



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

Kevin Draper

Company/Organisation
(if relevant)

Christian Grant Properties Ltd

Address

Postcode

Telephone

Email address

I am

(please tick all those that apply)

Owner of part of the site

Land agent

Planning consultant

Developer

Affordable Housing Provider

Amenity/Community Group

Local resident

Other

2. SITE DETAILS

Site address

Kingsway Trailer Park (caravan site) - Title AV191564 - off Cuckoo lane on the borders of Moorend / Winterbourne / Downend.

Site Postcode

BS36 1AG

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

Site area (hectares)

Approx 0.68 hectares (1.67 acres)

Current use(s)

Storage, maintenance and repair of motorhomes/ caravanettes, caravan trailers, stored on hardstanding - existing established use for circa 50 years

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).

Not to my knowledge

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.)

Initial proposal is for 100% residential.

Depending on the outcome of a 'Call for Sites' proposal that relates to an adjoining 2.1 acre plot of land known as Saw Mills, potential may exist to open discussions with South Glos council to build a care home or similar. However, a certain threshold (GDV) needs to be reached over both plots.

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 current (established) use as a Motor Home, Caravan and Trailer Park has approx. 150 motorhomes parked tightly together. Each vehicle is approx. 10cubic metres in volume, which equals a minimum total mass of 1500 cubic metres (16,146 square feet). Additionally, there are a number of wooden outbuildings as yet unmeasured.

Our proposal, is to replace on a like for like basis, by removing the mass of motor vehicles and outbuildings that currently exist and replacing with attractive country style homes and thereby, remove the unsightly blight that currently exists in this beautiful part of the South Glos landscape.

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

The proposal for residential country style homes will be hugely beneficial for the local community whom, I'm given to understand, have complained bitterly over many years to the owners and to South Glos Council regarding high noise levels caused by Industrial machinery, in addition to other undesirable types of air pollution and that which has fallen onto the highway.

| | |
|---|--|
| rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document | Specifically; Winterbourne Parish expressed aspirations for accomodation for young people (1-2 Bed) homes similar to aspirations also expressed from Westerleigh Parish. |
|---|--|

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)

Joint ownership between [REDACTED]

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

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 wayleaves and easements)

Not to my knowledge

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.

An option agreement has been entered into where upon planning permission being granted, will trigger a sale and development will then commence immediately. The option allows sufficient time (should planning be refused) to allow for a full appeal process, should this route become absolutely necessary.

Have any utility searches been undertaken?

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

Electricity - YES- exists on adjoining site - Saw Mills
 Nearest public sewer - YES - only 250 meter distance in the road
 Bristol Water - YES- in the immediate vicinity

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?

Yes, we have received indicative, positive advise and intend to submit a full planning application through consultants with the necessary skills and experience of making green belt applications. Additionally, the company has previous experience of the appeal process taking into account the sensitive constraints within the green belt.

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

| 2016/2017 | 2017/2018 | 2018/2019 | 2019/2020 | 2020/2021 |
|------------|-----------|-----------|-----------|-----------|
| 25 to 35 ✓ | ✓ | | | |

| 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.

n/a

Has any proposed scheme been financially appraised?

[] not as yet

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

[] n/a

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

[] n/a

Have any soil investigations been undertaken?

[] No

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

n/a

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

Not to my knowledge

*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 but a full ecology and arboricultural report will be necessary

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.

Please note;

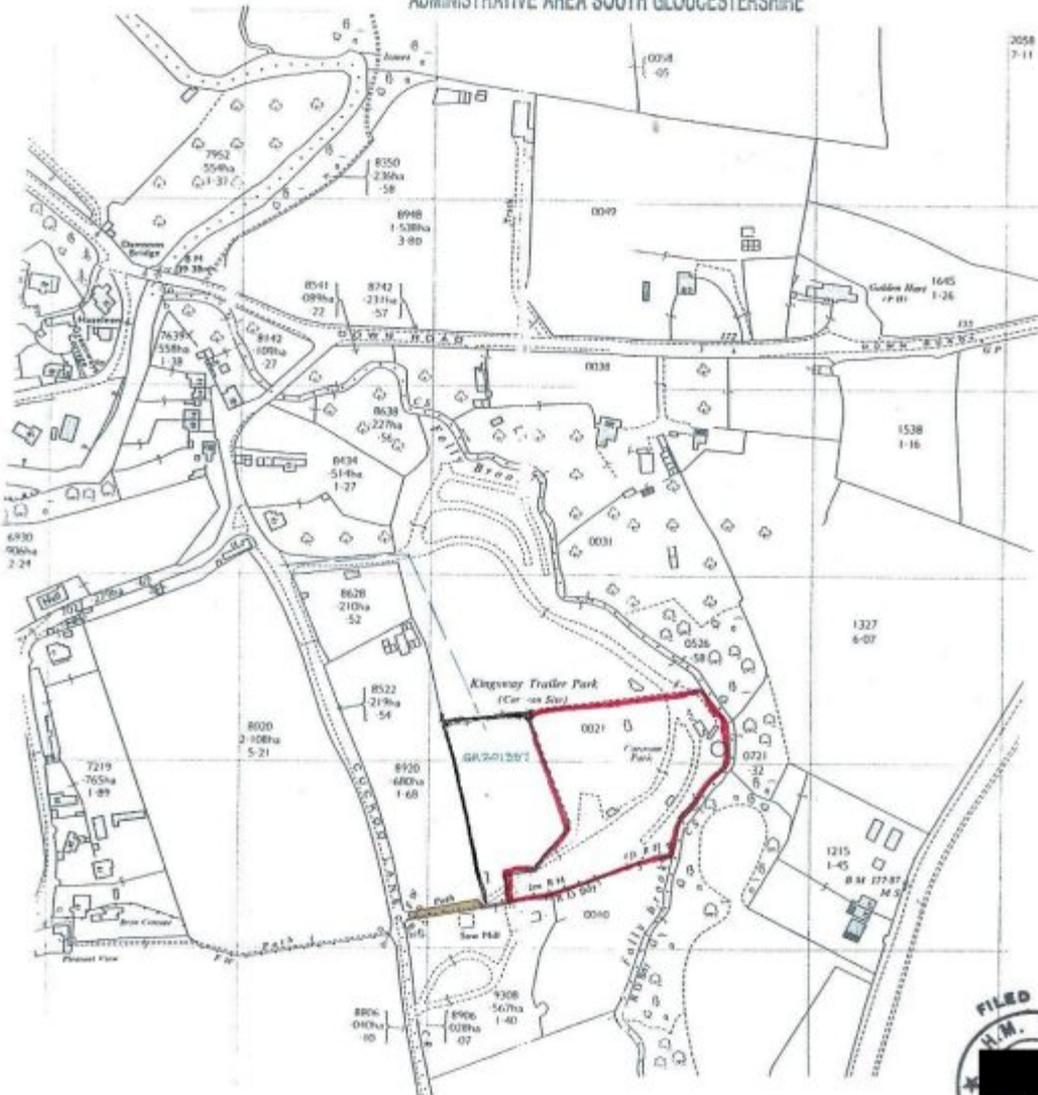
An adjacent plot of land approx 2.1 acres having an address known as Saw Mills, Cuckoo Lane, BS36 1AG has also been submitted by this company for consideration under PSP plan.

I propose that joint discussions are held between SGC and myself to discuss the potential of both sites together.

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|-----------------------------------|----------------------|--------------|-------------------|--|
| H.M. LAND REGISTRY | | TITLE NUMBER | |  |
| | | AV191564 | | |
| ORDNANCE SURVEY PLAN REFERENCE | ST6579 | ST6679 | Scale 1/2500 | |
| COUNTY —AVON— | DISTRICT —NORTHAVON— | | © Crown Copyright | |

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information

ADMINISTRATIVE AREA SOUTH GLOUCESTERSHIRE



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