



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

Mark Chadwick

Company/Organisation
(If relevant)

Hunter Page Planning

Address

Thornbury House
18 High Street
Cheltenham
Gloucestershire

Postcode

GL50 1DZ

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 Charfield

Site Postcode

GL12 8TP

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

Site area (hectares)

8

Current use(s)

Vacant land

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).

No relevant planning history.

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 with accompanying public open space and community orchard.

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

Proposal seeks to increase existing settlement by approximately 50 units.

<p>settlement (Demographic data on existing settlement size is set out in the Rural Villages and Settlements Topic Paper (2015))</p>	
<p>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</p>	<p>Charfield Parish Council has identified that some additional housing over and above that allowed by existing planning policies may be required to meet the needs of the Parish. In addition, the Charfield Housing Needs Survey identified that 24 units of affordable housing are currently needed at Charfield.</p> <p>The proposal will contribute to the Parish Council's aspirations for additional residential development through the delivery at this highly sustainable location.</p> <p>Furthermore, the site is able to help provide key worker housing and discounted market housing to help sustain local key businesses and public sector employers such as Layhill and the local schools.</p>

4. SITE OWNERSHIP AND STATUS

I (or my client/organisation)

Is sole owner of the site	<input checked="" type="checkbox"/>
Owns part of the site	<input type="checkbox"/>
Do not own the site	<input type="checkbox"/>

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? [Yes]

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

The site is not currently being marketed. However, it will be for sale once the principle of development is secured. Our client is engaged in early discussions with a number of local developers who are keen to bring forward development.

Are there any covenants or other legal issues that may restrict development

There are no covenants or other legal issues that may restrict development potential.

potential? If so please explain. (including 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.

Developers have initially engaged Tortworth Estate with regard to undertaking development of the site.

Have any utility searches been undertaken?

[Yes]

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

The site is readily serviceable and is directly adjacent to Charfield, which is an urban settlement with very good transportation access, several Businesses, several Pubs, several Shops, Civic Buildings, a Church, a Nursery, a Primary School and Post Office. In addition, the site is within close proximity to Tortworth Primary School, Tortworth Farm shop and employment opportunities at Woodend and Layhill Prison.

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

[Yes]

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

The following consultants will be conducting further assessments in 2016:

- Architect;
- Landscape consultant;
- Ecology consultant; and
- Arboriculturist.

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	15	15	15	5

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.

Has any proposed scheme been financially appraised? [Cursory appraisal]

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

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

Have any soil investigations been undertaken? [No]

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

The site has not been subject to industrial uses and ground contamination is unlikely to be an issue.

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.

The development of the site will not negatively impact on any landscape, ecological, archaeological or built heritage interests.

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.

This site is located in Flood Zone 1.

6. ADDITIONAL COMMENTS

The site is well located in relation to local services and facilities and is at a highly sustainable location. The proposed development will be sensitively designed given its semi-rural location. With regards to deliverability, the site does not fall within any landscape designation such as Green Belt, AONB, SSSI, Special Landscape Area, Conservation Area, Registered Park and Garden and does not fall within any historic designation such as an Ancient Monument, Conservation Area or contain a Listed Building. In addition, the land does not fall within, or adjacent to, a designated flood plain; as identified by the Environment Agency's latest flood plain mapping. There are no legal restrictions to preclude the development of the site. It is within the ownership of one willing landowner and subject to planning permission, can come forward immediately. It is considered that development of the site will be completed within 24 months from the granting of planning permission.

Therefore, development at this site will assist the local community meet its stated aspirations for additional housing development to meet the needs of the settlement. It will also assist in sustaining rural life. The Parish's ambition is consistent with the National Planning Policy Framework, which supports 'thriving rural communities' and promotes 'sustainable development in rural areas'. Please see accompanying Representation/Response to the November 2015 Regulation 18 Consultation: Including Additional Housing Allocations for further details.

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.

Land at Charfield

