



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

Andrew Ross

Company/Organisation
(If relevant)

Turley (Agent for Linden Homes)

Address

10 Queen Square
Bristol

Postcode

BS1 4NT

Telephone

Email address

I am	Owner of part of the site	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
(please tick all those that apply)	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"/>

Agent for Linden Homes.

2. SITE DETAILS

Site address	Land at Post Farm, Butt Lane, Thornbury
Site Postcode	N/A
Grid ref. (if known) e.g. 367712,177756	364193, 191514
Site area (hectares)	8.6ha
Current use(s)	Agriculture (grazing)
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).	Resolution to grant outline planning permission for up to 125 dwellings on part of the land December 2015 (Ref. PT15/2917/O).

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.)

Land is available for residential development, consideration could be given to other mixed uses.

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)

Thornbury is a key location in South Gloucestershire for sustainable development.

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

Infrastructure funding would be provided via CIL and S106 where relevant.

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 [X]

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)

Yes land is under option to Linden Homes.
[REDACTED]

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

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

N/A

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.

Yes land is under option to Linden Homes.
Resolution to grant outline planning permission for up to 125 dwellings on part of the land December 2015 (Ref. PT15/2917/O).

Have any utility searches been undertaken? [X]

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

Yes gas, electricity, sewerage, water, telecommunications.

Have or are consultants engaged to undertake any studies or design work? [X]

If so who and when? Please provide details. Please indicate if those studies may be made available to the Council?

Full consultant team has input to recent planning application on part of the land resolution to grant outline planning permission for up to 125 dwellings December 2015 (Ref. PT15/2917/O).

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

* delivery timescales based on resolution to grant outline planning permission for up to 125 dwellings on part of the land December 2015 (Ref. PT15/2917/O). Delivery timescales for any other additional development to be confirmed.

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	20	40	40	25

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [X]

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

Resolution to grant outline planning permission for up to 125 dwellings on part of the land December 2015 (Ref. PT15/2917/O).

Has any proposed scheme been financially appraised? [X]

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

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

Have any soil investigations been undertaken? [X]

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

No significant contamination found or expected.

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.

See details associated with resolution to grant outline planning permission for up to 125 dwellings on part of the land December 2015 (Ref. PT15/2917/O).

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.

See details associated with resolution to grant outline planning permission for up to 125 dwellings on part of the land December 2015 (Ref. PT15/2917/O).

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.

Land at Post Farm, Butt Lane, Thornbury - site location plan included below:

