



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

Kit Stokes

Company/Organisation
(If relevant)

Aspect360 Planning Consultants Ltd on Behalf of Cotswold Homes Ltd

Address

45 Oakfield Road
Clifton

Postcode

BS8 2AX

Telephone

Email address

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 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

**Land at Heneage Farm
Moorslade Lane
Falfield**

Site Postcode

GL12 8BX

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

ST 68276 93174

Site area (hectares)

10.6 (5 hectares of developable land)

Current use(s)

Agricultural land in association with Heneage Farm

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).

A current pre application enquiry has been lodged with South Gloucestershire Council.

A community consultation exercise has been completed.

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 but with associated Park and Share Scheme
Site location and Initial Concept Masterplan attached

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))

Predicted no. of households in Falfield for 2015 is 88
Maximum no. of dwellings identified for this site is upto 120
Percentage of increase of 136%

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

It can contribute to and in some cases, deliver all the community aspirations for Falfield, which includes:

- The scheme will deliver a 'Park and Share' facility, together with greater provision/safety for cyclists to address a serious problem in the locality where people park dangerously in the village and the surrounds and car share on commuter routes into Bristol/Gloucester or other locations on the M5 corridor.
- The provision of additional housing will increase the viability of improved public transport based on the scale of housing proposed, for bus operators to increase bus services and/or frequencies. The proposal will seek to subsidise public transport facilities particularly to access local primary schools.
- The proposal will deliver significant improvements to community open space facilities through provision of a new 'village green' which will become not only an integral part of the development but potentially a positive and essential part of the existing village, which is currently focussed around the hostile highway environment of the A38. The proposal will provide up to 5ha of formal and informal open space, which will run alongside the stream and existing PROW and help to create an attractive and publically accessible open space, which links the north of the village to the south in a similar vein to the linear village green at Frampton on Severn. We see this addition to have a major place making potential for the village as well as the proposed development.
- The village green will be with equipped children's playspace to serve the existing village and new residential properties.
- The village green will include a new allotment area for use by all villagers.
- The proposed development with contributions to up to 4800 sq m of local sports facilities which will be designed as part of the open space.

	<ul style="list-style-type: none"> ▪ The proposal will lead to Increased viability for existing and new health, education (including Early Years) and other key services as a result of a larger population, with greater likelihood of improvements or new services; ▪ The proposal will help to support Tortworth School, which currently has more spaces than there is demand for. ▪ The proposal will deliver greater housing choice, through provision of a range of housing to meet local needs. The proposal is for a range of market housing, 35% affordable/starter housing and single storey housing for elderly people. ▪ Additional housing will support the viability of the local retail and public house facilities which will benefit from increased revenue. ▪ The proposal will support the potential for investment in local utility services. The village currently lacks mains gas and good quality broadband services.
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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)

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

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

Cotswold Homes have a legal option to buy the site should planning permission be granted. An application will be submitted in the next 6 weeks.

Are there any covenants or other legal issues that may restrict development potential? If so please explain. (including wayleaves and easements)

None. The site is single ownership and the owner has entered into an agreement to sell the site to Cotswold Homes should planning permission be granted for residential development of the site.

Has the land been subject to developer interest e.g. initial interest, a feasibility appraisal, option agreement or contract to purchase? If so please

Yes our client has an option agreement on the land.

No evidence of this can be provided at this stage, for public scrutiny, due to commercial sensitivities. Evidence can be provided confidentially, if necessary, however it is pertinent that there is an ongoing pre application enquiry relating to the land. A solicitor can provide an undertaking that an

provide details including the nature of the option agreement(s) and purchase contract(s).i.e. fixed / minimum value or subject to planning.

option agreement is in place, if required.

Have any utility searches been undertaken?

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

All services are available apart from mains gas.

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

[]

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

An outline planning application is being prepared. The following reports have been commissioned and are largely complete and have been submitted to the Local Planning Authority as part of a pre application engagement:

Concept Masterplan Trower Davies Architects [Status submitted to L.P.A]

Planning Consultant Aspect360 Ltd

Public relations The Remarkable Group [Community Consultation ongoing]

Landscape Visual Impact Assessment; Aspect360 Ltd

Transport Assessment and Travel Plan; Peter Brett Associates [Status draft submitted L.P.A

Ecological Assessment; All Ecology
Surveys complete and submitted to Local Planning Authority

Archaeological Desk Based Assessment; Bristol and West Archaeology Report Complete and submitted to Local Planning Authority

Flood Risk Assessment; Peter Brett Associates Draft Complete and submitted to Local Planning Authority

Drainage and Flood Risk Report: Peter Brett Associates Plan Complete and submitted to Local Planning Authority

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
20	40	40	20	
2021/2022	2022/2023	2023+		

5. SITE CONSTRAINTS

Has the highway authority been consulted? Yes

If so please provide details, of when and any conclusions. Consulted by SCG as part of the submitted pre application enquiry. No fundamental objections at this stage subject to appropriate mitigation

Has any proposed scheme been financially appraised? Yes

If so did the appraisal conclude that a development would be viable and provide a reasonable return to the landowner? Yes

Can any assumptions and or the appraisal work be provided to the Council? Yes (on request as confidential.)

Have any soil investigations been undertaken? Yes

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

No

Is the site subject of a Local Green Space nomination or any other such designation? If so please provide details below.

No the site is has no landscape designations which would preclude development

*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. The studies undertaken to date, for the outline application, indicate that any impacts can be fully mitigated.

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 the site is in Flood Zone 1 and SUDS are to be incorporated into the scheme, to deal with surface water run off.

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 site is located in open countryside, but is not isolated. It is outside the defined settlement boundary of Falfield, which tightly follows the fairly dense pattern of development within the village, but adjoins part of its northern boundary and two existing domestic curtilages [REDACTED].
- A residential development on the site would therefore appear as an appropriate extension to the existing settlement, and whilst it would result in an encroachment of built development into the countryside, it would be unlikely to significantly affect the setting of Falfield. A landscape impact report will be submitted to support this position.
- In terms of accessibility, Falfield benefits from a range of bus services provided by various operators, providing access to the local area, Bristol, Cribbs Causeway, and Parkway (Train Station), and the bus stops are within approximately 200m of the site, which is an easy walking distance.
- The future residents of the development would benefit from the local facilities and services provided within the village. This would help to sustain existing businesses, and any increase in pressure upon existing infrastructure could be mitigated through the Community Infrastructure Levy and any site specific planning obligations.
- The proposed housing development would deliver a wide choice of high quality homes, including affordable housing; construction jobs that would be available for local people and firms; and increased council tax payments to the Council together with the 'new homes bonus'.
- The creation of a new 'village green', which would provide recreational open space and potentially equipped children's play, is a further benefit, adding increased public access to the countryside and vitality to the village. In landscape and community terms we hope that this could follow the precedent of a village green such as that which exists at Frampton on Severn. As well as having play equipment, a large area such as this could be maintained by the local Parish Council and be used for organised or ad hoc games, picnics, fetes and other similar activities.
- The proposed 'Park and Share' facility would address a significant issue for the locality given the proximity of the site to the M5. Currently cars are parked on the public highway, sometimes to the detriment of highway safety and the visual amenity of the countryside and local area, whilst people car share to Gloucester, Bristol and beyond. A formal facility would also encourage more people, from the local area, to car share, thereby reducing the number of cars on the highway, to the benefit of the environment, and consistent with national policy.
- It is acknowledged that both aspects of the proposal (i.e. the residential development and 'Park and Share' facility) could result in the loss of agricultural land, however it is considered that the merits associated with the proposed development, as identified above, together with the need to increase the supply of housing in South Gloucestershire, would outweigh the loss of a very small proportion of the district's agricultural land. The landscape and visual impact of the proposed development as well as other environmental considerations (such as flood risk, contamination, etc.) can all be carefully considered and mitigated where necessary in the design of the scheme.
- The West of England Joint Spatial Plan will increase development needs to provide additional housing over and above those already identified in the core strategy. The development strategy vision at para

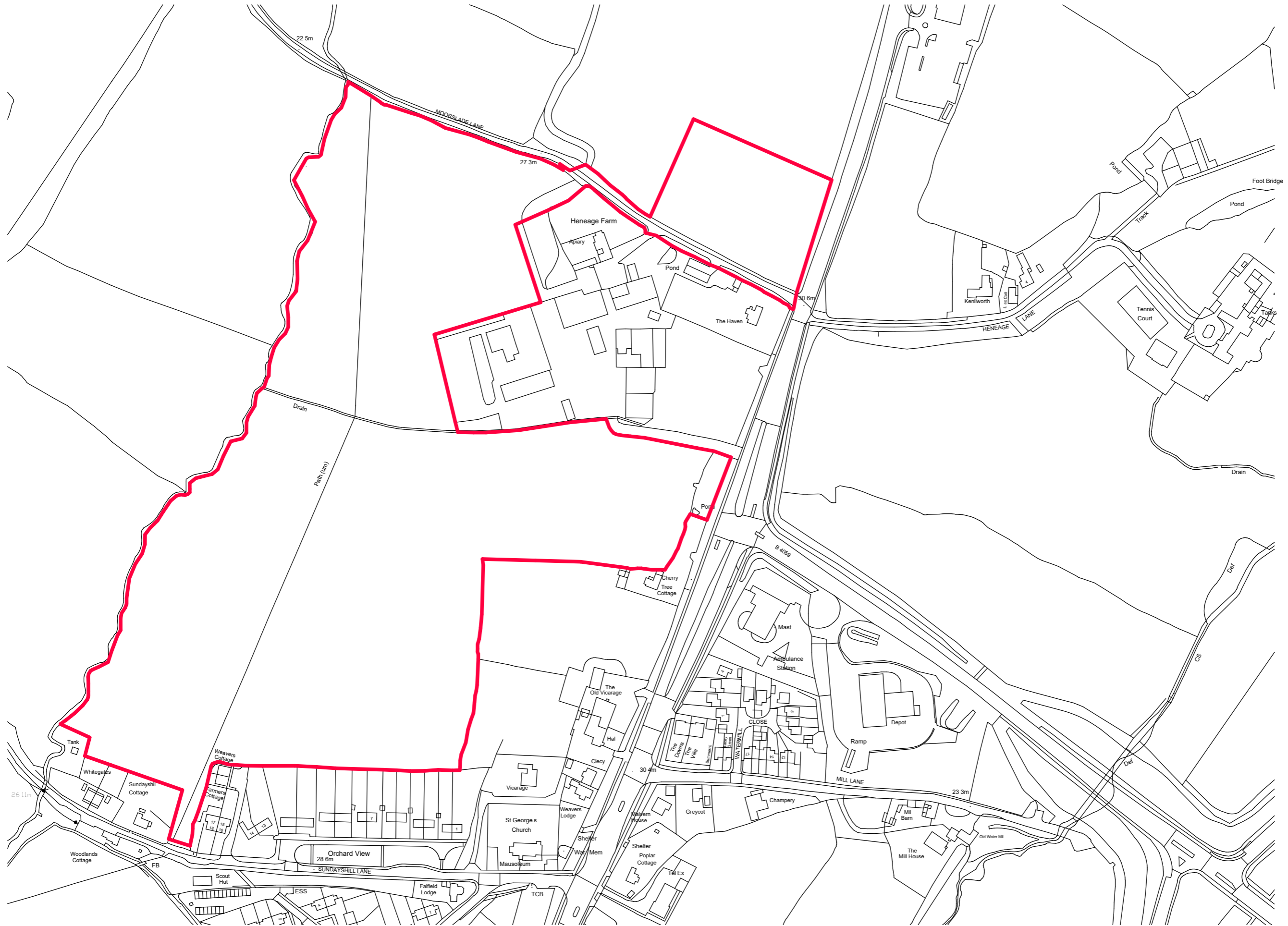
4.27 allows for a review, and where appropriate, realignment of existing defined settlements boundaries in rural areas to identify sites for required housing. The development of the site as proposed supports this approach, as it is within the proposed dwelling cap of 150 units for new rural development.

- Whilst the proposed amount of housing substantial relative to the village size, the proposal offers great place making potential to improve the village as a settlement.

ASPECT360 PLANNING CONSULTANTS

ON BEHALF OF COTSWOLD HOMES

7th January 2016



SITE LOCATION PLAN - HENEAGE FARM FALFIELD
1:1250