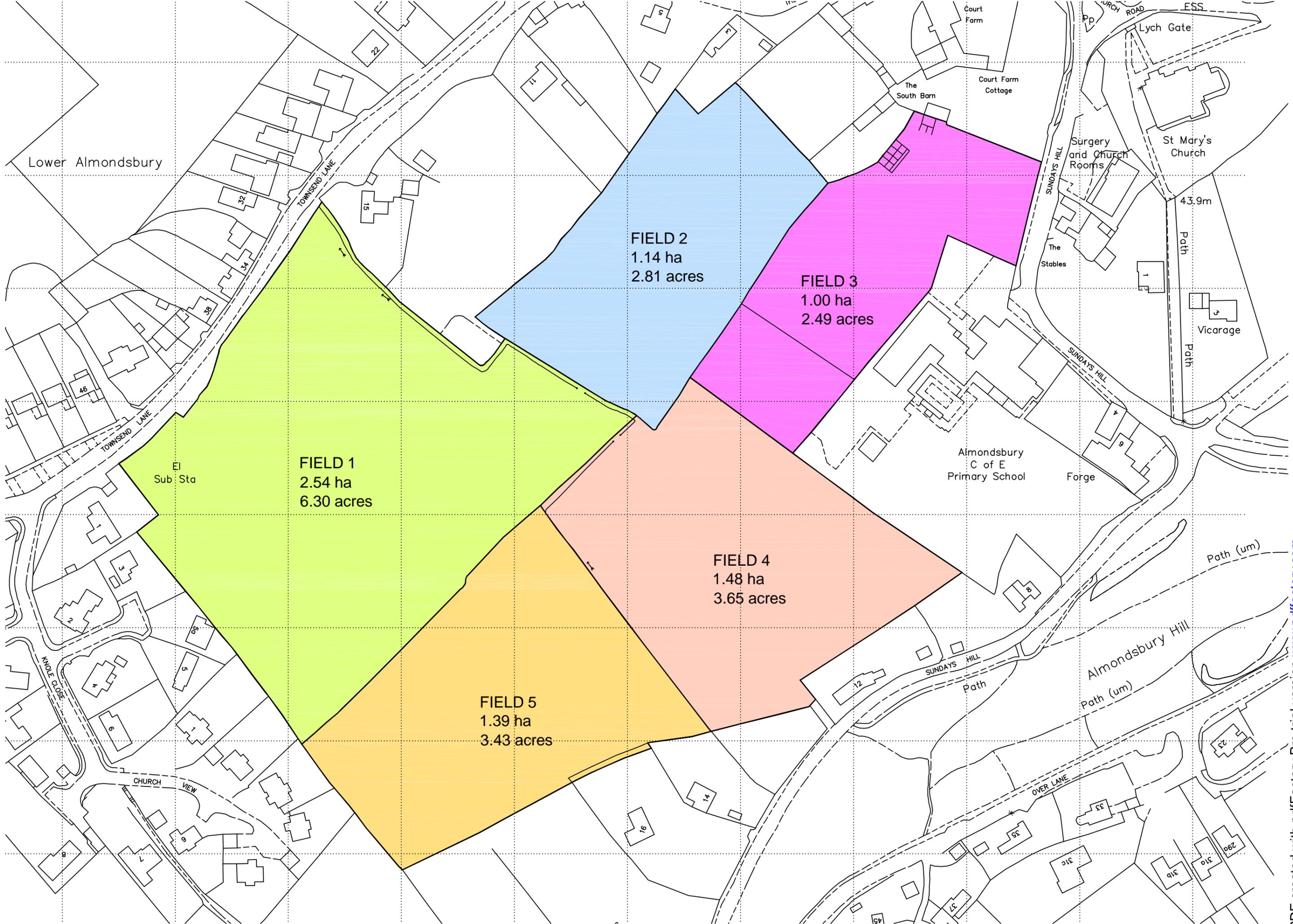
The site is identified within Flood Zone 1 on the EA flood map for planning.

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## **6. ADDITIONAL COMMENTS**

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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.



Lower Almondsbury

TOWNSEND LANE

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El Sub Sta

**FIELD 1**  
2.54 ha  
6.30 acres

**FIELD 2**  
1.14 ha  
2.81 acres

**FIELD 3**  
1.00 ha  
2.49 acres

**FIELD 4**  
1.48 ha  
3.65 acres

**FIELD 5**  
1.39 ha  
3.43 acres

Almondsbury  
C of E  
Primary School

Forge

St Mary's  
Church

Surgery  
and Church  
Rooms

The  
Stables

Vicarage

43.9m

Path (um)

Almondsbury Hill  
Path (um)

CHURCH VIEW

MOLE CLOSE

SUNDAYS HILL

Path

OVER LANE

Court Farm  
Cottage

The  
South Barn

Court Farm

CHURCH ROAD

FSS

Lych Gate

SUNDAYS HILL

SUNDAYS HILL