25 March 2015

Strategic City Planning Team
Brunel House
Bristol City Council
Po Box 3179
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 within the Call for Sites form and 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:

Unit 1 Cater Road, Bishopsworth, Bristol, BS173 7TW. Please see attached plan for exact location.

Total Site Area: 1.02 ha (2.5 acres)

Current Land Use: The development site is a brownfield site, currently redundant, but previously in industrial use. The site comprises a double bay, portal frame warehouse with two storey ancillary offices, of which all are currently vacant and have been vacant for in excess of 7 years, despite an extensive marketing exercise.

The proposed development site, and the remainder of the Industrial Estate, is within a ‘Principle Industrial and Warehousing Areas’ designation. The site is within the defined settlement boundary of Bristol and is not subject to any other specific landscape designations or policy constraints, including flood risk or heritage.
Adjacent Land Uses: The development site is located on the western periphery of Cater Road Business Park.

Located adjacent to the southern boundary of the development site are two 3 storey residential apartment blocks and a large detached two storey property, which front onto Whitchurch Road. The site is situated adjacent to a waste management and recycling facility which borders the site along the north-eastern boundary. To the north of the site, the site borders Bishopsworth Road Allotments, which are themselves flanked by the curtilages of residential properties. To the west of the development site there are a number of 2 storey semi-detached and terraced residential properties and a private yard, which is currently being used as a MOT centre.

Access: The eastern boundary of the site borders Cater Road, which runs through the middle of the Business Park. Based on the existing lawful use of the proposed development site, it is assumed that access can satisfactorily be achieved from Cater Road, facilitated from Whitchurch Road. Whitchurch Road which leads to Hengrove Way, which provides excellent links into the City Centre or east out of the city towards Bath and the A4174 Ring Road.

Potential Uses & Capacity

We propose that the net developable area of the site would be able to accommodate at least 50 dwellings, based on a maximum density for 3 storey flats, to reflect the density of the surrounding development, subject to constraint analysis, any proposed technical solutions and open space provision.

Site Suitability Issues

Does the site have any physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)?

There is a slight incline in topography across the site from the south to the north, however this is not considered to be a constraint to development. This brownfield site does not have any further physical constraints relating to access, vegetation cover or alike.

Is the site subject to flooding?

A small proportion of the site in the south western corner (approximately 1/8th) falls within Flood Zones 2 and 3. The remainder of the site is within Flood Zone 1. Further constraint analysis will need to be undertaken to establish the technical solutions required to mitigate the effects of any development proposal within the area situated within Flood Zones 2 and 3. It is not clear from the Flood Maps where, at this site, Flood Zone 2 ends and Flood Zone 3 begins.

Is the site affected by any ‘bad neighbour’ uses (e.g. power lines, railway lines, major highways, heavy industry)?
As previously noted above, this site is located adjacent to a waste management and recycling facility, on the northern boundary. This particular use can be known to produce excessive noise and disruption during operational hours. However, following a detailed assessment of the likely impacts caused by this facility, as would accompany any future planning application, it is likely that with sufficient landscaping, i.e. buffer planting, and through careful master-planning of the site these impacts could be sufficiently mitigated.

Is there a possibility that the site is contaminated?

Given the construction methods that were in use at the time this building was erected, asbestos is likely to be present. Whilst this is a contamination issue, it can be mitigated through appropriate and controlled removal and should not cause lasting contamination of the site. There are not known to be any other contamination issues on the site.

Can satisfactory vehicular access to the site be achieved?

The existing permitted use of this site allows articulated lorries to access and egress the site in a safe and planned way. Therefore, it can be assumed that satisfactory vehicular access can be achieved to the site from Cater Road.

Utilities / Infrastructure Provision:

The current utilities and services that are available on-site include Mains Water Supply; Electricity Supply; Landline Telephone; Mains Sewerage; Gas Supply; and Broadband Internet.

Additional Comments:

Whitchurch Road consists of a mixture of uses including a variety of residential tenures, industrial buildings and retail outlets, amongst which residential development on the proposed development site would not be out of place. Notwithstanding the existing relationship of this site with the Industrial Estate, it is capable of being rearranged to face the residential development across the other side of Whichurch Road.

It is well serviced in terms of access to local amenities. The site is located within less than 500ft to the nearest bus stop, from which there are regular bus services to the local area, Bristol City Centre, Longwell Green Retail Park and the wider sub regional area including Bath City Centre. The site is also located within a short walk to a convenience shop, with Lidl just 0.1 miles away and Imperial Retail Park, with stores including The Range, Argos, Next and Costa coffee, just 0.7 miles away. In addition, the site is also a short walkable distance from two primary schools. Headley Park Primary School is within 0.5 miles of the site and St Peters C of E Primary School is within 0.8 miles of the site.

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

Is there a realistic prospect that the site would come forward for the proposed use?

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.

Additional Comments

In summary, this site should be considered appropriate for redevelopment. 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 at least 50 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 Planning Strategy and would like to be made aware of any further consultation periods relating to its progress.

Yours faithfully

Tom Stanley
ASSOCIATE DIRECTOR

Enc.