



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

David Glasson MRTPI MBIAC

Company/Organisation
(If relevant)

David Glasson Planning Limited

Address

47 Cooper Road
Bristol

Postcode

BS9 3QZ

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	Land to rear of Arnolds Field Estate and the Buthay Wickwar
Site Postcode	GL12 8JZ
Grid ref. (if known) e.g. 367712,177756	372159, 188573
Site area (hectares)	8.2
Current use(s)	Agriculture
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 previously submitted under site ID: 327

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.)

Residential/some employment (proportion *tb*)

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 can accommodate 120 150 dwellings so represents a small increase on the existing population of Wickwar of 1621 (2011 COA) and is entirely proportionate to the size and character of the settlement. Significantly, there were only 4 recorded house completions between 2011 2015 in Wickwar which vividly demonstrates the very limited choice at present for existing households seeking to move or for incomers relocating to the settlement.

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

The site will incorporate a suitable means of access and internal road network to cater for the demand generated from the additional dwellings and employment in the interests of highway safety.
Adequate and suitable infrastructure (roads, drainage, utilities, etc.) to meet the needs of the proposed development will be provided.

rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document	The development will include public open space for informal outdoor sport and recreation activities and will respect/maintain footpaths to the playing fields to enable easy access by foot to existing formal recreation facilities.
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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?

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

Not actively being marketed

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

None known

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 landowners have received considerable interest from developers for options to acquire the site subject to planning consent.

Have any utility searches been undertaken?

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

Mains services are within and adjacent to the site.

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?

Ron Kelly Traffic and Transport Planning Transport Statement (2014).
Dando Surveying Ltd Topographical survey of the B4509 and adjoining site to enable detailed access investigations (2014).

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	40	40	40	

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [✓]

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

Plans showing the proposed access onto Route B4509 were submitted to Highways in October 2014. ██████████ responded verbally on 3rd December 2014 and did not object to the proposal subject to a detailed design being submitted and it satisfies the Council Highway Design Standards.

Has any proposed scheme been financially appraised? [✓]

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

Can any assumptions and or the appraisal work be provided to the Council? [✓]

Have any soil investigations been undertaken? []

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

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.

The majority of the site is within the Wickwar Conservation Area but comprises open and unremarkable agricultural land so is not of any intrinsic historic value in itself or necessarily important to the character, appearance and setting of the Conservation Area. There are no known surrounding built heritage assets/listed buildings likely to be affected by the development.

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.

None known

6. ADDITIONAL COMMENTS

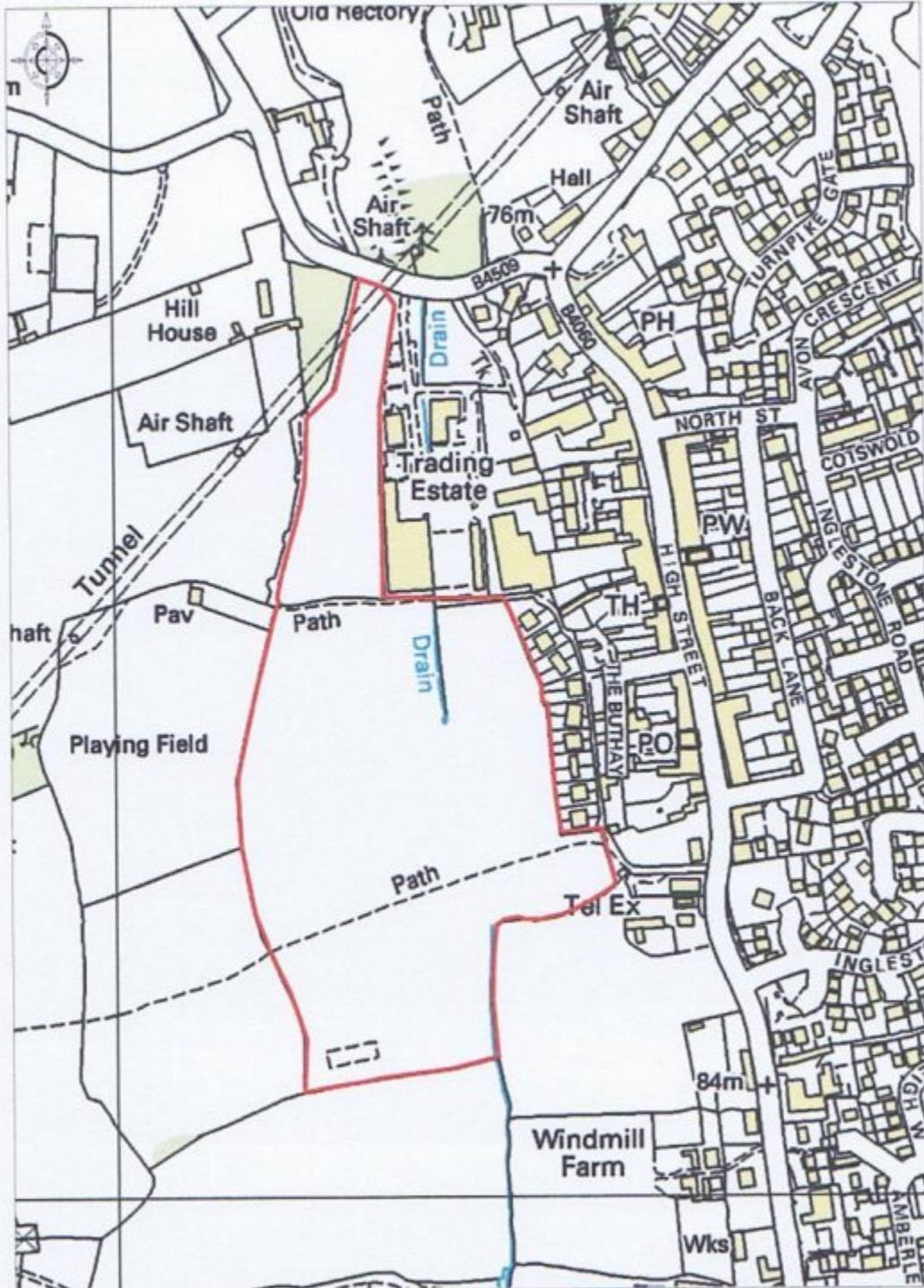
The information collected as part of this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation 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 well related to the existing settlement pattern so has the potential to integrate with the village and enable easy accessibility to its facilities, services and public transport. The site will promote a logical settlement pattern that will reduce demand for travel and ensure the community has access to good quality housing, including affordable housing, and employment land. The site is in juxtaposition to existing housing development and its allocation for residential development would result in a reasonable expansion of the village without adverse detriment to the surrounding countryside. Some provision of employment land would also be compatible in land use terms with the existing trading estate. The site would reflect the policy objectives of the National Planning Policy Framework and Core Strategy and is capable of becoming available for development in the period up to 2027.

South Gloucestershire and Wickwar in particular, needs housing land in order to allow for natural growth and crucially, to provide affordable housing for existing and future needs. This site offers housing land in close proximity to the existing built up area with easy accessibility to employment, services, facilities and public transport. There is a shortage of affordable housing supply in rural areas and an existing well established settlement/market town such as Wickwar is well placed to accommodate this housing and so allow the creation of sustainable, mixed and inclusive communities. This is a sustainable site which is suitable for residential development and which is available and deliverable.

Land at r/o Arnolds Field Estate and The Buthay, Wickwar

The South Gloucestershire Policies, Sites & Places Plan: Call for Sites



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13/052 Feb 2014