

South Gloucestershire Council
Business Support - 4
11 JAN 2016
Received

NORTH ✦
LEATHERBY
Chartered Surveyors

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 at Redend Farm, Station Road, Pilning, Bristol, South Gloucestershire, BS35 4JW

Our Client: [REDACTED]

Please find enclosed a plan edged red indicating the extent of the land within our above clients' ownership which we wish to promote through the call for sites. A PSP form is attached 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.

[REDACTED]
James North BSc (Hons) MRICS FAAV
Director
[REDACTED]

St. Andrew's House, St. Andrew's Road, Avonmouth, Bristol BS11 9DQ

Web: www.northletherby.com

North & Letherby Limited Trading as North & Letherby - Chartered Surveyors | Reg No 09194668



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

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"/>

2. SITE DETAILS

Site address
Rednend Farm
Station Road
Pilning
BRISTOL
South Gloucestershire

Site Postcode
BS35 4JW

Grid ref. (if known)
e.g. 367712,177756
ST5684

Site area (hectares)
9

Current use(s)
Agriculture & Keeping of Horses

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).

Change of use of land from agricultural to land for the keeping of horses. Erection of 4no. stable block, tack room and feed/hay store. Erection of 1.2 m high timber post and rail fence.

Rednend Farm Station Road Pilning Bristol South Gloucestershire
BS35 4JW

Ref. No: PT12/1831/F | Received: Thu 24 May 2012 | Validated:
Tue 03 Jul 2012 | Status: Approve with Conditions

Prior notification to carry out excavation works to restore land to agricultural use

Rednend Farm Station Road Pilning Bristol South Gloucestershire
BS35 4JW

Ref. No: PT11/1039/PNA | Received: Thu 31 Mar 2011 |
Validated: Thu 31 Mar 2011 | Status: No Objection

We confirm the site has not previously been submitted in response to a call for sites for the PSP or any other Local Plan process.

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. Experience from other schemes would suggest deliverability in the region of 3 ½ units per month – figure 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

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.

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Rural Land Register (RLR) Map

SBI - 113292148
Page 1 of 1

Legend

- Your RLR Parcel(s)
- SPS Permanent Ineligible Features
- Adjacent Parcel Boundary
- Unconfirmed Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
ST5684	9332	1.09	1.02	N
ST5784	0929	1.61	1.49	N
ST5784	0424	1.20	1.20	N
ST5784	0816	2.00	1.99	N
ST5784	1831	0.96	0.93	N
ST5784	2034	0.12	0.12	N
ST5784	0606	1.51	1.51	N
ST5784	0889	0.75	0.75	N

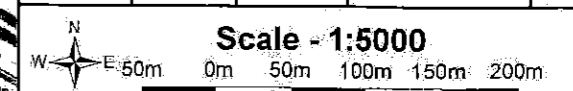
184500

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ST5684 ST5784
ST5683 ST5783



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Date: 16/04/2015

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Rural Land Register (RLR) Information

SBI - 113292148 Main CPH - 34/498/0152

- Field Information Data Sheet

Land Parcel Data

Map Sheet No.	Sheet ID	Parcel ID	CPH Number for the Land Parcel	English Region	Total Area (ha)	SPS Recorded Eligible Area (ha)	Permanent Ineligible Features (ha)	Permanent Ineligible Features ID	Description	Area (ha)
Map 1 of 1	ST5684	9332	34/498/0152	N	1.09	1.02	0.07	1	Road Or Track	0.070
	ST5784	0929	34/498/0152	N	1.61	1.49	0.12	1	General Surface	0.117
								2	Building	0.002
	ST5784	0424	34/498/0152	N	1.20	1.20	0.00			
	ST5784	0816	34/498/0152	N	2.00	1.99	0.01	1	Inland Water	0.003
								2	Inland Water	0.006
								3	Inland Water	0.001
	ST5784	1831	34/498/0152	N	0.96	0.91	0.05	1	General Surface	0.044
								2	Building	0.003
ST5784	2034	34/498/0152	N	0.12	0.12	0.00				
ST5784	0606	34/498/0152	N	1.51	1.51	0.00				
ST5784	0809	34/498/0152	N	0.75	0.75	0.00				

Totals

	No. Of Parcels	Total Area (ha)	SPS Eligible Area (ha)
Totals:	8	9.24	8.99