



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

Stewart Waters

Company/Organisation
(If relevant)

David James & Partners

Address

Hartley House, Badminton Road, Old Sodbury, South Glos

Postcode

BS37 6LX

Telephone

Email address

I am
(please tick all those that apply)

Owner of part of the site	<input type="checkbox"/>	Land agent	<input checked="" type="checkbox"/>
Planning consultant	<input 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

Hollies Farm, New Road, Rangeworthy, South Glos

(See attached plan with boundary edged red)

Site Postcode

BS37 7QH

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

369407 185712

Site area (hectares)

7.2 hectares

Current use(s)

Agricultural (poultry and equestrian enterprises)

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).

No previous planning applications have been submitted relating to this site.

The site has been promoted through the earlier life of the PSP for residential development and has met with a positive response from both the Rangeworthy Parish Council and South Gloucestershire Council.

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.)

Mixed – principally residential (70%) with commercial (15%) to include small scale employment including offices and workshops, retail (5%) ie village shop and/or pub together with open space/village green/allotments (10%).
The residential proportion will comprise approx 50 unit. The proposed commercial space will extend to approx

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 site adjoins the Village Settlement Boundary of Rangeworthy is considered to be well related to main settlement with existing residential development adjoining to the north and western boundaries and partly to the south.
Rangeworthy has a score of 20 as identified in the Sustainable Access to Key Services and Facilities contained in the Rural Settlements and Villages 2015 Topic Paper. The proposed retail, employment and community facilities identified above will increase this score significantly and potentially move the village into Tier 2 – Good Access.

Please state how your proposal will address/contribute to the community aspirations established during

The proposal will create a central hub to the village of Rangeworthy which is currently elongated alongside the B4059 (Wotton Road) in a north/south axis. The primary school, church and pub are located to the north with the main residential settlement to the south. The development will fill in the semi developed area between New Road

previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document	<u>and Patch Lane and there will be a pedestrian link to the village hall.</u>
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4. SITE OWNERSHIP AND STATUS

- I (or my client/organisation)
- Is sole owner of the site [Yes]
- 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)

Site owner - [REDACTED]

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?

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.

The site has previously been promoted through PSP with representations made to Rangeworthy PC and South Glos Council.
No agreement or option has been entered into with a developer or promoter and it is the intention of the owner to manage development to ensure that it meets with the village needs.

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.

Mains water, electricity and drainage are available in the locality.

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?

Not applicable

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>	<u>20</u>	<u>20</u>	

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. Discussions with the Highway officer were held with Rangeworthy PC meeting where the officer indicated that access off Patch Lane to serve this development site would be acceptable.

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? [N/A]

Can any assumptions and or the appraisal work be provided to the Council? [No]

Have any soil investigations been undertaken? [No]

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

Not applicable

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.

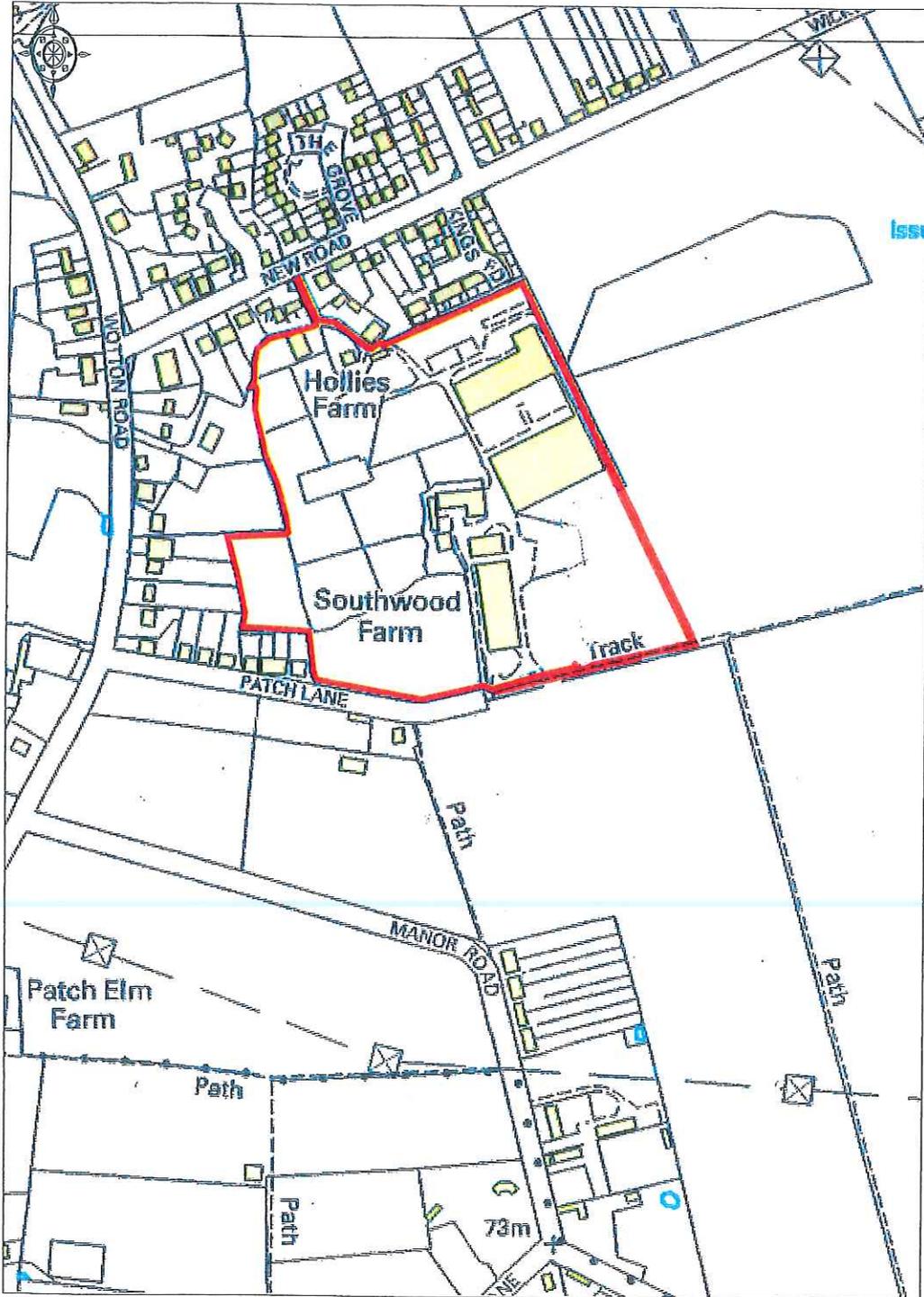
No

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.

None

Hollies Farm, Rangeworthy



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