

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 | [x] | Land agent | [] |
| Planning consultant | [] | Developer | [] |
| Affordable Housing Provider | [] | Amenity/Community Group | [] |
| Local resident | [] | Other | [] |

2. SITE DETAILS

| | |
|---|--|
| Site address | Upper Hay Churchend Lane Old Charfield |
| Site Postcode | GL12 8LJ |
| Grid ref. (if known) e.g. 367712,177756 | 371600, 191500 |
| Site area (hectares) | 2.027 |
| Current use(s) | Hay field |
| 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). | PT14/3177/F Application for 1 dwelling refused November 2014. Submitted under JSP Call For Sites February 2015. |

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.

2 plus houses.

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)

Non-strategic small development of 2 plus houses deliverable within the required 5-year timeframe.

Charfield is identified as tier 2 'good access' under Sustainable Access Criteria in Regulation 18.

% Increase of existing settlement is 0.22%.

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

Relevant Charfield aspiration for dwellings is “accommodation suitable for older people and smaller households”.
The plans proposed for this site are for one storey dwellings designed to suit a family throughout the stages of their life. The designs particularly address ageing occupants with emphasis on easy maintenance both internally and externally, easy access getting into the building and also once inside, easy conversion to allow disabled use and multi-generational use, incorporation of design concepts of healthy house including bringing the outside in.

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)

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

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

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. Depending on the size of the development agreed, it is envisaged that the owners would develop the site themselves at a 2 house site. Any larger may affect this plan.

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.

Yes.
Currently water.

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

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

Detailed designs for 2 dwellings are almost complete. Final documents are planned for Jan 2016. At that point the designs can 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 |
|-----------|-----------|-----------|-----------|-----------|
| 1 | 1 | | | |

| 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.

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.

Is the site subject of a Local Green Space nomination or any other such designation? If so please provide details below.

Not a designated Green Space.

*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.

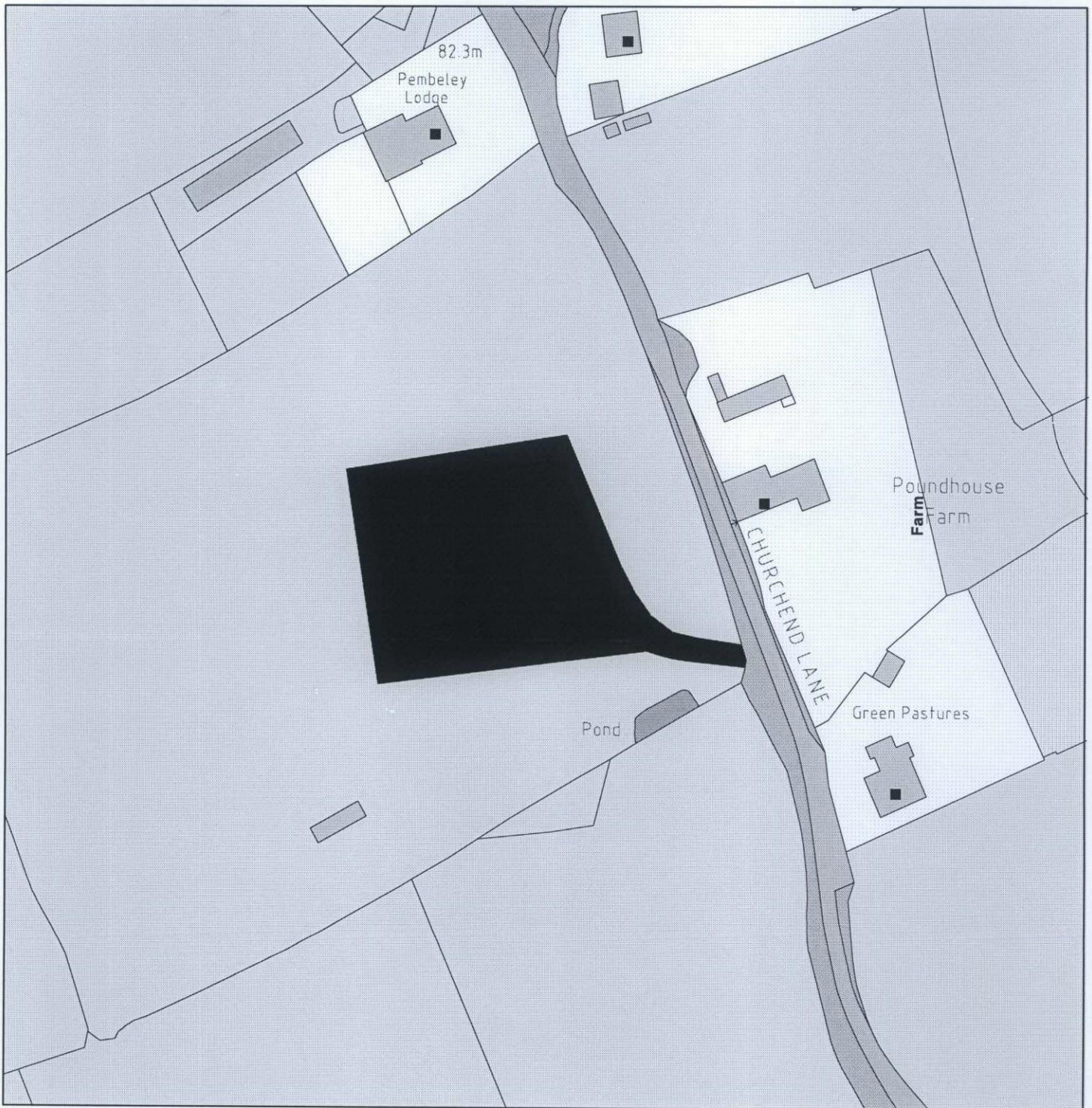
No impact.

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 issues.

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.



Scale : 1:1250

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[2014] Ordnance Survey [100023410]

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|--------------|-------------------------------|
| Organisation | South Gloucestershire Council |
| Planning Ref | PT14/3177/F |
| Address | Upper Hay |
| Date | 04 September 2014 |
| SLA Number | 100023410, [2014]. |