



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 the site

Planning consultant

Affordable Housing Provider

Local resident

Land agent

Developer

Amenity/Community Group

Other

2. SITE DETAILS

Site address

Address as above – this is a previously submitted site in January 2015 – in the Schedule of submitted sites Nov 2015 this is **Site ID = 15, Ref = CFS123**

Site Postcode

BS32 4JH

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

Site area (hectares)

Approx. 0.56 hectares to include existing house and garden

Current use(s)

Residential house and garden

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).

This is a previously submitted site in January 2015 – in the schedule of submitted sites Nov 2015 this is **Site ID = 15, Ref CFS123**

The last planning consent for this property was for a “change of use” in 1998. This was for converting a garage to a craft/picture framing workshop.

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 – up to 10 units.

This site could be brought forward very quickly via an agreement with one of the smaller local housing developers or a self build/custom build scheme – possibly in conjunction with South Gloucestershire Council's emerging custom build register?

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)

In addition to the 270 new houses in Hortham Village there are about another 40 houses in Hortham Lane making a total of 310 with a population of approx. 850 people. The addition of up to 10 more units in the area (approx. 3% increase) would have little impact on the local area.

The overall character of Hortham was changed dramatically with the building of Hortham Village. It's changed from being a sleepy backwater of Almondsbury with a high number of retired people to a commuter settlement with a much younger population.

The addition of up to 10 more houses would not harm the character of Hortham.

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

When Hortham Village was built the developers allocated a parcel of land for future community use along with a sum of money believed to be currently in excess of £100,000. At present there is a local consultation being undertaken within Hortham to ascertain what the community wants. Suggestions so far include a community shop and/or village hall.

It is one of Almondsbury Parish Councils stated aspirations to have a community shop in Hortham.

Up to 10 more houses in Hortham would not only increase the economic viability of any community shop but would also help in ensuring that any village hall is fully used.

4. SITE OWNERSHIP AND STATUS

I (or my client/organisation)	Is sole owner of the site	[<input checked="" type="checkbox"/>]
	Owns part of the site	[<input type="checkbox"/>]
	Do not own the site	[<input type="checkbox"/>]

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)

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

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

No, not yet. However subject to gaining outline planning consent the current owner is willing to sell both the house and associated land for housing at short notice. This willingness to sell quickly would ensure that the land is developed for additional housing at the earliest opportunity.

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

No

contract(s).i.e. fixed / minimum value or subject to planning.

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.

All services are currently available on site, including, gas, electricity, water, drainage and superfast broadband. No major onsite infrastructure changes would be needed.

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?

This will take place (if needed) as and when a planning application is made.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
<u>10</u>				

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.

The visibility splays in both directions along this stretch of Hortham Lane are excellent. From a road safety perspective there's also a 30mph speed limit in place, street lighting and footpaths on both sides of the road.

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.

This plot of land has always been a house and garden so no form of land contamination is envisaged.

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 impact on any of the above. The site is gently sloping from west to east and is not near to any heritage or landscape assets.

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.

This site is situated at one of the highest elevations in Hortham Lane with no source of water nearby

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.

The proposed site currently lies in the Green Belt and lies adjacent to the recent residential development of the old Hortham Hospital (270 houses) that is now called Hortham Village.

About 18 months ago Almondsbury Parish Council indicated that there was no need for additional housing in the parish, however South Gloucestershire Council conducted a public consultation (as part of its original PSP plan) on the removal of Hortham Lane from the Green Belt and the introduction of a settlement boundary. The results were that 24 out of the 25 respondents were in favour of the proposal yet a settlement boundary was never introduced. As the current PSP plan is now "council" led rather than "Parish" led this could present the council with an opportunity to introduce a formal settlement boundary around Hortham. It must also be remembered that as over a third of the population of Almondsbury now lives in Hortham it would seem to make sense for a settlement boundary to be introduced.

The site is essentially a fully enclosed residential garden and not an open field and therefore there will be no adverse effect on the open countryside. Its current curtilage is in many ways unnaturally large for just one residential unit and is out of character with other properties in the Hortham Village area. Allowing the site to be developed for houses with smaller curtilages would bring it into character with the surrounding area and would not constitute inappropriate development.

The character of Hortham Lane (1950's style housing) was changed dramatically with the building of 270 modern houses in Hortham Village. The last few years has also seen two of the original houses in Hortham Lane being demolished and replaced with modern dwellings as well as two totally new builds. The submitted site would therefore blend in with the majority of the existing houses in the Hortham area and as it is much further away from the open countryside than any of the 270 houses on the new estate it would not harm the openness of the existing Green Belt or constitute urban sprawl in any way.

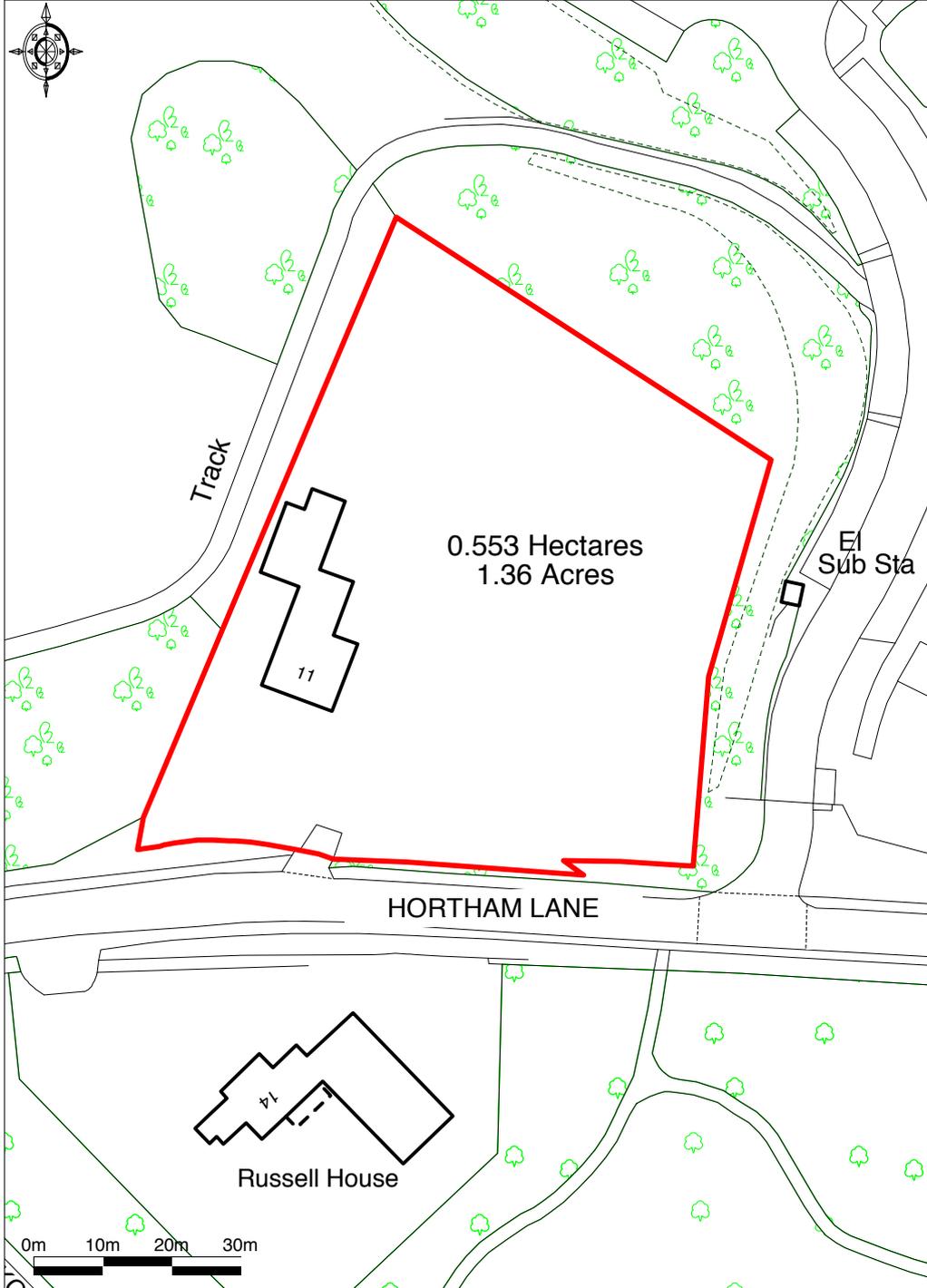
The site has a large road frontage of approx. 90m on Hortham Lane. Unusually it also only has one neighbour as it's surrounded on three sides by a Jehovah's Witnesses place of worship. The building directly opposite is also not a residential dwelling as it's a care centre run by a children's charity. The nearest true residential property is 90m from the site's boundary so any future residential development would have minimal impact locally with no near neighbour issues whatsoever.

The site lies in close proximity to the A38 and both the M4 and M5 motorways. The Aztec Wets junction of the M5 has recently undergone widening as part of the proposed Metro Bus route. The site is also close to areas of major employment such as Aztec West, Filton and Cribbs Causeway. There are excellent shopping facilities at Cribbs Causeway and Thornbury as well as a thriving village shop in Lower Almondsbury itself. Hortham is served by regular bus services throughout the day meaning that any new houses wouldn't be car dependent. There is also a doctor's surgery and dentist in Lower Almondsbury. As a result of the redevelopment of the old Hortham Hospital new traffic lights have also been installed at the junction with the A38 as well as a road redirection on Hortham Lane itself.

South Gloucestershire Council obviously considers Hortham to be a sustainable location otherwise they wouldn't have allowed 270 houses to be built on the site of Hortham Hospital irrespective of its brownfield status. Put very simply, if Hortham wasn't a sustainable location then the Hortham Village development wouldn't have been given the go ahead.

I believe that because the site's owner is willing to sell that any residential development will be fully deliverable within one to two years and is in a sustainable location that requires little or no additional infrastructure. It has a lack of immediate residential neighbours and will have little or no impact on the character of the local area and I submit therefore that it should be considered for inclusion when drawing up your list of developable sites.

11 Hortham Lane



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