06 March 2015

Strategic City Planning Team
Brunel House
Bristol City Council
PB Box 3176
Bristol
BS3 9FS
Email: blp@bristol.gov.uk

Dear Sirs

JOINT STRATEGIC PLANNING STRATEGY – CALL FOR SITES

I am writing to you with reference to the Joint Strategic Planning Strategy – Call for Sites consultation. I ask for you to accept this letter and the accompanying details, as response to those questions on the Call for Sites form, as a submission for the promotion of the following site within the Joint Strategic Planning Strategy.

Site Details

Colliers International acts as the planning consultant on behalf of the land owner at the following site:

Land off Woodgrove Road, Henbury, Bristol. Please see attached plan for exact location.

Total Site Area: 5.8ha

Current Use: The development land is currently in redundant agricultural use and is within the defined settlement boundary. The site is identified as ‘Important Open Space’ under policies BSC9 and DM17 of the Adopted Local Plan. The site is also within the Conservation Area of Kingsweston and Trym Valley and consequently falls under policy BSC9 and DM19 as a site of nature conservation interest. With the exception to the above, the site is not covered by any further landscape specific designations. It is not within an area of flood risk.

The site currently facilitates an access to the Avon Riding Centre, which cuts across the western side of the site.

According to the online planning history records, the site has no historic planning history.
Adjacent Land Uses: A proportion of the southern section of the site borders B4057 to the south, the remainder of the southern boundary is adjacent to residential development. The site is also adjacent to residential development to the east and west. The site borders Moorgrove Wood to the north.

The site is well located to the settlement of Henbury and has good access links to both Bristol City centre and the M5 Motorway at Cribbs Causeway, facilitating links further afield.

Potential Uses & Capacity

We propose that the net developable area of the site would be able to accommodate approximately 140 dwellings to reflect the density of the surrounding development, subject to a constraint analysis, any proposed technical solutions and taking account of required public open space provision.

Site Suitability Issues

The site lends itself well to residential development, which would be contiguous with the existing use and development type in the surrounding area. The proposed development site is well located in terms of access to local facilities and services. Two Primary schools and one Secondary School service the area and are located within two miles of the site. Henbury Leisure Centre is within one mile of the site and a number of other amenities, including convenience stores; a pharmacy; Opticians; a Coffee Shop; florist; hairdressers; bakery; charity shops and a selection of pubs, restaurants and takeaways are located within two and a half miles of the site. There is a bus stop less than 350m from the site and this offers services into Henbury Village Centre, Broadmead – Bristol City Centre and Cribbs Causeway.

The site does not have any known physical constraints relating to topography, access or alike. The site is within Flood Zone 1. The site is not affected by any ‘bad neighbour’ uses. There is no known potential for contamination or any other key constraints on the site.

The site can be suitably accessed from the B4057. Therefore, the main constraints affecting the site are the Policy constraints, i.e. the Conservation Area and ‘Important Open Space’ designations.

Site Availability Issues

The Landowner owns the full extent of the site outlined in the attached plan. The landowner fully supports the representations that have been made on their behalf.

Therefore, it there is a realistic prospect that a planning application will come forward within the next five years of the plan period.
Site Achievability Issues

There is a realistic prospect that the site will come forward for residential use as the site has a willing land owner, who is actively engaged in a formal planning process. The ultimate objective is to achieve a planning consent.

In summary, this site should be considered appropriate for development. It should be included in the West of England Partnership’s Strategic Housing and Economic Land Availability Assessment as a site that is Achievable, Deliverable and has Realistic Prospects of contributing approximately 140 dwellings in a sustainable location.

If further information regarding this site is required, please do not hesitate to contact me.

I would like to be notified of any progress made with regard to the Joint Strategic Plan Strategy and would like to be made aware of any further consultation periods relating to its development.

Yours faithfully

Tom Stanley
ASSOCIATE DIRECTOR

Enc.