

Strategic Planning Policy and Specialist Advise Team  
South Gloucestershire Council  
PO Box 2081  
South Gloucestershire  
BS35 9BP

**7 January 2016**

Dear Sirs

**Policies, Sites and Places Plan – Call For Sites**  
**Land Adjoining Shaymoor Lane, Pilning, Bristol, South Gloucestershire.**  
**Our Client:- Mr R Harrison**

Please find attached a plan edged red indicating the extent of the land within our above clients' ownership. We wish to promote the land through the call for sites and enclose a PSP form for your information.

My clients' would engage with a suitably qualified and experienced developer to work in a timely manner to promote this land through the planning process in order to deliver residential development to meet the needs of the local community and Local Planning Authority.

Should you require any further information please do not hesitate to contact me.

I would be grateful if you would confirm safe receipt of this correspondence.

Yours faithfully

  
James North BSc (Hons) MRICS FAAV  
Director  


## 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

James North

Company/Organisation  
(If relevant)

North & Letherby Ltd

Address

St Andrew's House  
St Andrew's Road  
Avonmouth  
Bristol

Postcode

BS11 9DQ

Telephone

Email address

I am (please tick all those that apply)

Owner of part of the site	<input type="checkbox"/>	Land agent	<input checked="" type="checkbox"/>
Planning consultant	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Affordable Housing Provider	<input type="checkbox"/>	Amenity/Community Group	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Other	<input type="checkbox"/>

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## 2. SITE DETAILS

Site address

Land Adjoining Station Road  
Pilning  
BRISTOL  
South Gloucestershire

Site Postcode

Grid ref. (if known)

ST5783  
E:- 357093  
N:- 183995

e.g. 367712,177756

Site area (hectares)

6.98

Current use(s)

Agriculture

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).

We confirm the site has previously been submitted in response to a call for sites for the PSP.

### 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.)

100% Residential

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))

We would engage with a suitable qualified, experienced and funded developer/promoter to design a scheme which would meet the requirements of the local community. The Proximity of the site to the existing public transport network (Rail & Bus) would provide sustainable transport solutions and residential development on the site would further support the local school and services which are located in the village of Pilning.

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

### 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?

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

No

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

None known

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.

Developer initial Interest by way of an Option Agreement.

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.

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):

**Note:** we would work with a suitably qualified master planner and development team to achieve a scheme which could be delivered in a timely manner with density meeting the requirements of the Local Authority target. We would anticipate a developer would submit an application during 2016 with a view building commencing during 2017. Figures relating to number of residential units to be confirmed by the development team.

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

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?

[ ]

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.

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 – Interrogation of the Environment Agency website indicates the site is within flood zone 2 & 3 and protected by flood defences:-

- Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year
- \* Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

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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.



