



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 the site Planning consultant Affordable Housing Provider Local resident | <input checked="" type="checkbox"/> Land agent <input type="checkbox"/> Developer <input type="checkbox"/> Amenity/Community Group <input checked="" type="checkbox"/> Other |
| | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |

2. SITE DETAILS

Site address

The Bungalow, Cutts Heath, Wotton under Edge

Site Postcode

GL12 8PX

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

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Site area (hectares)

0.26

Current use(s)

Residential and animal boarding business

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).

Never previously submitted for the PSP or other Local Plan process

call for sites for the PSP or

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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

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)

There are 3 settlements bordering the land: Mixed use at Milbury Heath on Cutts Heath Rd and residential on Chapel Lane Residential and agricultural on Brinkmarsh Lane C) Residential at Cutts Heath Utilising this plot and others than may be nominated by other property/land owners will facilitate the expansion of rural settlements as advocated by the National Planning Development Framework. I do not aim to be prescriptive in terms of the number and type of dwellings that should be constructed as this could depend on other plots that are nominated in this locality. However, part of the site would lend itself possible to 3 storey starter homes with semi-basements and dormer style bedrooms.

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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

Improved public transport and links to nearby towns and village centres - Cutts Heath and Cutts Heath Rd is currently only served by a bus that operates 2 journeys per day on school days and term times. It would be relatively easy and cost effective to develop this service to meet the needs of new development and the local community. A circular Thornbury/A38/Gloucester Rd could easily be introduced, enabling more people to visit local businesses such as the Wyvale Garden Centre, White Horse Public House.

Seek additional and improvement of community facilities: in particular for play - improved transport could achieve this through the 2 indoor play area already located at Cutts Heath Rd

Seek improvements to road safety for cyclists and pedestrians - Grass verges could be added and Cutts Heath is already part of a national cycle route.

There is the potential to provide affordable accommodation for rural workers/those on low incomes and single person accommodation.

4. SITE OWNERSHIP AND STATUS

I (or my client/organisation) Is sole owner of the site [X]
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 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)

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.

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.

No utility searches undertaken

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?

[No](#)

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

| 2016/2017 | 2017/2018 | 2018/2019 | 2019/2020 | 2020/2021 |
|-----------|----------------------------|-----------|-----------|-----------|
| | Whole site | | | |

| 2021/2022 | 2022/2023 | 2023+ |
|-----------|-----------|-------|
| | | |

5. SITE CONSTRAINTS

Has the highway authority been consulted? [N-]

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

Has any proposed scheme been financially appraised? [N]

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? [N]

Have any soil investigations been undertaken? [N-]

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.

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.

None

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.

Further to the proposal submitted for Falfield I agree that rather than allow Thornbury to continue sprawling, more attention should be paid developing the area that has become "stranded" and strangled by the A38 & M5. The character of rural settlements in this area has already been impacted on by the construction of the M5 and the erection of a solar farm. These factors have permanently destroyed the rural character of many villages and settlements in this area, therefore, it is both practical and logical to redefine these area as semi rural and also link the smaller settlements to support the development of local infrastructures & public transport. It will also promote social enterprise, established local businesses and support an aging population remaining in their own homes as a result of being less isolated.

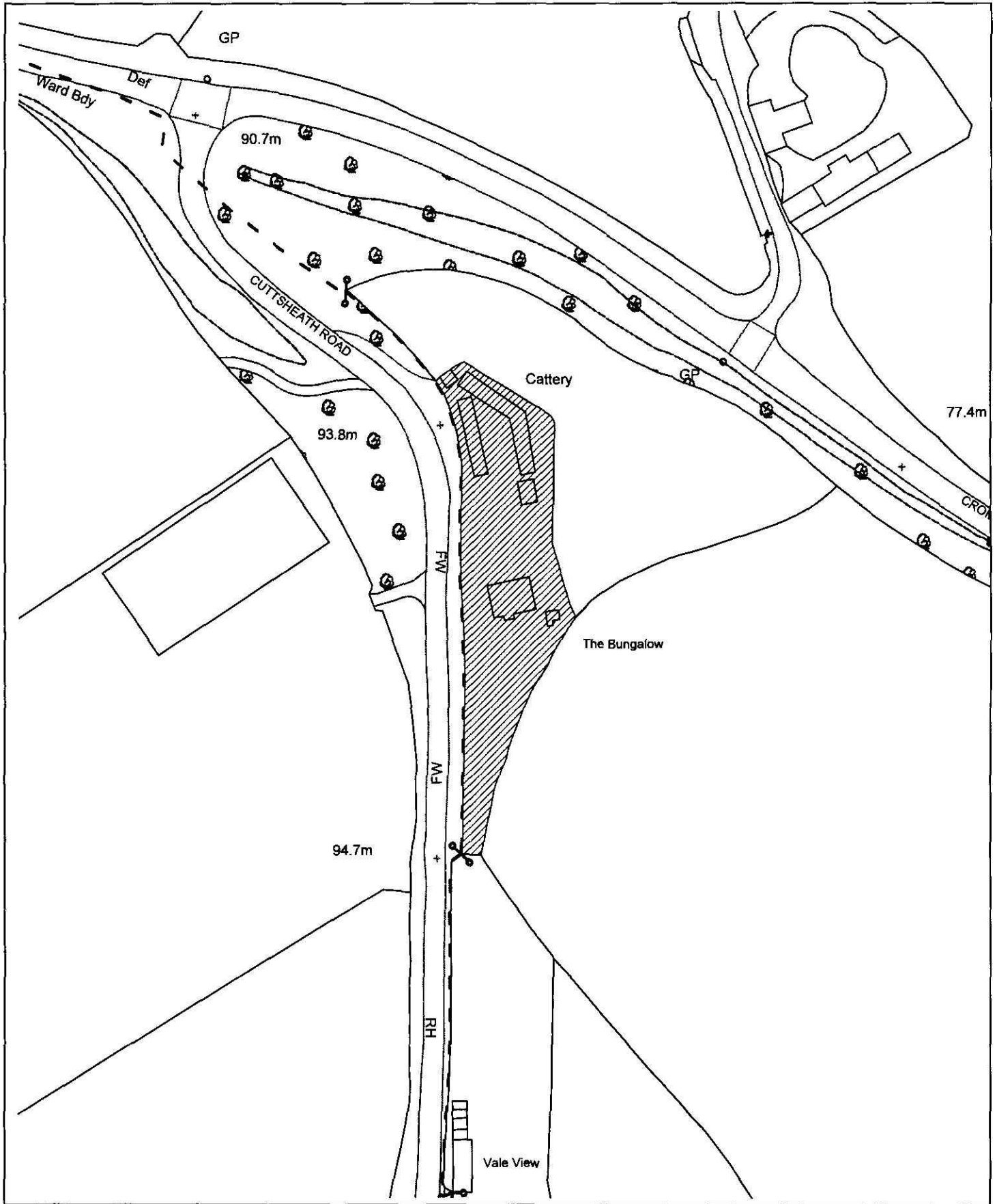
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PT09/1348/F
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