



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

John Baker

Company/Organisation
(If relevant)

Peter Brett Associates

Address

**10 Queens Square
Bristol**

Postcode

BS1 4NT

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 at Wotton Road Charfield

Site Postcode

GL12 8TG

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

0371992

0192146

Site area (hectares)

3.9ha and 6.87ha

Current use(s)

Vacant Pasture

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).

Planning permission PT14/2778/O for the erection of 31 residential units incorporating market housing, sheltered housing and affordable units, 60 bed dementia care home, public open space and allotments was approved by South Gloucestershire on 28th August 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.)

This site could be redesigned to incorporate more housing, instead of the care home. The attached framework plan demonstrates how around 70 dwellings could be accommodated within the site, to respect the topography and impact on the listed building.

The site can also be extended to include land to the rear of Warners Court, which could then accommodate around 124 dwellings on the whole site, as show on the attached framework plan. It is to be noted that the land north of Warners Court would be a natural extension to the already permitted residential site at Wotton Road and hence to the village, and that the best way to develop this land would be as an extension of the existing site, not least because this would be by far the best way to achieve access.

Waddeton Park Limited wish this additional land to be considered as part of the call for sites and hence by the Council in its task of seeking locations from which to achieve an adequate short and long term supply of well placed and deliverable land at Charfield and for the District.

Please state how your proposal is proportional to the existing size and character of the settlement. E.g. % increase

The population of Charfield is considered to be 2264 with 890 household spaces. The evidence states that there has been no net additional dwellings completed since 2011. In addition there has

of existing settlement (Demographic data on existing settlement size is set out in the Rural Villages and Settlements Topic Paper (2015)

been 31 + 106 dwellings permitted this year which will provide 137 additional units into the town. This represents a 15% increase in housing stock, which is entirely reasonable given the lack of housing that has been provided here recently. It should be noted that this level does not even meet the recent 2012 based projections which envisage a 19% growth in population and a 24% change in households in South Gloucestershire. Consequently to meet the needs that exist and to ensure that Charfield provides housing to meet the projections 214 additional household spaces should be provided in Charfield to 2037, which means sites for an additional 77 dwellings should be provided, just to keep up with predicted growth.

Additional housing above this level would further support the towns ability to function as a sustainable, high quality place, supporting the school, the facilities and services and provide the opportunity to enhance provision.

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

The proposal for more housing on this site and the extended site would respond to the Village Plan aspirations by providing crossing facilities on Wotton Road and improve road and pedestrian safety , provide allotments, and accommodate suitable for older people and smaller households.

4. SITE OWNERSHIP AND STATUS

I (or my client/organisation)

Is sole owner of the site

[]

Owns part of the site

[**X**]

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?

[**Y**]

Is the land for sale? If so how long has it been on the market?

Yes

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

No

wayleaves and easements)

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

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, mains water supply, electrical supply, mains sewerage and gas supply

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

[Y]

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

Transport Statement, Ecological Report, Heritage Assessment, Flood Risk Assessment Level 2, Tree Report and Landscape and Visual Appraisal were all submitted with the planning application, but would need to be extended in relation to the part of the overall site north of Warners Court.

Please indicate an approximate timescale for delivery (no. of dwellings per year): **Once commenced around 50 a year providing for up to about 124 dwellings to be delivered within 5 years from allocation, depending on which parts of the two related sites are considered.**

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

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [Y]

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

As part of the previous application process

Has any proposed scheme been financially appraised? [Y]

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

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

Have any soil investigations been undertaken? [Y]

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

No

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, subject to appropriate design to preserve the setting of the Pool Farmhouse listed building

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.

N/A

6. ADDITIONAL COMMENTS

The information collected as part of 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.

This site at Day House Leaze, Wotton Road, Charfield, as shown on the attached plan is a suitable, available and achievable site which has permission and can be developed to make an important contribution to the local housing needs of the area and contribute to affordable housing

The site is a highly sustainable site within Charfield, at the heart of the village, adjacent to the primary school, and within close proximity to a range of shops, and employment locations. It is well related to the village and its services and has direct access, to the south, onto Wotton Road (B4058), which goes through the village. The site boundaries are strongly contained on its eastern and northern boundaries from the surrounding countryside by a continuous line of mature trees with shrub layer below. Existing development is located on its western, southern and south-eastern boundaries.

The site has planning permission PT13/3541/O dated August 2015 and could be extended to provide more housing as a direct result of the need for housing within South Gloucestershire and the Government growth agenda set out in the National Planning Policy Framework. In addition the site would seek to meet the needs of Charfield which have been identified by the community within the Village Plan. The development would provide small market and affordable family housing to meet local needs, sheltered units to allow elderly residents of Charfield the opportunity to downsize and remain within the village. In addition it responds to the village plan and could provide public open space, allotments, footpaths through the site and a new access onto Wotton Road, improving the situation for pedestrians and providing a dedicated safe drop off place for the school. An illustrative masterplan was submitted as part of the application and demonstrates the uses that could be accommodated on the site.

Whilst the already permitted site is one that could be reconfigured to better meet the needs as the Council now sees them at Charfield, and to increase the housing supply and provision through a simple means with no adverse effects on the village or its setting, the adjoining land could also be developed as a natural extension to the land for which development is already permitted

- Key
- Site boundary
 - Residential development
 - Development Frontage
 - Access junction
 - Main access street (Bus Route)
 - Vehicle links to neighbouring site
 - Pedestrian links to neighbouring site
 - Water storage ponds (SuDS)
 - Trees

Site Area : 6.87ha
 Net Development Area : 4.13ha
 Potential Dwg. Yield : 124 Dwg @ 30DPH



Client
 STRATEGIC LAND PARTNERSHIP

CHARFIELD, WOTTON ROAD
 FRAMEWORK PLAN : WARNERS COURT EXPANSION

Date	02/12/2015	FIGURE -FP -001	REV
Scale @A3			
Drawn by	KH		
Checked by	CM		