



## Policies, Sites and Places Plan – Call for Sites Response Form

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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](http://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](mailto:planningLDF@southglos.gov.uk)

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### 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

Land agent

Planning consultant

Developer

Affordable Housing Provider

Amenity/Community Group

Local resident

Other

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## 2. SITE DETAILS

Site address

Land accessed from Old Gloucester Road to the west and located to the south of Hambrook Lane to the North, Hambrook

Site Postcode

BS16 1RJ

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

364001 179003

Site area (hectares)

0ha 4046.9m<sup>2</sup>

Current use(s)

Agricultural; albeit not forming part of an agricultural holding. It is currently fallow and unused.

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).

None

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## 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 proposal would be for 100% residential; with the potential capacity of approximately 6 10 dwellings.

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)

Hambrook is a small village and the addition of approximately 6 10 dwellings would be proportionate the size of the existing village.

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

There is a shortfall in affordable dwellings for local people in Hambrook.

The Parish Council of Winterbourne has identified "Accommodation for

<p>established during previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document</p>	<p>young people (1-2 bed)” as being a ‘community aspiration’.</p> <p>The site introduces the opportunity for an element of affordable housing contribution.</p>
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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?

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.

No

Have any utility searches been undertaken?

[✓]

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

There are existing adjacent electric, water and telecommunication services.

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?

No studies have been commissioned to date. If the site is considered by the authority as being potentially suitable; subject to various justifications, studies and further supporting evidence of the suitability of the site can be provided.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	6 10 dwellings anytime from 2017			

2021/2022	2022/2023	2023+

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## 5. SITE CONSTRAINTS

Has the highway authority been consulted? [ No ]

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

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? [ ]

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

Have any soil investigations been undertaken? [ No ]

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.

The site falls within the Hambrook Conservation Area. Although an important constraint, it's un used overgrown parcel of land that is enclosed by development on three sides with the access road serving the fourth side.

It has the potential to provide a small but yet valuable contribution towards securing appropriately designed and built (having regard for the design constraints of the Conservation Area) dwellings that would serve as market properties and also an element of affordable properties for young local people.

*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 site is not designated for its landscape, ecological or archaeological interests. It is however within a Conservation Area.

If considered suitable for development, it is not anticipated that general landscape or ecological issues would be required to be addressed as part of a site allocation under the Plan as such details could be satisfactorily dealt with as part of any subsequent planning application submission.

It is however anticipated that, if minded to consider the site for development, that South Gloucestershire Council will expect further information on how such a proposal may impact on views in to and out of the Conservation Area.

Photomontages can be provided, if required at such a stage, which would account for the design parameters and constraints of the site and its surroundings in illustrating how the scale and massing of the development might impact on such views.

There will of course be opportunities as part of any such scheme to provide landscape enhancements of planting schedules to help assimilate the development but also importantly to provide a potential enhancement opportunity to the current visual relationship of the site with the Conservation Area.

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

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## **6. ADDITIONAL COMMENTS**

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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.

No additional Comments at this Stage.

# LAND REGISTRY

TITLE NUMBER

## AV256652

SURVEY  
ENCE

ST 6478

SECTION K

Scale  
1/1250 Enlarged from 1/2500

DISTRICT NORTHAVON

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The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information

ADMINISTRATIVE AREA SOUTH GLOUCESTERSHIRE

