



# 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

Company/Organisation  
(If relevant)

Address

Postcode

Telephone

Email address

I am (please tick all those that apply)

Joint owner of the site	<input checked="" type="checkbox"/>	Land agent	<input 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 checked="" type="checkbox"/>	Other	<input type="checkbox"/>

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## 2. SITE DETAILS

Site address

Field on the corner of Forty Acre Lane & A38  
Alveston  
South Gloucestershire

Site Postcode

BS35 3QU

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

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Site area (hectares)

3.11

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).

n/a

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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.)

**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))

**Site could support between 10 and 50 dwellings without undermining the identity of the existing settlement of Alveston or its ability to support the existing community. Character as viewed from the public realm could improve upon existing residential character across the A38/Forty Acre Lane. The site – with a sensitive design approach – could perform a role of marking the transition between the open countryside and village settlement more elegantly than the existing situation as viewed from the A38. In particular development of the site could complete the frame for one of the village’s historic hubs being the collection of open space/cricket oval and St Helen’s Church/School opposite the site with a collection of detached dwellings of a country cottage theme set back from the highway and each other to allow cottage front gardens and views to the countryside through the site to the east.**

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

**The site is relatively sustainable given the location of Alveston on the A38 that benefits from a regular bus service into Bristol and nearby service centres.  
As mentioned above the development could help enhance the character of this part of Alveston.  
The site could contribute economically to the local area with a significant contribution via the Community Infrastructure Levy and council tax, with investment into public realm improvements to the neighbouring green, St Helen’s school and improving the retail offer at the neighbourhood parade a short distance away and investment in sustainable transport initiatives. Subject to viability the development could support a proportion of affordable housing units to support local affordable housing need.**

### 4. SITE OWNERSHIP AND STATUS

I (or my client/organisation)

Is joint 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)

Joint owner of whole site [REDACTED]

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?

No

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

No

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.

Yes. Initial interest from two land agents.

Have any utility searches been undertaken? [ No ]

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

Mains water supply

Have or are consultants engaged to undertake any studies or design work? [ No]

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
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		0.50	0.50	0.50
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2021/2022	2022/2023	2023+
0.50	0.50	0.50

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## 5. SITE CONSTRAINTS

Has the highway authority been consulted? [ no]

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

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? [ ]

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

Have any soil investigations been undertaken? [ no]

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.

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 field has held two small areas of standing water during and following exceptional rainfall events in recent years.

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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.

