



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

Saw Mills
Cuckoo Lane
Winterbourne / Downend / Moored

Site Postcode

BS36 1AG

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

Site area (hectares)

Approx 0.9 hectares

Current use(s)

Saw Mills - Established use for: Sawing, timber construction of sheds, pallets, spray booths, timber storage car repairs, Site hut storage - timber buildings. temporary trailers and motor homes - mechanical repair workshop.

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).

PK04/3493/0

The site has not 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 proposal is for 100% residential or a mixed use scheme (and if so the intended proportions and respective capacity of each use.)

In the first instance, the application will be for 100% residential. Only if we meet insurmountable obstacles will mixed use then be considered.

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 use as described above, has a high degree of massing and moreover, not of the type and nature that is in keeping with green belt policies. Replacing a Semi Industrial Saw Mill and Trailer Park with attractive country style homes would be far more appropriate and in keeping with the countryside and nearby village community.

Our proposal, is to replace on a near like for like basis, by removing the mass of workshops 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. Specifically;
Winterbourne Parish expressed aspirations for accomodation for young people (1-2 Bed) homes similar aspirations from Westerleigh Parish.

rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document

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)

Jointly owned by brothers on 50/50 basis

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?

I, as developer, have taken out an option to purchase the land from

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.

An option agreement has been entered into, to purchase the land from current owners, subject to planning being granted. The period of time is sufficient to undertake the full planning process and has extension options to allow for an appeal process, should this become 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 on site / existing.
 Nearest public sewer - YES - only 250 meter distance away.
 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?

In principle yes, but this [] largely depends on gaining appropriate permission to build approx 30 country style

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

homes, having 2-4 bedrooms. []

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

[] Possibly, but at a later stage

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 that I'm aware

*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.

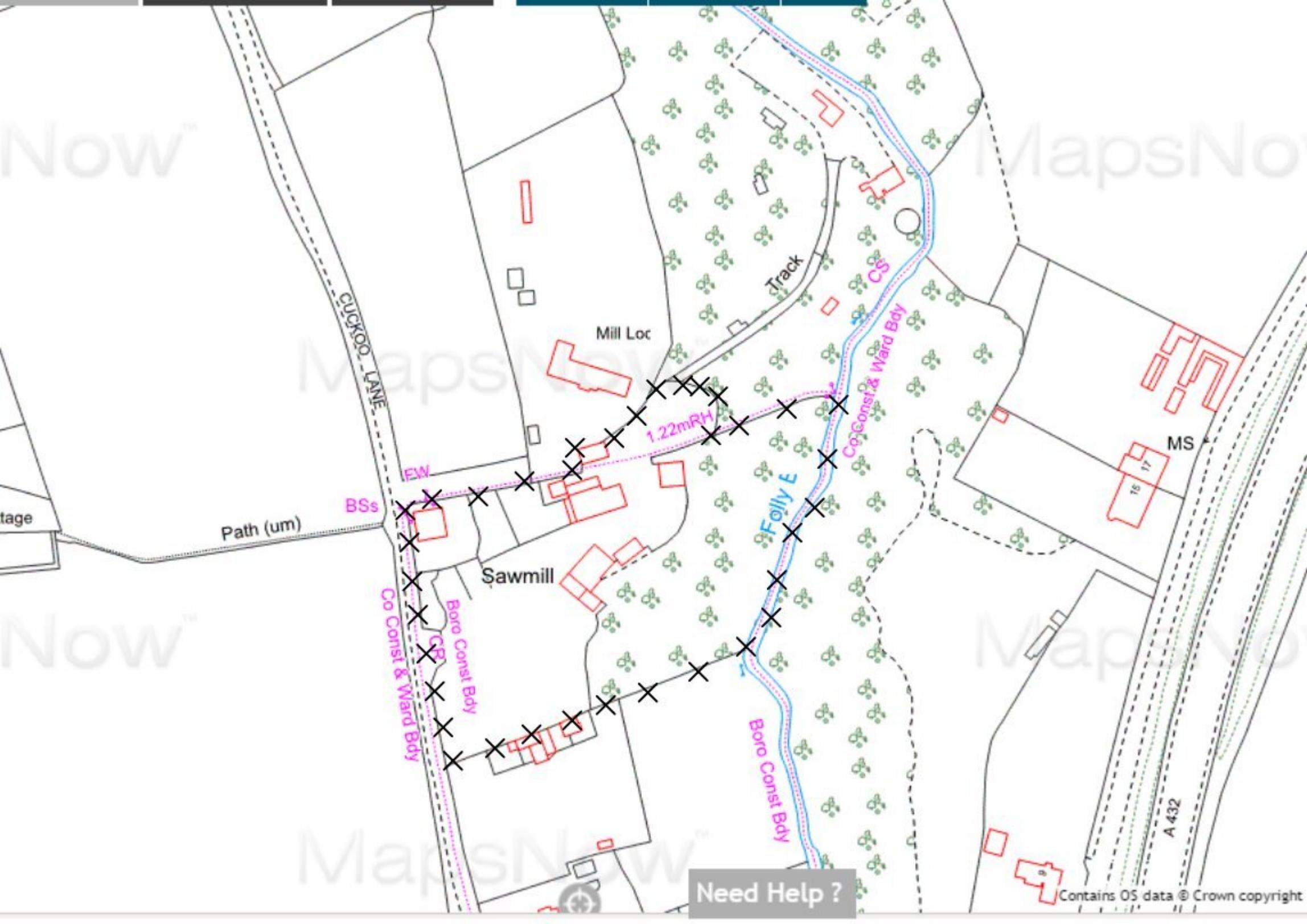
Please note;

Re: An adjacent plot of land with tittle no. AV 191564 and laying North East of Saw Mills plot.

With Option Agreement in place.

All Ordinance survey maps show descriptions; 'Caravan Park' and Kingsway Trailer Park (caravan site). Numerous trailers and motorhomes cover the plot.

I propose that discussions are held between SGC and this company to discuss the potential of both sites simultaneously.



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CUCKOO LANE

Path (um)

BSs

Co Const & Ward Bdy

Boro Const Bdy

Sawmill

Mill Loc

Boro Const Bdy

Folly E

Co Const & Ward Bdy

CS

Track

A 432

MS

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