07 January 2015

Our Ref: CJD.LPC.3697

Mr Patrick Conroy
South Gloucestershire Council
Strategic Policy and Strategic Advice Team
Environment and Community Services Department
PO Box 299
Civic Centre
Bristol
BS15 0DR



## Dear Mr Conroy

South Gloucestershire Local Plan
Policies, Sites and Places Development Plan Document
Regulation 18 Consultation: Including Additional Housing Allocations
Land at Old Hundred House, Acton Turville Road, Tormarton, GL9 1JB

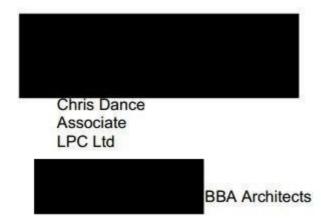
Further to the above consultation in respect of the Policies, Sites and Places Development Plan Document please find enclosed a duly made representation in respect of land that my client owns at Old Hundred House, Acton Turville Road, Tormarton, GL9 1JB.

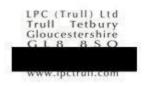
## I enclose the following:

- A completed Policies Sites and Places Plan Response Form
- A completed Call for Sites Response Form

I do trust this response is helpful to the Council in finding sufficient deliverable land to adequately deal with the current housing supply problems.

Should you have any queries regarding this response please do not hesitate to get in touch.







## 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	·)		
l	Name	Mr Chris Dance			
	Company/Organisation (If relevant)	<u>.PC (Trull) Ltd</u>			
		<u>Irull</u> Tetbury Gloucestershire			
l	Postcode	GL8 8SQ			
İ	Telephone				
l	Email address				
ĺ	I am (please tick all those that apply	Owner of part of the site  Planning consultant  Affordable Housing Provider	[ ] [- <u>x</u> ] [ ]	Land agent Developer Amenity/Community Group	[]
		Local resident	[ ]	Other	[ ]

South Gloucestershire Policies, Sites and Places Plan

	2. SITE DETAILS	
l	Site address	Land at Old Hundred House, Acton Turville Road, Tormarton,
		(Refer to enclosed Site Location Plan).
	Site Postcode	GL9 1JB
	Grid ref. (if known) e.g. 367712,177756	
	Site area (hectares)	2.13
	Current use(s)	<u>Agricultural</u>
	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).	

3. PROPOSED FUTURE USES	AND CAPACITY	_
Please indicate if the	,100% Residential	Formatted: Font color: Auto
proposal is for 100% residential or a mixed use scheme (and if so the intended proportions and respective capacity of each use.)	, coro nosadorma.	Formatted: Font: Not Bold, Font color: Auto
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)	The proposed site will enable hosing growth to meet the housing supply problem that South Gloucestershire Council is currently experiencing, and such growth in Tormarton will aid the overall sustainability of the village.	Formatted: Font: Not Bold
Please state how your	The village aspirations include:	Formatted: Font: Not Bold
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	Ensure safe and sufficient parking provision     Provision of a park and share facility     Accommodation suitable for young families (2-3 bed)  The scale of development proposed can assist with these aspirations.	Formatted: Font: Not Bold  Formatted: Bulleted + Level: 1 + Aligned at: 0.63 cm + Indent at: 1.27 cm
4. SITE OWNERSHIP AND STA	ATUS	
I (or my client/organisation)	Is sole owner of the site [_ <u>*X</u> ]	Formatted: Font: Italic
	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 ow	ner(s) support your proposals for the site? [ <u>yes</u> - ]	
Is the land for sale? If so how long has it been on the market?	No	
Are there any covenants	<u>No</u>	
	South Gloucestershire Policies, Sites and Places Plan	

I

l

or other legal issues the may restrict developmental? If so please explain. (including wayleaves and easer	nent			
	-			
Has the land been sut to developer interest initial interest, a feasibility appraisal, o agreement or contrar purchase? If so please provide details includ nature of the option agreement(s) and purcontract(s).i.e. fixed / minimum value or subplanning.	e.g. ption ct to e ing the rchase			
	L			
		_		
Have any utility searc	nes been undertaker	1?	[ <u>no</u> ]	
If so is the site readily serviceable? Please provide details of whi utilities are available t site.	ch	ater, electricity & draina	age are available.	
Have or are consultar	nts engaged to unde	rtake any studies or de	sign work? [ ]	
If so who and when? provide details. Please indicate if those studie	Э			
may be made availal the Council?				
mo coment				
Please indicate an approximate timescale for delivery (no. of dwellings per year):				
2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	20	<u>20</u>		
2021/2022	2022/2023	2023+		

South Gloucestershire Policies, Sites and Places Plan

5. SITE CONSTRAINTS				
Has the highway authority be	[ <u>no</u> ]			
If so please provide details, of when and any conclusions.				
Has any proposed scheme be	een financially appraised?	[ ]		
If so did the appraisal concluprovide a reasonable return t	de that a development would be viable and to the landowner?	[]		
Can any assumptions and or	the appraisal work be provided to the Council?	[ ]		
Have any soil investigations b	een undertaken?	[ <u>no</u> ]		
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.				
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.				
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				

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.

South Gloucestershire Policies, Sites and Places Plan

