



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

Philip Staddon

Company/Organisation
(If relevant)

PJS Development Solutions Ltd

Address

26 Lea Crescent
Longlevens
Gloucester

Postcode

GL2 0DU

Telephone

[REDACTED]

Email address

[REDACTED]

I am (please tick all those that apply)

Owner of part of the site	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Planning consultant	<input checked="" type="checkbox"/>	Developer	<input checked="" type="checkbox"/>
Affordable Housing Provider	<input type="checkbox"/>	Amenity/Community Group	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Other	<input type="checkbox"/>

2. SITE DETAILS

Site address

Glebe land, west of A38, Falfield village, South Gloucestershire.

Site Postcode

GL12 8DH (nearest Village Hall)

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

368320

193417

Site area (hectares)

0.8 hectares

Current use(s)

Pasture.

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).

Submitted in early 2015 Call for Sites (CFS 183 Site Reference 77)

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))

The Rural Villages and Settlements Topic Paper (2015) lists Falfield as having 86 households and a population of 271 (figures based on 2011 Census data).

The site covers an area of 0.8 hectares and would form a logical rounding off/ infill of the settlement adjacent to the village hall and bus stops. Assuming 80% net developable area and a density of between 30-35 dwellings per hectare, the site could comfortably accommodate 20-22 new homes. This would represent a circa 25% increase in homes within the village. This level of growth feels appropriate and proportionate given the 'acceptable access' to services and the characteristics of the village.

Note the promoter is aware of adjacent very large scale promotions that would seemingly treble the size of the village.

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

There are 5 aspirations listed - comments against each are set out below:

1. Improved public transport and links to nearby towns and village centres Comment the scheme will boost public transport patronage the site is extremely well related to existing bus stops.
2. Seek additional and improvement of community facilities; in particular for play Comment these requirements can be considered at the planning application stage the site owner takes a positive view towards provision of reasonable contributions (via CIL or S.106)
3. Ensure sufficient health, education and other facilities are available. Comment increased population will help to support services.
4. Seek improvements to road safety for cyclists and pedestrians. Comment access to the site will probably require some redesign of the white lining on the A38 junction approach. This is a good opportunity to explore improved cyclist and pedestrian provision.
5. Accommodation suitable for smaller households and older people (single story dwellings). Comment such households can be readily incorporated and the site owner would welcome an early dialogue with the Parish Council on precise requirements.

4. SITE OWNERSHIP AND STATUS

I (or my client/organisation)

Is sole 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)

n/a

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

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.

There has been feasibility work and the site will be attractive to housebuilders as it is of an optimum size for quick delivery and has no constraints or barriers. It is possible that the [redacted] development arm ([redacted]) would build out the development, ensuring the responsible delivery of high quality homes and the delivery of community benefits.

Have any utility searches been undertaken? [No but see below]

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

Although detailed utility searches have not yet been undertaken, there are no known issue or constraints. The site is immediately adjacent to the existing village settlement and next to the A38. It is understood that all mains services / utilities necessary to serve the development are available and that there are no connection or capacity issues.

Have or are consultants engaged to undertake any studies or design work? [Yes]

If so who and when? Please provide details. Please indicate if those studies may be made available to the Council?

The [redacted] has retained the expert services of PJS Development Solutions Ltd. Subject to South Gloucestershire Council giving some indication of 'in principle' support (through a revised PSP draft or directly) the [redacted] could mobilise the submission of a planning application within 4 months.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
Planning	10	12	0	0
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.

Has any proposed scheme been financially appraised? [No but it is fully viable]

If so did the appraisal conclude that a development would be viable and provide a reasonable return to the landowner? [n/a]

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

Have any soil investigations been undertaken? [No]

If so was any significant contamination found or need for further investigations advised? Please provide details.

Note although no investigations have been undertaken the prospect of contamination on tis (previously undeveloped) are considered negligible.

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

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.

No

6. ADDITIONAL COMMENTS

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.

██████████ recognises the need to deliver new homes in sustainable locations. It also recognizes that development proposals can raise concerns, particularly in locations that have not previously been identified for planned growth. The ██████████ land at Falfield provides a positive opportunity to deliver a modest and proportionate number of new homes in a sustainable location. This will help to contribute to the Council's acknowledged need to find additional housing sites to restore its five year housing land supply.

Importantly, this site is extremely well related to the existing settlement and would appear as a very logical and natural rounding off / infill of the village. Furthermore, its size and scale are such that it is able to deliver a level of growth which is both proportionate and reasonable given the size and characteristics of Falfield, without 'swamping' or overwhelming it.

There are no constraints to its development and the site could be comfortably taken through the Planning stages and built out well within the 5 year time period. The ██████████ would be very keen to engage with the Parish Council to consider how the development can maximize its contributions towards delivering identified local aspirations.

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on 28 February 2006 at 13:35:06. This date must be quoted as the 'search from date' in any official search application based on this copy.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 28 February 2006.

This title is dealt with by Land Registry Gloucester Office.

Land Registry

Title Number : **GR290970**

Edition Date : 28 February 2006

A: Property Register

This register describes the land and estate comprised in the title.

SOUTH GLOUCESTERSHIRE

1. (28.02.2006) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being [REDACTED]

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title Absolute

1. (28.02.2006) PROPRIETOR: [REDACTED]

Title Number : GR290970

C: Charges Register

This register contains any charges and other matters that affect the land.

1. (28.02.2006) The land is subject to such easements as affect the same by virtue of s.15(1)(b), Endowments and Glebe Measure 1976.

END OF REGISTER

NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.



NOT TO SCALE

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**BRUTON
KNOWLES**

Albion Chambers, 111 Eastgate Street,
Gloucester. GL1 1PZ