



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

M J QUINTON

Company/Organisation
(If relevant)

HODDELL ASSOCIATES

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

[]

Land agent

[]

Planning consultant

[]

Developer

[]

Affordable Housing Provider

[]

Amenity/Community Group

[]

Local resident

[]

Other

[]

2. SITE DETAILS

Site address

FORMER LEYHILL VISITORS CENTRE
CHARFIELD ROAD
TORTWORTH
SOUTH GLOUCESTERSHIRE

Site Postcode

GL12 8HQ

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

--	--

Site area (hectares)

APPROX 6.8HA GROSS

Current use(s)

MIXED USE BUSINESS; MICROBREWERY; CAFE; CAR SALES; RESIDENTIAL CONVERSIONS; HORTICULTURE; PRIVATE RESIDENCES.

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).

SITE HAS BEEN PREVIOUSLY SUBMITTED AND IS REGISTERED AS SITE ID 271 IN THE CONSULTATION PAPER CALL FOR SITES NOVEMBER 2015. PREVIOUS HISTORY EXPLORED THROUGH RECENT PLANNING APPLICATIONS ON THE SITE WHICH HAVE RESULTED IN A NUMBER OF CONSENTS BEING GRANTED DURING THE PAST YEAR. APPLICATIONS FOR FURTHER RESIDENTIAL DEVELOPMENT WERE WITHDRAWN IN RESPONSE TO INDICATIONS THAT THESE WOULD BE REFUSED UNDER THEN CURRENT POLICY.

--

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.)

There is already a mixture of existing uses on the site. It is considered that parts of this brownfield site are capable of being developed for residential purposes without causing undue harm and providing much needed housing for the area. In the scale of the overall need for housing, it is considered that up to at least 25 dwellings could be accommodated, potentially more subject to detailed design.

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))

Given this is a brownfield site, proportionality is not seen as a particularly relevant consideration in this instance.

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

The proposed housing is considered to be complimentary to the Parish's objective to increase the viability of Tortworth Primary School. It can also provide much needed housing for the area.

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)

MY CLIENT ██████████ OWNS THE WHOLE OF THE PROPERTY.

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

NONE KNOWN

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

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.

MY CLIENT IS AN EXPERIENCED DEVELOPER AND INTENDS TO UNDERTAKE SUCH DEVELOPMENT HIMSELF AND HAS RESOURCES TO DO SO.

Have any utility searches been undertaken?

[YES]

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

IT IS BELIEVED SO.

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 DETAILS OF THE CONSULTANTS ARE ALREADY KNOWN TO THE COUNCIL IN CONNECTION WITH RECENT PLANNING APPLICATIONS.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	<u>25</u>	<u>OR MORE</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. IN CONJUNCTION WITH THE RECENT APPLICATIONS.

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? [X]

Have any soil investigations been undertaken? [X]

If so was any significant contamination found or need for further investigations advised? Please provide details. NONE KNOWN

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.

WOULD NEED TO BE THE SUBJECT OF FURTHER DISCUSSIONS WITH THE COUNCIL

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 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.

1 The owner acquired this brownfield site from the Ministry of Justice in 2013 and has set about bringing it back into use by the obtaining of a number of recent planning permissions which respect its setting and status as a heritage asset. Such initial uses are now helping to enable the careful and considered re-use of what had become an unkempt property that had suffered years of neglect since its closure.

2 By these means improvements and opportunities have been created for both economic and residential users, based mainly upon the re-use of existing buildings and structures within the central core area within the former walled garden area. There still remain areas for which appropriate new uses need to be found if they too are to be improved thereby helping to enhance the setting of the heritage asset.

3 The Council has hitherto displayed a marked bias against the rural areas of the district and the policies in the Core Strategy have reflected this. This manifested itself in respect of the applications submitted in 2014 for small scale additional housing on the property. Clearly the circumstances surrounding the supply of housing land, emanating from the Charfield appeal, leaves the Council with no alternative than to look towards the rural areas to make good the deficiencies. However the government's Rural Productivity Plan published back last summer and in particular point 8 thereunder seek to make it easier to live and work in the rural areas. This enhanced flexibility in the provision of rural housing compliments the exercise now being undertaken by the Council. In this respect, it is considered that policy based objections to the development proposed has been tempered by such considerations.

4 The proposed development is therefore now commended to the Council.

Leyhill Nursery

Tortworth | Gloucestershire

Wotton-under-Edge 3 miles, Dursley 7 miles,
Bristol 17 miles, Gloucester 21 miles, M5 J14 1 mile
distances approximate

A large former nursery site with farmhouse, cottages and arboretum in a rural setting close to the M5 with potential for re-development (subject to planning)

The Property

The site totals 32 acres and lies just over a mile from junction 14 of the M5. Until five years ago it was occupied as a nursery and arts and crafts centre. The site includes four dwellings, a large walled nursery with 59,000 sq ft of glasshouses, a retail building and an 18 acre arboretum, all accessed off a private estate road.

The buildings include The Gardens House, a substantial five bedroom period farmhouse, Stable Cottage, a three bedroom period property and 1 & 2 The Gardens, a pair of 1960's four bedroom semi-detached cottages. The Gardens House and Stable Cottage are not habitable and are in need of complete restoration. The two semi-detached cottages are in need of updating.

