



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 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 THE GRIFFIN 107 LONDON ROAD WARMLEY
Site Postcode	BS30 5JN
Grid ref. (if known) e.g. 367712,177756	
Site area (hectares)	3.318 HA
Current use(s)	PUBLIC HOUSE, ASSOCIATED HARDSTANDING AND GRASSLAND
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).	THE SITE HAS BEEN PREVIOUSLY PROMOTED DURING EARLIER CONSULTATION STAGES OF THE PSP AND CALL FOR SITES. A FORMAL REQUEST FOR PRE APPLICATION ADVICE WAS ALSO SUBMITTED TO THE LPA [REDACTED].

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.)

THE SITE COULD DELIVER RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 100 DWELLINGS COMPRISING OF OPEN MARKET HOUSING, AFFORDABLE AND SPECIALIST HOUSING FOR THE ELDERLY. THE ASPIRATIONS OF THE PARISH COUNCIL INCLUDE HOUSING FOR THE ELDERLY AND THIS SITE COULD DELIVER THIS, ALONG WITH OTHER TYPES OF RESIDENTIAL DEVELOPMENT. THE SITE COULD ALSO ACCOMMODATE SMALL LOCAL RETAIL AND A COMMUNITY FACILITY TO HOST MEETINGS FOR LOCAL COMMUNITY ORGANISATIONS.

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 IS LOCATED ADJACENT TO THE URBAN AREA OF WARMLEY, IT IS THEREFORE NOT POSSIBLE TO QUANTIFY THE % INCREASE OF THE EXISTING SETTLEMENT THAT WOULD OCCUR AS A RESULT OF DEVELOPMENT OF THE SITE.

ON THIS BASIS THE POTENTIAL 100 DWELLINGS THAT COULD BE DELIVERED ON SITE IS SUITABLE FOR THIS PART OF WARMLEY AND IN KEEPING WITH THE EXISTING CHARACTER.

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

THE COUNCILS CONSULTATION IDENTIFIED THE FOLLOWING PARISH ASPIRATIONS, EACH ASPIRATION IS COMMENTED ON IN RESPECT OF BEING DELIVERED ON LAND AT THE GRIFFIN:

- Provision of additional allotments
ALLOTMENTS COULD BE PROVIDED ON SITE IF A NEED FOR THIS FACILITY WAS IDENTIFIED.

<p>rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document</p>	<ul style="list-style-type: none"> • Provision of a multi use sports facility PROVISION OF THIS TYPE OF FACILITY ON SITE COULD BE EXPLORED, BUT IT IS ANTICIPATED THAT THE FACILITY WOULD REQUIRE A LARGER SITE. • Ensure suitable maintenance of community facilities and open spaces. THIS IS NOT APPLICABLE TO DEVELOPMENT OF THE GRIFFIN SITE AND ASSOCIATED LAND. HOWEVER, HALL AND WOODHOUSE WILL CONTINUE TO MAINTAIN THE PUBLIC HOUSE. • Protection of condition of Commons DEVELOPMENT OF THE GRIFFIN SITE DOES NOT AFFECT THE EXISTING COMMONS. • Wish to consider change of use from safeguarded employment at Chapel Lane to residential NOT APPLICABLE TO DEVELOPMENT OF THE GRIFFIN SITE AND ASSOCIATED LAND. • Accommodation for older people, smaller households and self build Warden controlled sheltered accommodation with guest accommodation and facilities THE ABOVE TYPE OF DEVELOPMENT COULD BE PROVIDED ON SITE. ACOMMODATION FOR OLDER PEOPLE WOULD BE A SUITABLE TYPE OF DEVELOPMENT FOR THIS SITE AS IT IS LOCATED IN A SUSTAINABLE LOCATION.
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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)

NOT APPLICABLE

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

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)

NOT AWARE OF ANY ISSUES

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.

NO

Have any utility searches been undertaken?

[N]

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

THE EXISTING PUBLIC HOUSE IS SERVICED BY MAIN UTILITIES AND THE SITE IS ADJCAENT TO THE BUILT UP RESIDENTIAL AREA OF WARMLEY. IT IS THEREFORE CONSIDERED THAT SERVICING THE SITE WITH UTILITIES (WATER, ELECTRICITY, GAS, BROADBAND AND TELEPHONE) WILL BE POSSIBLE.

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?

DETAILS WERE SUBMITTED AS PART OF REQUEST FOR FORMAL PRE APP ADVICE. PLEASE CONTACT BARTON WILLMORE FOR FURTHER INFORMATION AND INFORMATION CAN BE SHARED.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
			30	30

2021/2022	2022/2023	2023+
40		

5. SITE CONSTRAINTS

Has the highway authority been consulted? [N]

If so please provide details, of when and any conclusions.

Has any proposed scheme been financially appraised? [N]

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? N/A []

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

ASSESSMENT HAS NOT BEEN UNDERTAKEN, BUT CONTAMINATION CONSIDERED UNLIKELY GIVEN THE LAND USE.

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

N/A

*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.

STUDIES HAVE NOT BEEN UNDERTAKEN. HOWEVER, IT IS CONSIDERED THAT DEVELOPMENT OF THE WOULD NOT HAVE A DETRIMENTAL IMPACT ON LANDSCAPE, ECOLOGY OR ARCHAEOLOGY. PART OF THE SITE IS IN THE GREEN BELT, BUT THIS SHOULD NOT PRECLUDE DEVELOPMENT OF THE SITE AS IT IS ACCEPTED THAT SITES WITHIN THE GREEN BELT ARE REQUIRED. THE SITE IS DIVIDED BY HEDGEROWS AND DENSE PLANTING. HOWEVER ANY PROPOSAL WOULD SEEK TO RETAIN EXISTING FIELD PATTERNS WHERE POSSIBLE.

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.

THE EA WEBSITE IDENTIFIES THE SITE IS NOT WITHIN FLOOD ZONE 2 OR 3.

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.

LAND AT THE GRIFFIN IS IN A HIGHLY SUSTAINABLE LOCATION AND COULD DELIVER HOUSING FOR SOUTH GLOUCESTERSHIRE AND MAJOR RESIDENTIAL DEVELOPMENT WITHIN THE WEST OF ENGLAND HOUSING MARKET AREA.

THE GRIFFIN SITE COMPRISES A PUBLIC HOUSE (IN USE) AND ASSOCIATED HARDSTANDING (USED FOR CAR PARKING) AND UNDEVELOPED LAND TO THE NORTH. EXCLUDING THE PUBLIC HOUSE WHICH IS LISTED AND WHERE THE INTENTION IS TO INVEST IN IMPROVING THIS LOCAL FACILITY, THE SITE IS CIRCA 3 HECTARES.

THE SITE IS IN A SUSTAINABLE LOCATION WELL RELATED TO THE AREA OF WARMLEY. THE SITE IS LOCATED ON LONDON ROAD WHICH BENEFITS FROM PUBLIC TRANSPORT AND THERE IS A BUS STOP IS DIRECTLY OUTSIDE THE GRIFFIN.

WHILST THE ENTIRE SITE IS LOCATED IN THE GREEN BELT, IT IS WITHIN THE POWER OF THE COUNCIL THROUGH THE PREPARATION OF THE POLICIES, SITES AND PLACES PLAN TO IDENTIFY THE SITE FOR DEVELOPMENT AND REMOVE IT FROM THE GREEN BELT.

SOME OF THE HARDSTANDING IS SURPLUS TO REQUIREMENTS AND IS CONTAINED BY DEVELOPMENT TO THE WEST (EXISTING RESIDENTIAL) AND NORTH (INDUSTRIAL UNITS) AND WEBBS HEATH ROAD TO THE EAST AND THEREFORE DOES NOT CONTRIBUTE TO THE OPENNESS OF THE GREEN BELT. THE REDEVELOPMENT OF SURPLUS PREVIOUSLY DEVELOPED HARDSTANDING LAND COULD YIELD UP TO 10 DWELLINGS IN A SMALL SENSITIVELY DESIGNED DEVELOPMENT. THE ENTIRE 3 HA SITE COULD YIELD UP TO 100 DWELLINGS.

THERE HAS BEEN LIAISON WITH THE PARISH COUNCIL WHO WOULD LIKE THE SITE TO DELIVER A LOCAL COMMUNITY FACILITY TO INCLUDE A VENUE FOR MEETINGS/GATHERINGS AND/OR A CONVENIENCE SHOP. MAKING SOME DEVELOPMENT VALUE FROM THE SITE WOULD ENABLE THE IMPROVEMENTS TO BE MADE TO THE PUB AS A VITAL COMMUNITY FACILITY WHICH COULD INCLUDE THE PROVISION OF SPACE FOR MEETINGS / GATHERINGS FOR THE LOCAL COMMUNITY AND LOCAL INTEREST GROUPS. THERE WAS ALSO INTEREST IN THE NEED FOR ACCOMMODATION FOR OLDER PEOPLE, SMALLER HOUSEHOLDS AND SELF BUILD AS WELL AS THE PROVISION OF ADDITIONAL ALLOTMENTS.

IT WAS ANTICIPATED THAT THE POLICIES, SITES AND PLACES PLAN WOULD INCLUDE COMMUNITY IDENTIFIED ASPIRATIONS FOR HOUSING, RETAIL AND GREEN SPACES AND IDENTIFY OPPORTUNITY SITES TO ACCOMMODATE SUCH DEVELOPMENT. CLEARLY THIS OPPORTUNITY HAS BEEN MISSED HERE.

THIS SITE COULD DELIVER ON A NUMBER OF COMMUNITY BASED ASPIRATIONS INCLUDING:
AN IMPROVED LOCAL COMMUNITY FACILITY PROVIDING MEETING / EVENT SPACE FOR THE LOCAL COMMUNITY
A CONVENIENCE SHOP
HOUSING FOR SMALLER HOUSEHOLDS / HOUSING FOR OLDER PEOPLE / SELF BUILD UNITS
ALLOTMENTS FOR LOCAL PEOPLE.

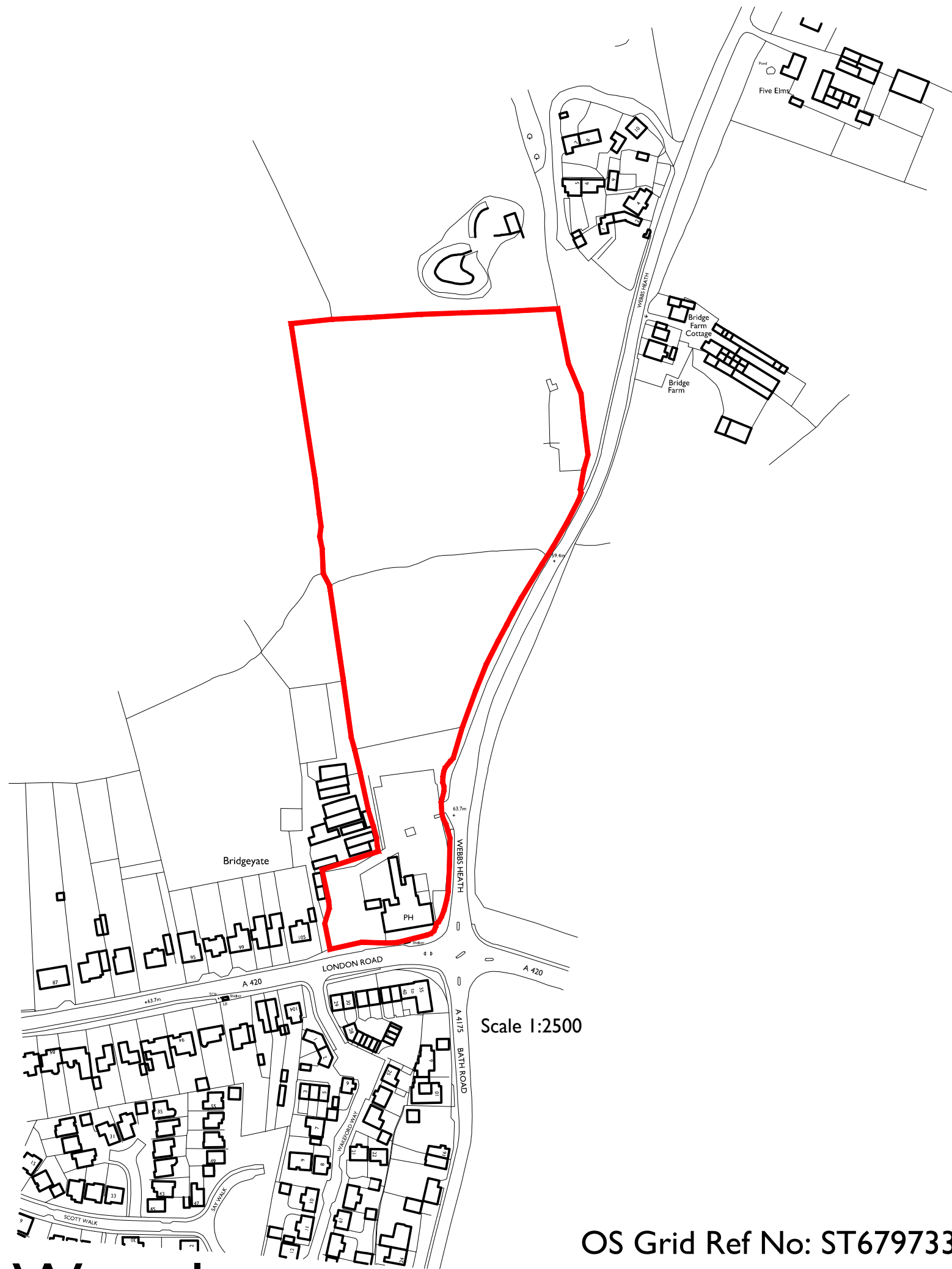
THE SITE IS AVAILABLE AND ACHIEVABLE FOR DEVELOPMENT TO MEET WITH THE PARISH COUNCIL DEVELOPMENT ASPIRATIONS AND TO PROVIDE RESIDENTIAL DEVELOPMENT. THERE IS A REALISTIC PROSPECT THAT THE SITE CAN BE DEVELOPED AS THERE ARE NOT ANY KNOWN SIGNIFICANT ABNORMAL COSTS AND SIGNIFICANT NEW INFRASTRUCTURE IS NOT REQUIRED. SUBJECT TO OBTAINING PLANNING PERMISSION,

THIS SITE COULD MAKE AN ALMOST IMMEDIATE CONTRIBUTION TO THE FIVE YEAR HOUSING SUPPLY POSITION IN SOUTH GLOUCESTERSHIRE.

HALL AND WOODHOUSE IS COMMITTED TO THE SITE AND SURROUNDING LAND. IT INTENDS TO REFURBISH THE GRIFFIN IN 2020. THE PUBLIC HOUSE IS CURRENTLY LET TO CHEF AND BREWER UNTIL JUNE 2020. AFTER WHICH TIME HALL AND WOODHOUSE WILL BE INVESTING SUBSTANTIALLY IN THE PROPERTY TO CONVERT IT INTO ONE OF THEIR TANGLEFOOT PUBLIC HOUSES.

THE SITE SHOULD BE REMOVED FROM THE GREEN BELT AND IDENTIFIED FOR DEVELOPMENT IN THE POLICIES, SITES AND PLACES PLAN.

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 Check dimensions on site before work proceeds. Report discrepancies to the Architects.
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Scale 1:2500



Scale 1:10000

Hall & Woodhouse Ltd
The Griffin, Warmley

OS Grid Ref No: ST679733
 Location Plan



Rev	Date	Amendment

THE GOODS SHED
 SANDFORD LANE
 WAREHAM BH20 4DX

mca@morgancarey.co.uk
 www.morgancarey.co.uk

MORGAN CAREY ARCHITECTS with MCA Lawray

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