

**South Gloucestershire Council New
Local Plan
Site Submission Form
(Regulation 18 Topic Paper 2024)**



GUIDANCE ON COMPLETING THIS FORM

Please return this form if you are suggesting a site to be considered in the South Gloucestershire Local Plan 2025. Previously submitted sites are available to view on an online map at: www.southglos.gov.uk/callforsites

For each site please complete a separate form and provide a map that clearly and accurately identifies the site boundary.

Completed forms and site location plans should be emailed to: policy.consultation@southglos.gov.uk.

Identifying a potential site does not infer that the council in any way supports the development of the site. Sites will be assessed through the plan making process and will be subject to normal planning procedures.

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 purpose for collecting this data is: 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.

The purpose for holding your personal information is to assist in preparing development plan documents and supporting supplementary planning guidance and advice; and to contact you, if necessary, regarding the planning consultation process relating to their preparation. In order to provide the above service we may share your information with the following:

- Other South Gloucestershire Council departments
- External consultants working on behalf of South Gloucestershire Council
- Other Local Planning Authorities (LPAs)
- Other groups preparing statutory development plans relevant to South Gloucestershire

Please follow the link to our [Privacy Policy](#) and [Data Protection Policy](#) to find out more.

1. CALL FOR SITES SUBMISSION CHECK LIST

In order for South Gloucestershire Council to accept Call for Site submissions please ensure the boxes below are ticked to confirm the documents which are being sent for each separate site.

Please note that your submission including any supporting information will be published. We will undertake a redaction process to ensure that sensitive information is removed, however if you are aware of any sensitive information in your supporting documents, please do make us aware.

REQUIRED DOCUMENTS

- Completed Call for Sites Application form
- Site Map with a clear line boundary to outline the site promoted for development
- Proof of Land ownership/Proof of support from Landowner

ADDITIONAL DOCUMENTS

Please indicate below any additional supporting documents you are submitting alongside the required documents. You can also indicate where useful information can be found in these documents when filling out the other sections of the form below.

- Transport Study
- Ecological Study
- Landscape Assessment
- Greenbelt Assessment
- Viability Statement
- Housing Market Report
- Heritage Statement
- Vision Document
- Air Quality Report
- Noise Report
- Design Panel Review
- Delivery Statement
- Utilities Report
- Contamination Report
- Water Report
- Flood Report
- Archaeology Report
- Pre-App Response
- Other (Please state) SEE BELOW _____

CALL FOR SITES OUTSIDE OF CONSULTATION PERIODS

Promoters wishing to submit call for sites outside of a formal consultation period or to submit additional technical information to support their existing call for sites should contact our Planning Policy Team using the details below. We will confirm if we are able to accept the submission. If so, there will be a charge of £290 plus VAT.

Completed forms and supporting documents should be emailed to: policy.consultation@southglos.gov.uk.

2. HAS THE SITE PREVIOUSLY BEEN SUBMITTED TO THE COUNCIL?

Previously submitted sites are available to view on the online map accessible from: www.southglos.gov.uk/callforsites
(Click on the site to see the site reference number and information previously submitted).

Date of submission

February 2024

		Please enter the relevant Site Reference number from www.southglos.gov.uk/callforsites
Has this site previously been submitted?	Yes	SG974

If the site has already been submitted, how does the information provided in this form change the information you have previously provided to us?

Update to reflect ongoing discussions and provide further information.

3. YOUR DETAILS

Name

Company/Organisation (if applicable)

Address

Telephone

Email

Status (please tick all that apply)

Owner of (all or part of) the site	<input type="checkbox"/>	Land Agent	<input type="checkbox"/>
Planning Consultant	<input checked="" type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ Community Group	<input type="checkbox"/>	Local Resident	<input type="checkbox"/>
Registered Social Housing Provider	<input type="checkbox"/>		
Other (please specify)	<input type="checkbox"/>		

If acting on behalf of Landowner / developer please provide client name and address details:

I (or my client)... Is sole owner of the site Owns part of the site
Do not own (or hold any legal interest in) the site whatsoever

If you are not the owner, or own only part of the site, do you know who owns the site or the remainder of it (please provide details)?

Does the owner (or other owner(s)) support your proposals for the site?* Yes No

**We will now require proof of landownership or confirmation from the landowner that they support development of their land as outlined under section 1*

4. SITE DETAILS

Site Address (including postcode where applicable)

Land at Westfield Lane, Stoke Gifford, Bristol

Site Area (Hectares)(if known)

0.75 hectares

Current land use(s)

Car parking

Adjacent land use(s)

Employment, residential and highways infrastructure

Relevant planning history (if known)

The car park was constructed as part of the 1993 reserved matters permission for the Aviva Office (ref: P93/1527).

Please tick box to confirm you have provided a site plan [X]

5. POTENTIAL USES & CAPACITY

Suggested uses (please tick all that apply and where mixed use indicate % of overall site for each use)

USE		Capacity (number of units) and indication of possible residential tenures, types and housing for different groups
Residential	X	Circa 60 Units
Residential – Self-Build and Custom-Build		
Gypsy and Travellers / Travelling Showpeople sites		

USE		Specify (Wind, Solar, Other)
Renewable Energy		

USE		Floorspace (m ²) / number of floors/pitches / notes
Office, research & development, light industrial (B1)		
General industrial (B2) / warehousing (B8)		

Sports / leisure (please specify)		
Retail		
Other (please specify)		

Additional notes about potential uses:

6. SITE SUITABILITY ISSUES

Question		Further details including details of further studies undertaken / mitigation proposed
Does the site have any physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)?	No	
Is the site subject to flooding?	No	
Is the site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	
Is there a possibility that the site is contaminated?	No	
Can satisfactory vehicular access to the site be achieved?	No	
Has the Highways Agency been consulted?	No	
Is the site subject to any other key constraints?	No	

UTILITIES / INFRASTRUCTURE PROVISION

Please tell us which of the following utilities are available to the site

Mains water supply	<input checked="" type="checkbox"/>	Mains sewerage	<input checked="" type="checkbox"/>
Electrical supply	<input checked="" type="checkbox"/>	Gas supply	<input checked="" type="checkbox"/>
Landline telephone	<input checked="" type="checkbox"/>	Broadband internet	<input checked="" type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>		

Please provide any other relevant information relating to site suitability issues:

7. SITE AVAILABILITY ISSUES

Question		Comments/further details
Are there any legal/ownership constraints on the site that might prohibit or delay development of the site (e.g. ransom strip/covenants)?	No	
Must land off-site be acquired to develop the site?	No	
Are there any current uses which need to be relocated?	No	
Is the site owned by a developer or is the owner willing to sell?	Yes	

Estimated delivery rate: When do you think the site would come forward for development? (Where a development will be phased over more than one period please indicate this)

Within the next 5 years	6-10 years	11-20 years
X		

Do you have any information to support when the site will come forward and its phasing? Please consider suitability, achievability and constraints.

The site is available and suitable for residential development now. There are no known constraints that would hamper the delivery of the site within the next 5 years. The land is surplus to current requirements and the owner wishes to promote the land for residential development.

The primary potential constraint to delivery of development on the site is the time taken to secure planning permission.

8. SITE ACHIEVABILITY ISSUES

Question		Comments/further details
Are there any known significant abnormal development costs (e.g. contamination remediation, demolition, access etc.)? If yes, please specify.	No	
Does the site require significant new infrastructure investment to be suitable for development? If yes, please specify.	No	
Are there any issues that may influence the economic viability, delivery rates or timing of the development? If yes, please specify.	No	

Has a viability assessment / financial appraisal of the scheme been undertaken?	No	
Have any design work studies been undertaken?	Yes	See provided statement

9. ADDITIONAL COMMENTS

If necessary, please continue on a separate sheet and attach to this form.

In addition to the comments provided above, we welcome the opportunity to provide further representations in support of our client's aspiration to have land at Westfield Lane ('the Site') allocated for residential development and in tandem removed for the area of safeguarded employment land.

Background

The Site is roughly triangular in shape, extends to circa 0.75ha and is located within Stoke Gifford. The Site is currently a car park, which in the past has served the Aviva office building located to the north west. The car park benefits from a tarmac surface and lighting columns. Vehicular access is achieved from the west of Westfield Lane and is barrier controlled.

The Site is currently safeguarded as employment land in the adopted local plan, but identified as a 'possible site' in the latest consultation version of the plan. This reflects the recent proposal of the site as a residential allocation as part of the earlier call for sites process.

The Site currently provides car parking for approximately 300 cars and was designed to serve the requirements of the Aviva office building, which secured planning permission in the late 1990s. The quantum of car parking reflected the period of time of the development of the Aviva office building. This car park is remote from the office building being separated by Westfield Lane. It should be noted that the Aviva building is served by a 1,420 space car park, in addition to the 300 spaces on the Site. Given the floorspace of the Aviva building is approximately 23,500 sqm, this equates to in the order of 1 space for every 17sqm of floorspace. Whilst noting there is no adopted parking standards for office use in the current local plan, this is a significant quantum of car parking, particularly taking into account the sustainable location of the offices and accessibility to public transport.

The existing parking on the Site is surplus to requirements and have not been actively used by the Aviva Building for approximately 5 years. The highly accessible nature of the Site, increased access of the Site by active travel and the changed working patterns, with people adopting flexible working, has reduced the need for car parking on the Site.

Employment Land

The Council has identified in the Preferred Strategy an imbalance across the district between the provision of housing and jobs (Paragraph 3b.3). Addressing this employment imbalance is noted to be a key spatial priority of the New Local Plan.

The existing Site is not now required to provide parking to meet the needs of the Aviva building. Its development for other purposes would not, therefore, harm the existing level or nature of employment provided in the area, noting the desire of the Council to focus new employment development to the east of the district. The implications of the 'loss' of the safeguarded Site, would not itself have any fundamental effect on the availability of employment land in the area, nor the ability to meet future employment floorspace.

Accordingly, its development for other purposes would not undermine the emerging employment strategy, including the desire to address the imbalance of homes and jobs.

Need for Housing

The Phase 3 document and supporting Local Housing Needs Assessment indicated that the housing requirements over the plan period to 2040 are 20,490 dwellings.

Of this, existing commitments deducted from the standard method will deliver 10,387 new homes, leaving a residual of 9,653 homes which need to be planned for, as a minimum.

At this juncture the Council have identified a further 17 potential sites, including the site in question to seek to meet housing needs.

The Council identifies that they first wish to make the most effective use of land within existing urban areas. Whilst the Site at Westfield Lane is small, it does offer an opportunity to provide housing in a sustainable urban location and with no consequential effects on employment land. It is suggested that the site has capacity for approximately 60 units.

The Site directly adjoins residential areas to the north and east and would represent a logical site for further residential development with no loss of Green Belt. Residential development of the Site would also importantly contribute to addressing the identified imbalance between homes and jobs in the Council area. It would have no negative effect on the quantum of employment floorspace available and would positively contribute by providing homes in an area where there are significant employment opportunities.

In this regard, it is suggested that the Site can be allocated for residential purposes without adversely affecting the current employment uses on or surrounding the wider site.

Benefits of the site

There are a number of benefits to development the Site for residential purposes including:

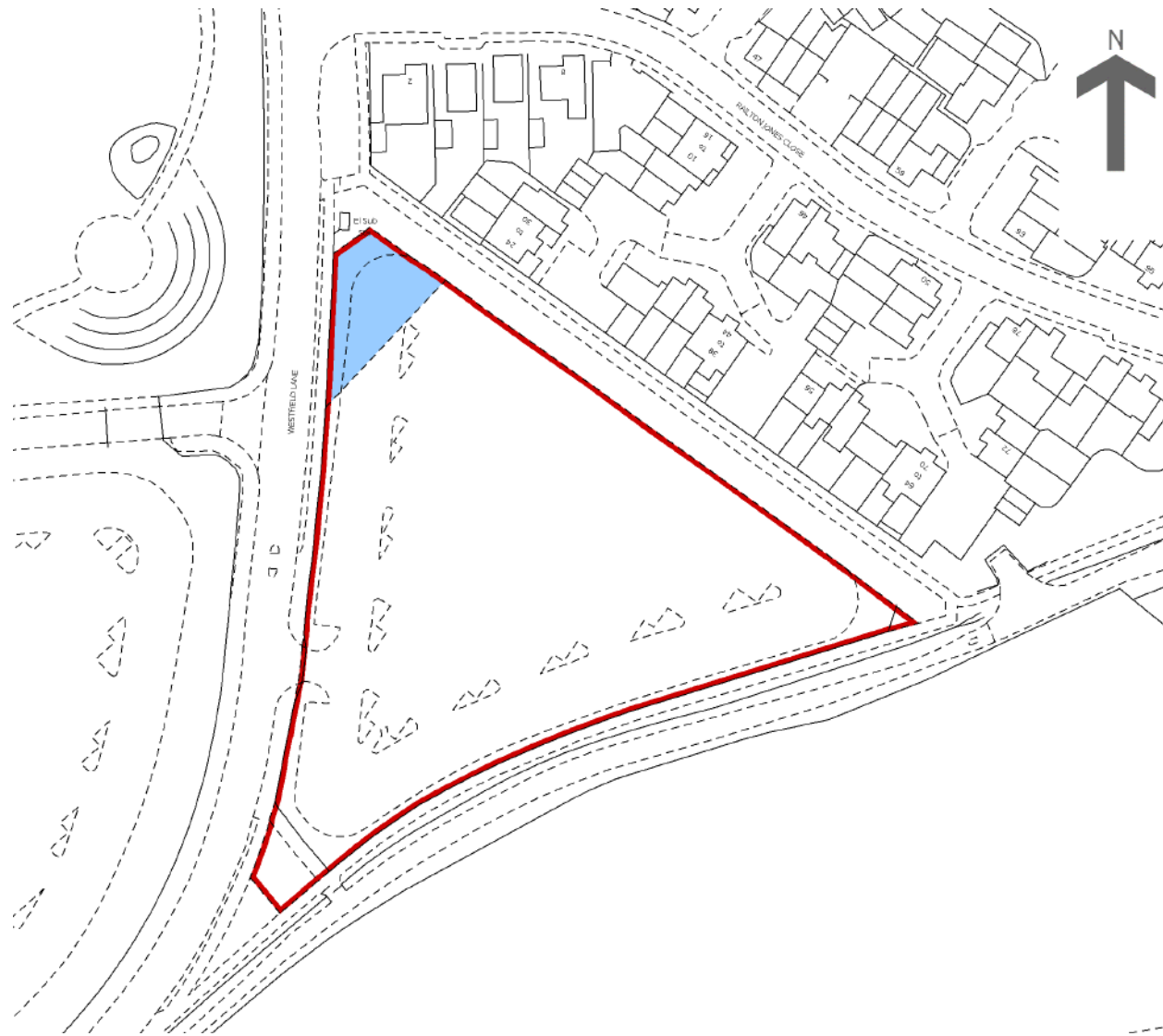
- Immediate availability by a single landowner which has identified it as surplus to requirements
- Site is currently under-utilised, making no meaningful contribution to the economy or community
- Delivery of market and affordable housing
- Sustainable urban location with good access to public transport (bus and rail)
- Good access to facilities and amenities by active travel
- Compatible with existing surrounding land uses
- No adverse effect on the existing and wider safeguarded employment land
- The Site is available, suitable and deliverable in the short-term

A contextual analysis of the site and indicative design for residential development of the site has been prepared by BCR Infinity. This analysis accompanies the submission and demonstrates that circa 60 units can be accommodated on the site in an attractive and well-designed manner. While the analysis is high level it is clear that the site can make a positive and meaningful contribution to the provision of housing in the Council area. Given the lack of constraints such a contribution can be made early in the plan period.

Summary

The Site represents a logical and appropriate site within the urban area to contribute to meeting the housing needs of the Council over the plan period. The delivery of the Site at Westfield Lane for residential development can make a meaningful contribution to housing requirements, complementary to the emerging strategic allocations. Development would also, importantly, not conflict with the Council's aspirations to safeguard employment land and ensure retention and delivery of employment opportunities.

Completed forms, site location plans, Landownership proof and any supporting information should be emailed to: policy.consultation@southglos.gov.uk.



Job Number & Name

Land at Westfield Lane, Stoke Gifford, Bristol

Client

Aviva Life & Pensions UK Limited

Drawing Title

Site location plan for Call for Sites

Project Manager

SM

Date

12/02/24

Scale

1:1250

Drawing No.

0158/98646

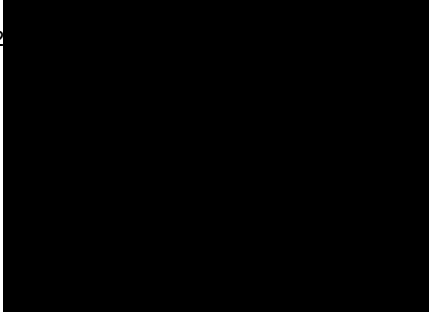
Revision No.

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PLANNING CONSULTANTS

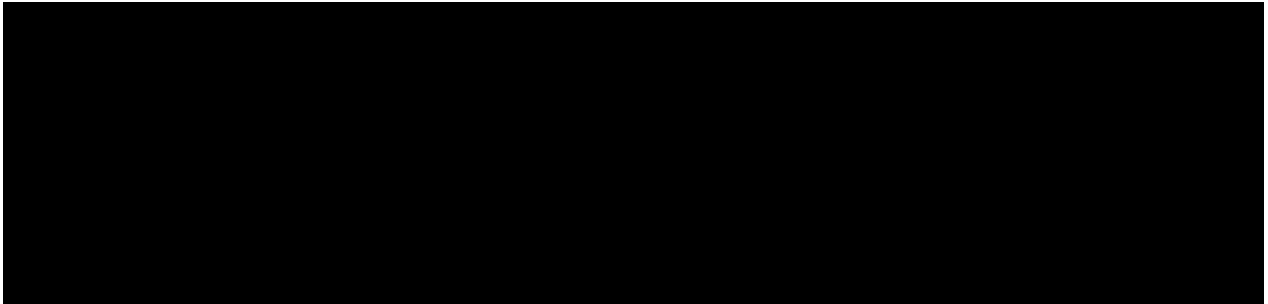
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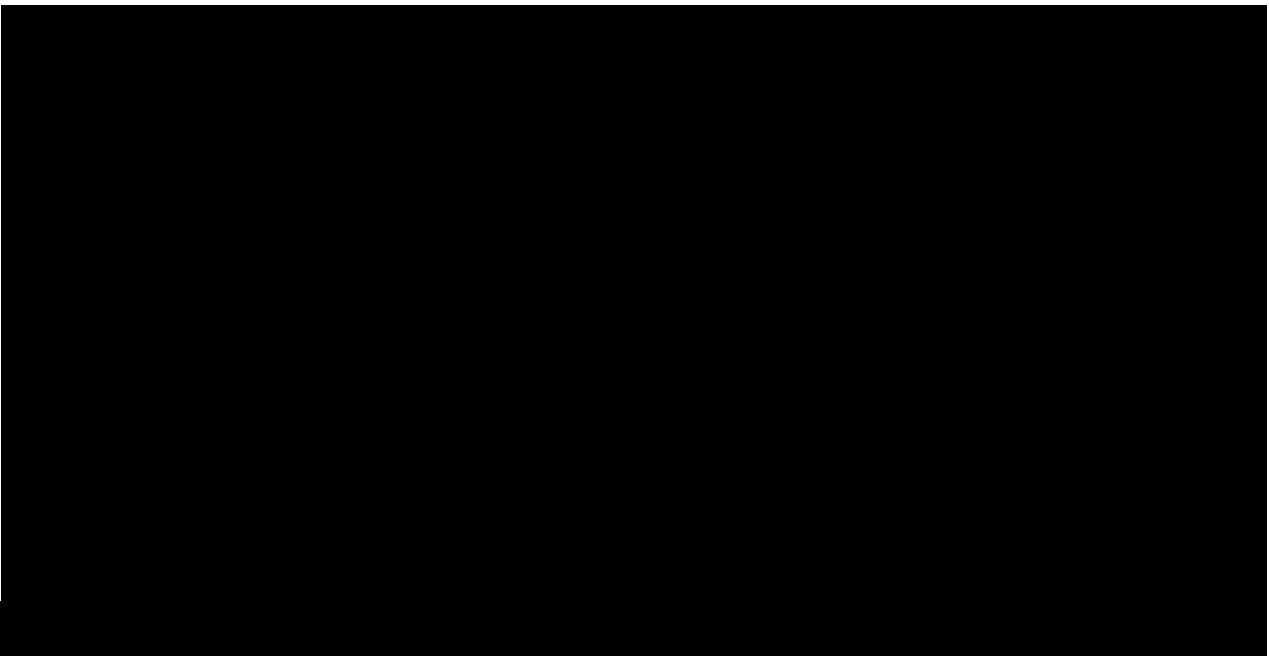
01 February 2024

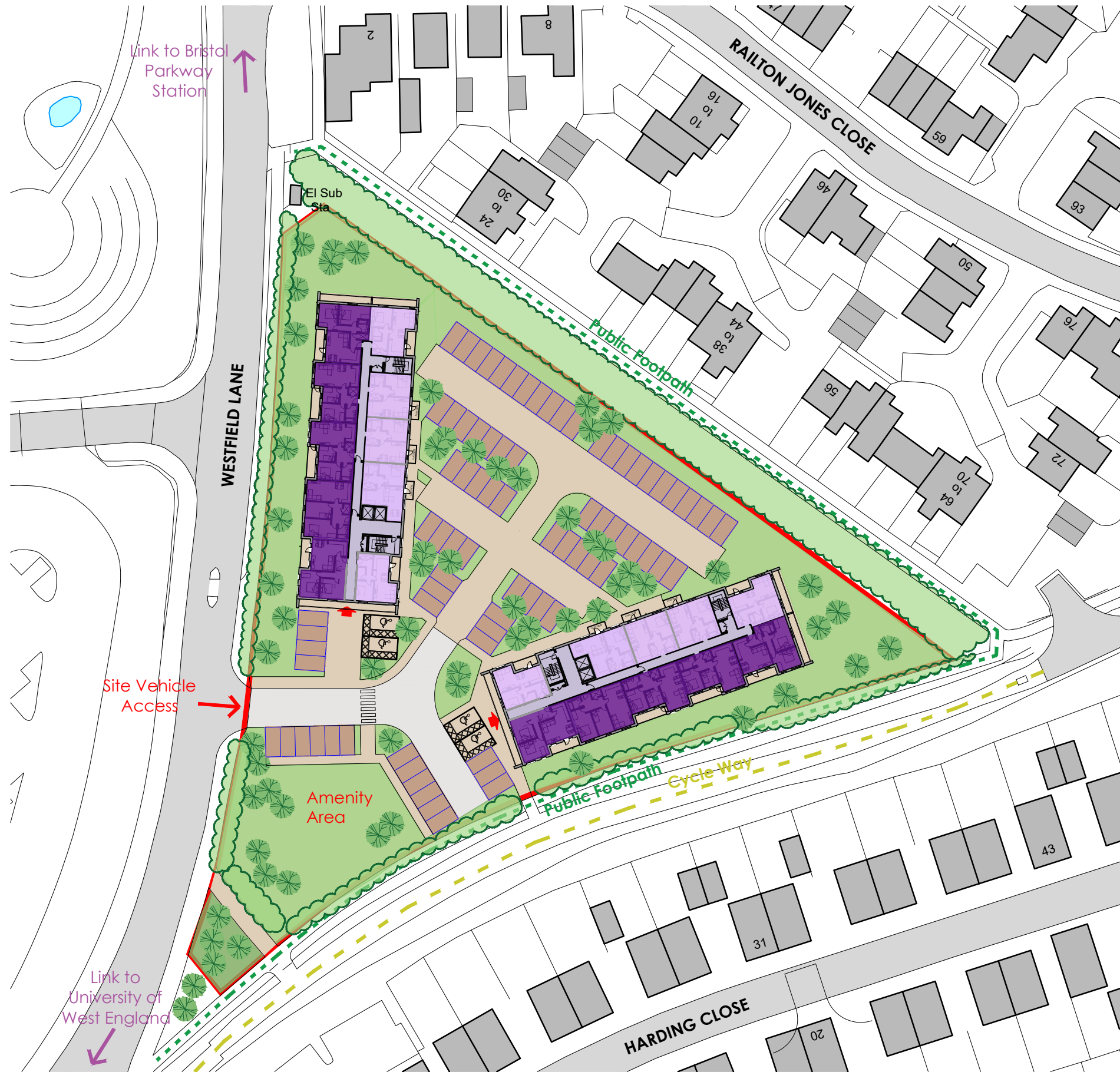
**SOUTH GLOUCESTERSHIRE COUNCIL NEW LOCAL PLAN – CALL FOR SITES
PROOF OF OWNERSHIP / PROOF OF SUPPORT**

LAND AT WESTFIELD LANE, STOKE GIFFORD (AVIVA OFFICE CAR PARK)



We trust that this letter gives the Council the comfort required, that as a landowner we are supportive of the allocation of the land for residential purposes, and this evidences the availability and deliverability of the site.





KEY

— SITE BOUNDARY

TOTAL SITE AREA - 0.74 ha (1.83 acres)

RESIDENTIAL APARTMENTS - 2 no. blocks

15 no. 1 Bed/2P units

13 no. 2 Bed /3P units

02 no. 3 Bed/5P units

30 no. Units per block

TOTAL 60 Units Approximately

NOTE: Plant, Refuse and cycle storage within the building footprint at Ground floor level

PARKING

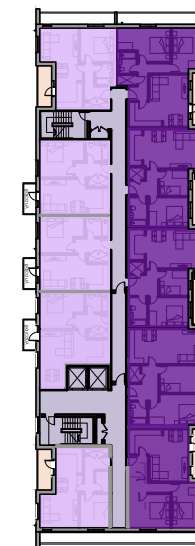
30 @ 1 space per 1 bed unit

45 @ 1.5 spaces per 2 bed unit/3 bedunit

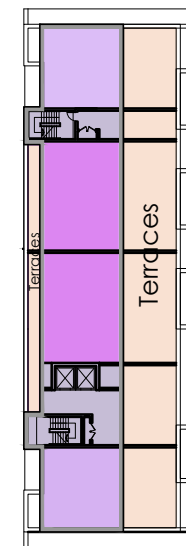
TOTAL 75 Car parking spaces

7 additional visitor parking spaces (including accessible spaces)

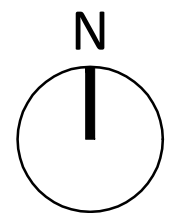
Cycle parking at 1 space per 1 bed.



Typical GF-2F Plan



Typical 3F Plan



Concept

DO NOT SCALE THIS DRAWING - USE DIMENSIONS

The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors. This drawing is to be read in conjunction with all relevant consultants and specialists drawings. This drawing is copyright

This drawing is issued for the sole and exclusive use of the named recipient. Distribution to any third party is on the strict understanding that no liability is accepted by bcr-infinity architects for any discrepancies, errors or omissions that may be present, and no guarantee is offered as to the accuracy of information shown.

Revisions

A- ---- -/-/- -

Drawing Title
Proposed Site Plan - Apartments Layout
Project
Westfield Lane
Stoke Gifford

Client

CAD Reference: 24-058 04 Proposed Site Plan

Drawing Number
24-058-04
Scale
1:750
Date
July 2024
Drawn by: MRA

Checked by: --

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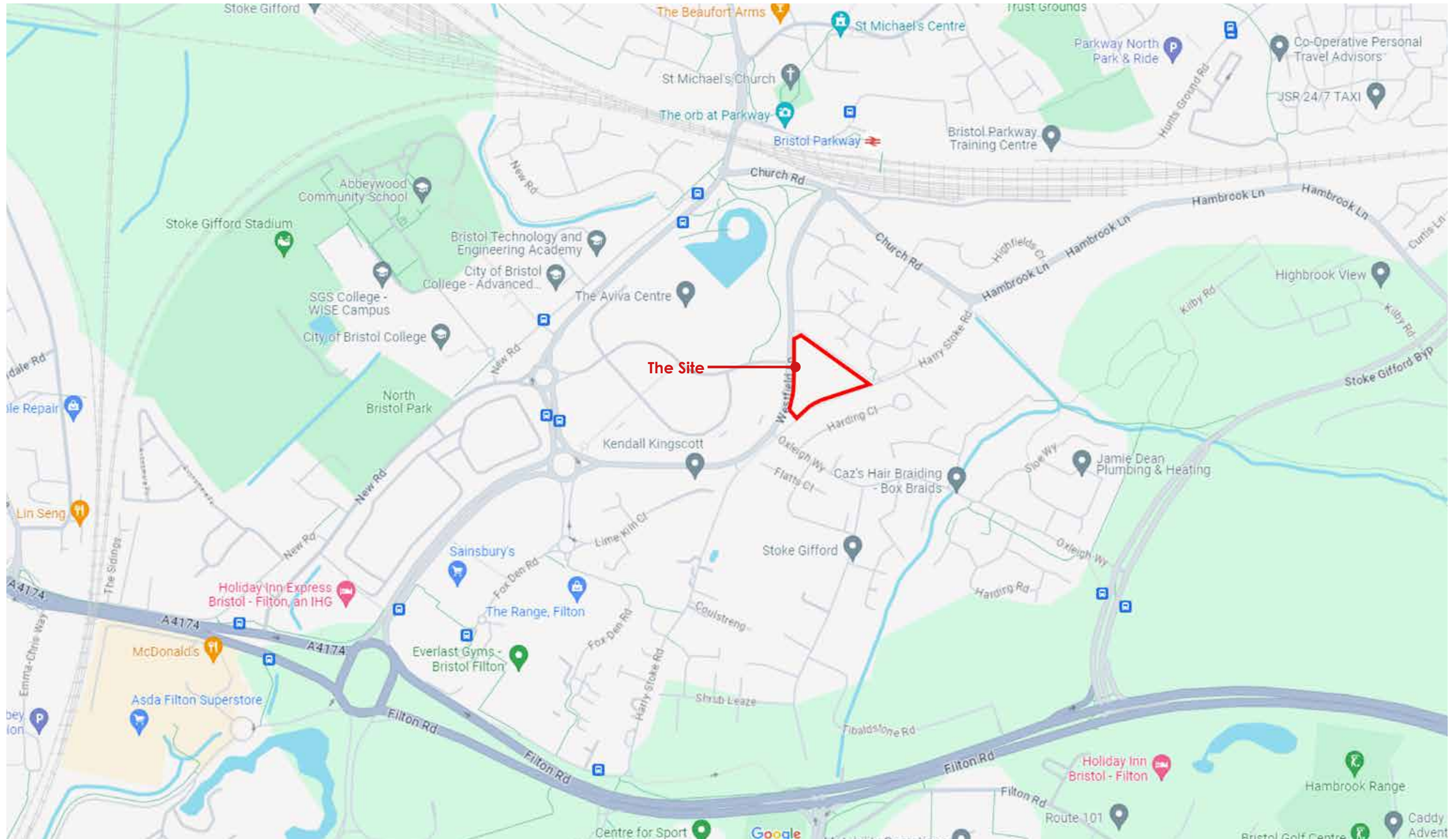
Bury St Edmunds:
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RIBA 
Chartered Practice

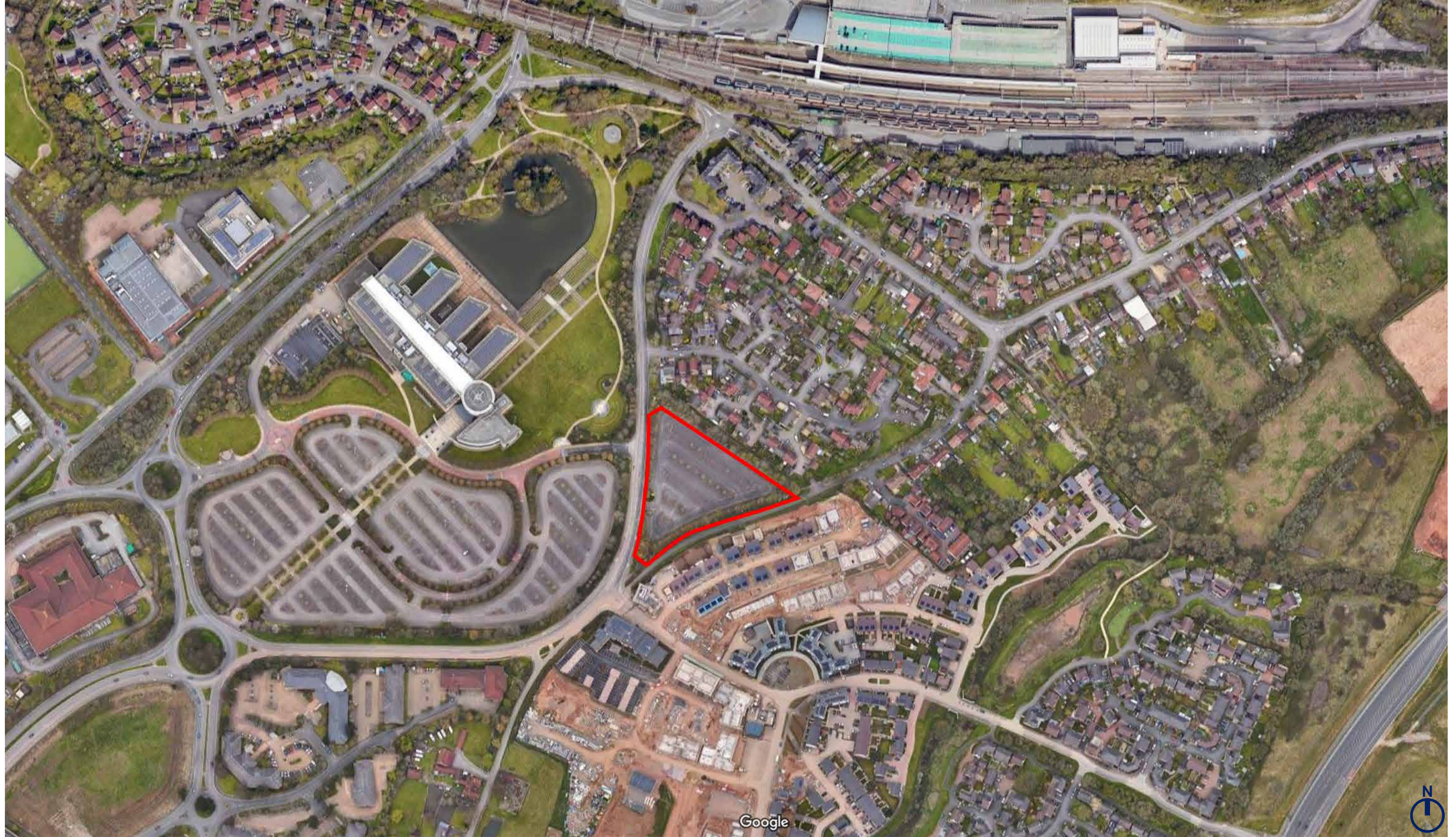
Westfield Lane, **Stoke Gifford**
Bristol

Context Analysis Report

1.0 SITE CONTEXT | Location Plan



1.0 SITE CONTEXT | Aerial Plan



1.0 SITE CONTEXT | Connections, Facilities, Services & Public Transportation

- The Site sits to the East of the AVIVA Centre offices and associated car parks and external amenity space.
- The triangular shaped site is an overflow surface car park associated with the AVIVA Centre. The site is currently disused.
- To the north, is the established residential area of Railton Jones Close.
- To the east and south is the new residential development known as Brooklands Park which is still partly under construction.
- The plan opposite shows the proximity of the site to local amenities and facilities.
- The site's close proximity to Bristol Parkway Station with fast connections into the city centre and beyond is of note.
- The access to the site is off Westfield Lane
- The perimeter of the site is surrounded by large shrubs and some trees which screen the car park.
- A substation is located in the north west corner with access off Westfield Lane
- Within the site, the area is predominately hard surface tarmac with limited tree planting between the car parking bays and lighting columns.



1.0 SITE CONTEXT | Brooklands Park Housing Development, Harry Stoke



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



BACKGROUND

- 17.34 hectares of greenfield land.
- 1200 residential units (approx.)
- Received outline planning approval in 2007.
- Received reserved matters approval for final two phases in early 2024.

Brooklands Park Reserved Matters Planning Layout

1.0 SITE CONTEXT | Site Plan

SITE AREA =
0.75 ha / 1.85 acres



Photo 01 - Railton Jones Close - Existing Residential Area to North of Site



Photo 02 - Westfield Lane



Photo 03 - Existing Footpath - Within Site Boundary



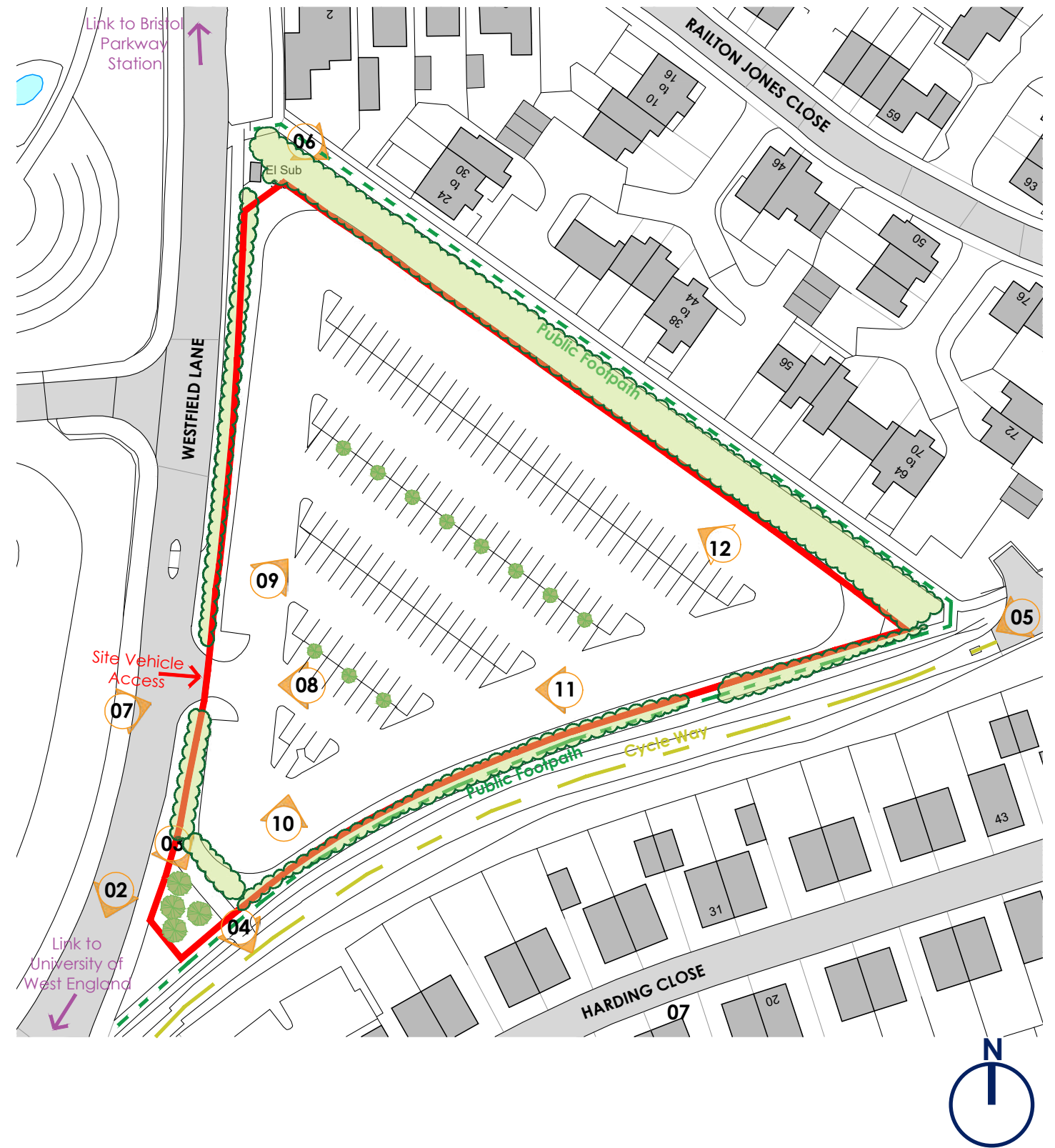
Photo 04 - Cycle Way - Between Site and Recent Brooklands Park Residential Development



Photo 05 - Cycle Way - Between Site and Recent Brooklands Park Residential Development



Photo 06 - Public Footpath - Between Site and Existing Residential Area



Existing Site Plan

1.0 SITE CONTEXT | Site Photographs



Photo 07 - Site Entrance



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12

1.0 SITE CONTEXT | SCALE - Surrounding Building Heights



- The surround residential units are predominately low rise, two storey or two storey with dormers.
- The new Brooklands Park development to the south has established some apartment blocks at the site entrance of three storey with flat roofs and a central cluster of apartment buildings at four storey in a arc formation around a central amenity space. The higher buildings are used as focal points within the site layout.
- Two development options have been reviewed one of low rise, two/two and half storey houses with dormers and a higher density scheme of apartments of up to 4 storeys. The site is well separated from the neighbouring developments with existing landscape buffers and footpaths, so the impact of this scale of development will be minimal.
- Due to the rise in topography when approaching the site from the south the corner tip is visually prominent and could potentially provide a focus building to any development.
- The perimeter buffers to the north and east of the site provide some separation from the surrounding developments with established landscaped screening. These protect the lower rise houses surrounding the site from any potential future development.

2.0 SCHEME PROPOSALS | Residential Housing Sketch layout



KEY

█ SITE BOUNDARY

TOTAL SITE AREA - 0.74 ha (1.83 acres)

UNITS

- 8 ● 2 Bed/ 3p @ 70 m²/ unit
 - 2 ● 2 Bed/ 4p @ 79 m²/ unit
 - 12 ● 3 Bed/ 4p @ 84 m²/ unit
 - 1 ● 3 Bed/ 4p @ 86 m²/ unit
 - 1 ● 4 Bed/ 6p @ 121m²/ unit (2.5 storey)
- 10 no. 2 Bed @ 42%
- 13 no. 3 Bed @ 54%
- 1 no. 4 Bed @ 4%

24 TOTAL

FLATS - 3 Storey

- 3 1 Bed/ 2p @ 50 m²/ unit
- 3 2 Bed/ 4p @ 70 m²/ unit

6 TOTAL

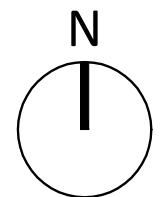
30 UNITS SITE TOTAL @40.5 Units/ha
@16.4 Units/acre

PARKING

- 1.0 space / 1 bed
- 1.5 spaces/ 2 bed
- 2.0 spaces / 3/4 bed

Total Number 51 spaces

Visitor parking at 0.2/Unit requires **6 Visitor spaces**



2.0 SCHEME PROPOSALS | Massing Study - Based on Residential Housing Layout



2.0 SCHEME PROPOSALS | Massing Study - Based on Layout Residential Apartment Layout

