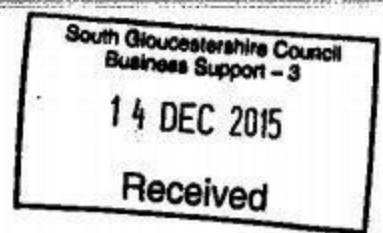


Nigel Cant Planning



Principal Nigel Cant, Dip TP, M.R.T.P.I., A.M. Inst W.M.

Town & Country Planning
Planning Advocacy
Development Appraisals
Enforcement Defence
Waste Disposal Planning
Discharge of Planning Conditions
Agricultural Development
Lawful Development Certificates

Peppercorn Cottage
Woodland Head
Yeoford, Crediton
Devon EX17 5HF

Strategic Planning Policy & Specialist Advice Team
South Gloucestershire Council
Environmental & Community Services Department
PO Box 299
Civic Centre
High Street, Kingswood
Bristol BS15 0DR

Dear Sir

LOCAL PLAN - POLICIES, SITES & PLACES PLAN REGULATION 18 CONSULTATION (2015)

Please find details of two sites that I am instructed to promote into the Policies, Sites & Places Plan as follows:

1. Land off Butt Lane, Thornbury
2. Land adjoining Ashwick House, Westerleigh Road, Westerleigh

Please would you acknowledge receipt of these two submissions by email to:

Many thanks indeed.

Encl:



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

Company/Organisation (if relevant)

Address

Postcode

Telephone

Email address

I am (please tick all those that apply)

- | | | | |
|-----------------------------|-------------------------------------|-------------------------|-------------------------------------|
| Owner of part of the site | <input type="checkbox"/> | Land agent | <input checked="" 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 OFF BUTT LANE
THORNBURY

Site Postcode

BS 35 1RA

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

Site area (hectares)

1.3 HA.

Current use(s)

PADDOLKS

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 KNOWN

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.)

100% RESIDENTIAL
25 - 30 UNITS

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))

EX SETTLEMENT APPROX
3000 DWELLINGS
∴ + 1% APPROX

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

POTENTIAL SITE FOR
SELF/CUSTOM BUILD HOMES

rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document	
---	--

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)

N/A.

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 BEEN 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.

NONE AT PRESENT

Have any utility searches been undertaken?

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

NIGEL CANT PLANNING

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
30				

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.

PENDING ADVICE

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?

YES

Have any soil investigations been undertaken?

NO

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

NO PREVIOUS USES
LIKELY TO HAVE CAUSED CONTAMINATION

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.

NO

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

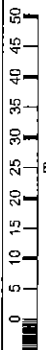
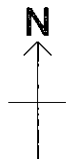
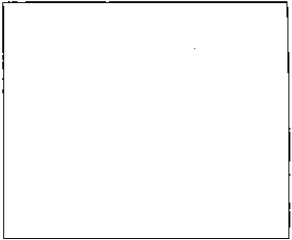
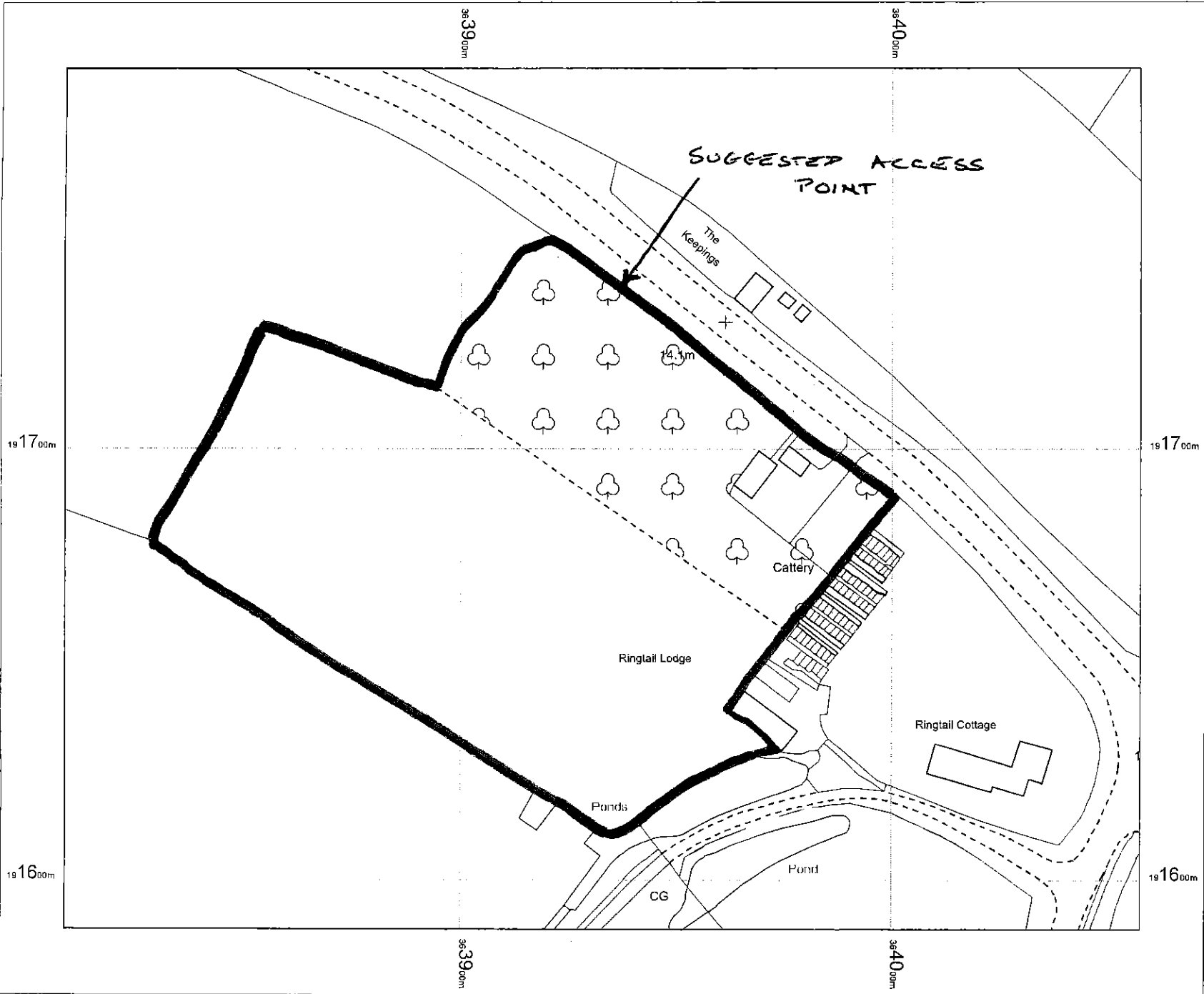
The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation 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.

SEE SEPERATE SHEET
9 PLAN

LAND OFF BUTT LANE, THORNBURY

1. The promotion site comprises two areas of paddock land extending in total to 13,150m².
2. The land is generally level and is bounded on its north-eastern side by a local distributor road (Butt Lane) and on its south-eastern side by land subject to planning consent granted to Barratt Homes for the development of 500 houses, Application Ref. PT11/1442/OUT.
3. There is an existing access into the site from Butt Lane that serves some rudimentary stable buildings and a stable yard. The two paddocks are surrounded by English native hedgerow which has become overgrown in places providing a number of mature trees.
4. The north-western boundary abuts open countryside and the south-eastern boundary abuts an existing commercial premises known as Ringtale Cattery.
5. The only heritage asset within proximity of the site is Morton House and that is visually separated from the land by belts of mature English native planting.
6. The site has maximum dimensions north/south of about 135 metres and east/west of about 155 metres.
7. One point of access could reasonably be formed into the site along its north-eastern boundary where adequate and safe visibility is available because of a wide grass verge on Butt Lane.
8. There are public footpaths along the north-western and south-eastern site boundaries which afford an excellent opportunity for pedestrian links to the centre of Thornbury.
9. Although presently open countryside the site is not covered by any special designation, is not within the Green Belt, is not within any area of high landscape value and in visual terms would appear as a logical extension to the major development recently granted planning consent to Barratt Homes on adjoining land. Butt Lane is considered to be a defensible northeast boundary to any further expansion of the settlement.
10. The site is capable of adequately taking between 25-30 houses and would be ideally suited for self/custom built homes as required by the 2015 Act of Parliament that covers provision of land for such development. Some of those dwellings could be single-storey.
11. The site is in a single ownership and is available for development immediately. There are no other apparent constraints to development.
12. In conclusion this parcel of land would appear to offer an ideal opportunity for a further expansion of the major settlement of Thornbury, it would be ideally suited for a smaller development company on which to construct custom built homes or in the alternative as a site to provide perhaps 25 serviced building plots for self-build projects.


B.S. 3512A



P.T. 1/1990/0

OS MasterMap 1250/2500/10000 scale
 17 July 2015, ID: HMC-00447955
 www.themapcentre.com
 1:1250 scale print at A4, Centre:
 363933 E, 191688 N

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Mapping sourced from  Ordnance Survey



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

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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

Company/Organisation
(if relevant)

Address

Postcode

Telephone

Email address

I am

(please tick all those that apply)

- | | | | |
|-----------------------------|-------------------------------------|-------------------------|-------------------------------------|
| Owner of part of the site | <input type="checkbox"/> | Land agent | <input checked="" 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 TO EAST & WEST OF ASWICK HOUSE
WESTERLEIGH RD WESTERLEIGH

Site Postcode

BS 37 8QU

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

Site area (hectares)

0.22 HA.

Current use(s)

GARDEN LAND

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 KNOWN

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.)

100% RESIDENTIAL
1 DWELLING TO EAST
3-4 DWELLINGS TO WEST

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))

+ 5%

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

N/A.

rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document

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)

N/A.

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)

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.

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.

YES.	ELECTRIC	WATER
	DRAINAGE	

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

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

--

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
5				

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted?

[X] NO

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

GOOD EX ROAD FRONTAGE

Has any proposed scheme been financially appraised?

[X] YES

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

[X] YES

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

[X] YES

Have any soil investigations been undertaken?

[X] NO

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

NO PREVIOUS USE
LIKELY TO CAUSE CONTAMINATION

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.

NO

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

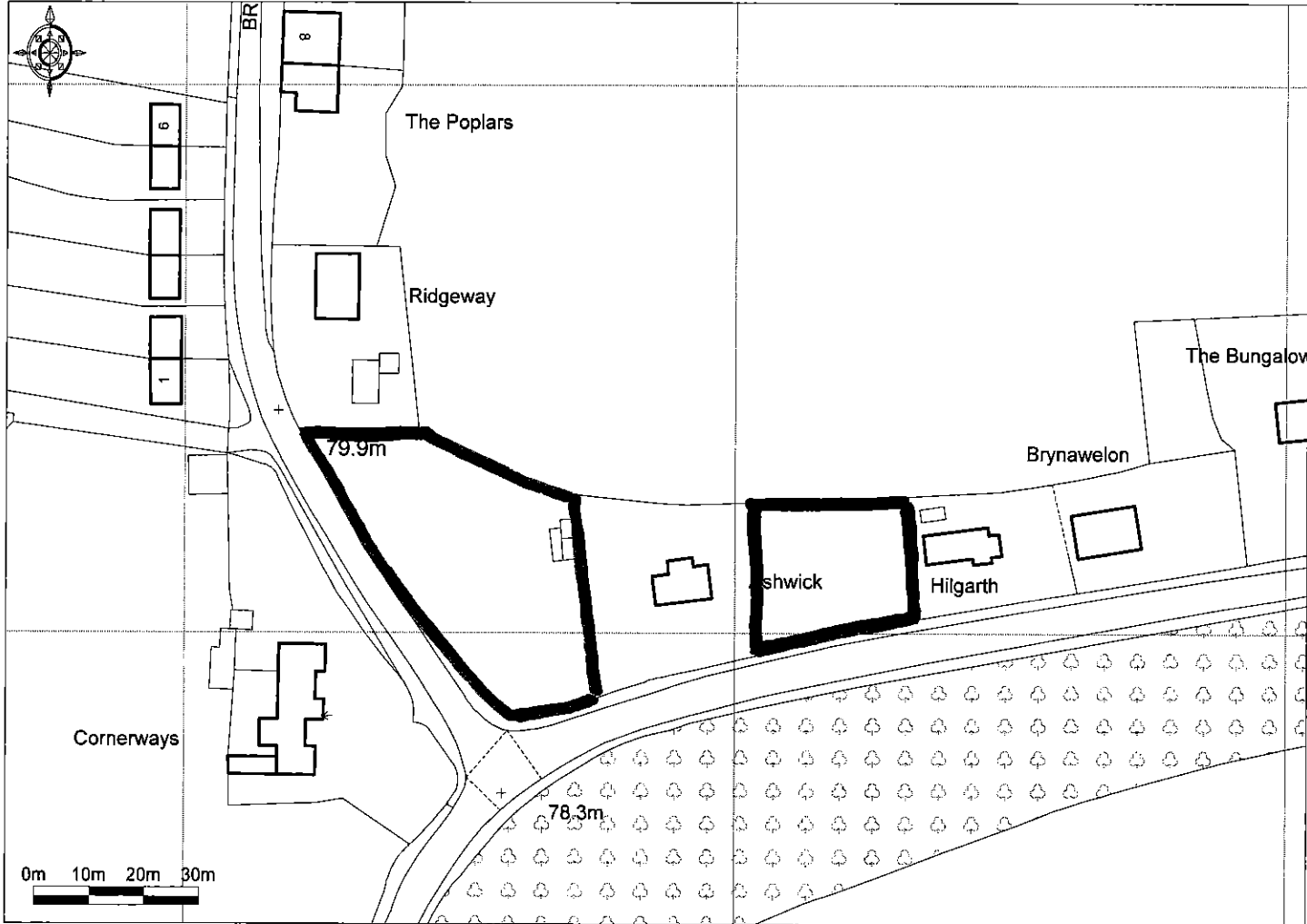
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SEE SEPERATE

SHEET 9 OS PLAN

**LAND ADJOINING ASHWICK HOUSE, WESTERLEIGH ROAD,
WESTERLEIGH BS37 8QU**

1. The promotion site is in two parts comprising garden land to the east and west of a substantial dwelling Ashwick House.
2. Both parcels have good road frontage, the smaller parcel to Westerleigh Road and the larger parcel to an unclassified road known as Broad Lane (which is a cul-de-sac) abutting the western boundary of the land.
3. Both parcels are maintained garden land being regularly mown and used in association with Ashwick House. The eastern part has the characteristics of being an infill plot being a gap in an otherwise continuously developed frontage extending eastwards towards the village.
4. The eastern plot is surrounded on three sides by existing built form residential development. The short fourth north-eastern side abuts an open field but is separated from that by a mature English native hedgerow.
5. Both parcels are well contained in visual terms by existing English native hedgerows.
6. To the north of the larger site is a former local authority development comprising three pairs of semi-detached houses, opposite that there are three detached houses, what appears to at one time have been a school or chapel, now known as Cornerways, is to the west.
7. Both parcels are level and readily developable with good access to services.
8. The site is beyond the defined and originally approved village development boundary in the 2006 Local Plan. However the site and surroundings are in visual terms clearly part of an extension to the settlement of Westerleigh.
9. The site is covered by a Green Belt designation. However development of the land could be carried out without causing harm to the openness of the Green Belt, particularly if the proposed development were to be single-storey in accordance with encouragement provided in the emerging Local Plan and strategy.
10. Both parcels are visually separated from open countryside beyond by existing mature English native hedgerows that can be further planted by way of reinforcement, thus any dwellings on either site will be read in conjunction with the existing dwellings either side of them rather than impacting on the character and appearance of the countryside.
11. In terms of programming the site is available for development now and development could commence as soon as full planning consent has been granted.
12. The site offers an ideal opportunity for custom/self-build housing for private individuals or small developers and would assist in meeting the defined aim of the Self-Build & Custom House Building Act 2015.
13. The location of the land will assist in meeting the Government's housing strategy to bring about a custom build housing revolution.



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