



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

Company/Organisation (If relevant)

Address

Postcode

Telephone

Email address

I am (please tick all those that apply)

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

2. SITE DETAILS

Site address	Midfields, 375 Badminton Rd, Nibley
Site Postcode	BS37 5JF
Grid ref. (if known) e.g. 367712,177756	ST694823
Site area (hectares)	1.1
Current use(s)	Residential & Horticultural
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>Parts of the site have been used for greenhouses in the past. It is an existing residential property with a number of redundant agricultural buildings which could be removed and renovated to improve the appearance of the site.</p> <p>The site has not been previously submitted in the PSP call for sites.</p>

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.)	<p>The proposal is for a land-based, highly sustainable mixed use site, with three residential properties and a horticultural enterprise, Nibley Leaves, operating from the site.</p> <p>The residential development would take place on approximately 11% of the site with the remaining 89% of the site safeguarded for horticultural use by means of covenant, and the occupation of the dwellings linked to growing on and management of the site.</p>
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	<p>Ref: https://consultation.southglos.gov.uk/gf2.ti/f/644770/17963493.1/PDF/-/Rural_Settlements_Sustainability_2015_v3.pdf</p> <p>Nibley is a small settlement on the edge of the Yate settlement boundary. Whilst it does not appear in the Rural Villages & Settlements topic paper it is ideally placed</p>

<p>Rural Villages and Settlements Topic Paper (2015)</p>	<p>for small scale, land based development of this sort.</p> <p>The site is within 10 meters of the Yate Settlement boundary to the South. Nibley is a small settlement of approximately 60 households. While it lacks any amenities apart from the Swan pub and a postbox there is some community cohesion and identity maintained through regular social events in the village.</p> <p>Currently the village has no affordable housing provision and this proposed development would increase the provision of affordable homes, in a way that preserves the rural character of the settlement.</p> <p>The proposed development would represent a 5% increase in the existing settlement. Its use as a horticultural enterprise offers employment whilst the proposed Land Trust structure would maintain the openness and character of the Green Belt in perpetuity.</p> <p>The town centre facilities of Yate including supermarkets, doctors, schools and all other amenities are within 2km of the site. Yate international academy is 2.2km from the site by bicycle.</p> <p>Yate station is within 0.5 miles and the regular bus service to and from Bristol and Yate stops within 100 metres of the site.</p>
<p>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</p>	<p>Westerleigh Parish has identified a need for accommodation suitable for smaller households and starter homes. Given the entirety of the Westerleigh Parish falls within the Green Belt, with the exception of a small industrial area on the edge of Yate, meeting this community aspiration will by necessity involve some development within the Green Belt.</p> <p>This small scale land based development would provide small starter homes for three young households who are currently resident within the parish. The homes will have covenants attached to ensure they remain affordable at 70% of market rate in perpetuity.</p> <p>Allotment sites were also identified as a community aspiration. Whilst the site will not provide allotments <i>per se</i>, the horticultural business operated on the site does offer volunteering opportunities for people who wish to get involved with growing and land-based activities. Local people have already participated in tree planting on the site & there is the opportunity for more engagement.</p>

4. SITE OWNERSHIP AND STATUS

I (or my client/organisation)

Is sole owner of the site

[x]

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)

[REDACTED]

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

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

The owner would like to sell parts of the site to a Land Trust that would manage the site and dwellings.

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

A 30% planning uplift clause exists on the site, of a 30 year duration. The uplift is payable to the previous owners of the site on commencement of works. This has been budgeted for by the prospective residents

A covenant also exists with the nearby Swan pub, preventing the establishment of businesses selling or producing alcohol on the site.

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 only developer interest so far has been from the prospective members of Midfields CoHousing, sustained over the past two years, though stopping short of legal contract to purchase or option agreement. An informal agreement exists between the site owner and the prospective residents, to become legally binding subject to planning.

Have any utility searches been undertaken? []

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

Water and Electricity are already supplied to the site. The existing residence on the site benefits from refuse collection and postal service. Initial investigations with Wessex water indicate that a foul water sewer is available within 15 metres of the site.

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

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

Geo & Co have been commissioned to undertake feasibility and design work to develop the site in a sustainable and ecologically sensitive way. They are working with Timothy Rossiter to produce initial drawings for the site. The initial design work can be made available from March 2016.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
		3		

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [No]

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

N/A

Has any proposed scheme been financially appraised? [No]

If so did the appraisal conclude that a development would be viable and
provide a reasonable return to the landowner? [N/A]

Can any assumptions and or the appraisal work be provided to the Council? [N/A]

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 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.



AGRICULTURAL BUILDINGS, BUNGALOW
AND 1.2 HECTARES OF LAND

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TIM ROSSITER B.A.
ARTIST AND DESIGNER

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BY

WebSite: www.trossiter.co.uk

Scale 1:250

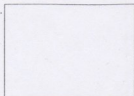
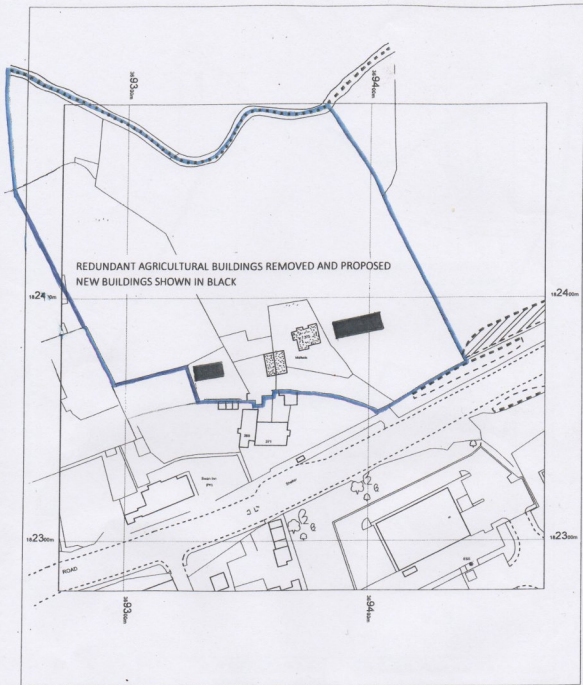
SITE PLAN, EXISTING + PROPOSED

DATE

DATE

SCALE 1:250

DATE



OS MasterMap 1250/2500/10000 scale
 16 June 2014, ID: HMC-00334987
www.themapcentre.com

1:1250 scale print at A4, Centre: 369373 E, 182380 N

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