



19 January 2015

Strategic Planning Policy and Specialist Advice Team
South Gloucestershire Council
PO Box 2081
South Gloucestershire
BS35 9BP

Dear Sir/Madam

POLICIES, SITES & PLACES PLAN – CALL FOR SITES

I am writing to you with reference to the Policies, Sites and Places Call for Sites. As I am unable to edit the form from your website, I ask for you to accept this letter and the accompanying details normally included on the Call for Sites response form, as a submission for the promotion of the following site within the Policies, Sites and Places Plan.

Site Details

Colliers International acts as the planning consultant on behalf of the land owner at the following site:

Land on the west side of Itchington Road, Tytherington, South Gloucestershire. Please see attached plan for exact location.

Total Site Area: 0.54ha

Current Use: The development land is currently in redundant agricultural use and has no redeeming features or characteristics of any significance or importance. The site is washed over with green belt designation and is likely to require a green belt release or allocation to be brought forward for development. The site is outside of the defined settlement boundary, but is not covered by any further designations.

Relevant Planning History: According to the online planning history records the site has no historic planning history.

Proposed Future Uses & Capacity

The site lends itself well to residential development. The site borders Itchington Road to the south east, which leads the short distance into the village centre. The site is adjacent to residential properties and their curtilages to the north east and north west. The site borders an agricultural field to the south west. The site also boasts excellent access out of Tytherington, which allows further access to the A38 facilitating excellent links to both Gloucester and Bristol principally, as well as Cardiff and London.

We propose that the net developable area of the site would be able to accommodate a maximum of 15 dwellings, subject to constraint analysis, any proposed technical solutions and open space provision.

Site Ownership

The landowner holds the rights to the full extent of the site outlined in the attached plan. The landowner fully supports the representations that have been made on their behalf.

If further information regarding this site is required, please do not hesitate to contact me.

I would also like to be notified of any progress made with regard to the South Gloucestershire Development Plan and would like to be made aware of any further consultation period relating to the Policies, Sites and Places Plan, specifically regarding Tytherington.

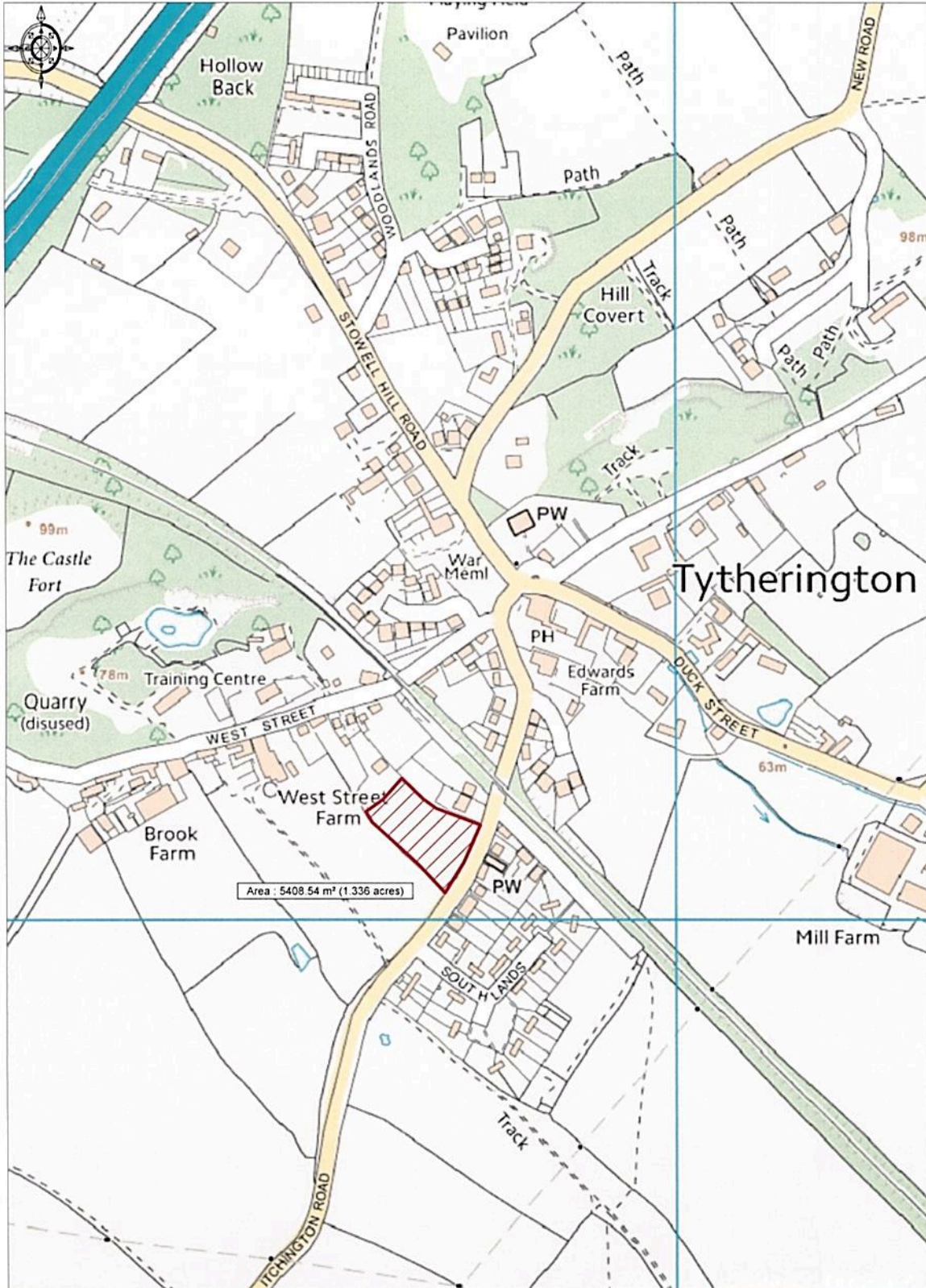
Yours faithfully



Katie Sprackman
DEVELOPMENT PLANNER

Enc.

Land west of Itchington Road, Tytherington





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

Tom Stanley

Company/Organisation
(If relevant)

Colliers International

Address

Ground Floor
10 Temple Back
Bristol

Postcode

BS1 6FL

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 west side of Itchington Road,
Tytherington
South Gloucestershire

Site Postcode

GL12 8QE

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

ST 66760, 88090

Site area (hectares)

0.54ha

Current use(s)

The development land is currently in redundant agricultural use and has no redeeming features or characteristics of any significance or importance.

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).

According to the online planning history records the site has no historic planning history

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 is for a 100% housing. We propose that the net developable area of the site would be able to accommodate a maximum of 15 dwellings, subject to constraint analysis

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))

<p>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</p>	<p>Our proposal would contribute to the need of the PSP Plan in particular the comments made by Tythrington Parish with regards to providing accommodation suitable for older people and smaller households to allow older people from all parts of the community to stay in the community.</p>
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4. SITE OWNERSHIP AND STATUS

I (or my client/organisation)

Is sole owner of the site	<input checked="" type="checkbox"/>
Owns part of the site	<input type="checkbox"/>
Do not own the site	<input type="checkbox"/>

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)

The client is the sole owner of the site

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?

The Land is not currently being marketed

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

There are no known abnormal development costs associated with the site. The site will not require any additional investment to be suitable for development and there are no known issues that may influence the economic viability or timing of development

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, the land is subject to developer interest.

Have any utility searches been undertaken?

[NO]

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

No utility searches have been undertaken

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

[NO]

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

No design work has been undertaken at present

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

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

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [NO]

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

The Highways Authority have not been consulted

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? [NO]

Have any soil investigations been undertaken? [NO]

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

No soil investigations have been undertaken

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.

The site does not have any known physical constraints relating to topography, access or alike.

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 site is within Flood Zone 1

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.