

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	Owner of part of the site	[X]	Land agent	[]
(please tick all those that apply)	Planning consultant	[]	Developer	[]
	Affordable Housing Provider	[]	Amenity/Community Group	[]
	Local resident	[]	Other	[-]

The land is owned by

2. SITE DETAILS

Site address	Land on the West Side of Carsons Road, Warmley. Title number AV63311.
Site Postcode	N/a
Grid ref. (if known) e.g. 367712,177756	O/S ST6674NE
Site area (hectares)	
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 planning history known. In March 2015 I submitted details of this land in response to the 'call for sites' by South Gloucester Council dated January 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.)

**We believe the site to be suitable for 100% residential.
It may also be suitable for mixed use scheme to be discussed**

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 land is currently vacant/unused so the proposal cannot be assessed in relation to 'existing size and character of existing settlement'.

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

**The land is in close proximity to land already being developed with road infrastructure already in place.
Residential development would provide needed housing without detriment to existing community**

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

4. SITE OWNERSHIP AND STATUS

We (or my client/organisation) Are the joint owners 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)

The land is owned jointly by [REDACTED]

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?

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?

[No]

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

No services other than water connected but we believe all services are available in close proximity to site

Have or are consultants engaged to undertake any studies or design work? [No]

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

N/a

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

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
100% subject to planning				

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? [No]

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.

Virgin land

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

We believe not

*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.

No

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.

From the responses given it can be seen that we have commissioned no feasibility studies etc in support of this submission that the site is suitable for development.

We have submitted this proposal in response to the 'call for site' by South Gloucester Council.

We firmly believe the site to be suitable for residential development to provide housing as required on a site in close proximity to existing development with existing road infrastructure and without significant detriment to agriculture or adverse impact on the local community.

Although services (other than water) are not currently connected to the site we believe this can be achieved without undue complications.

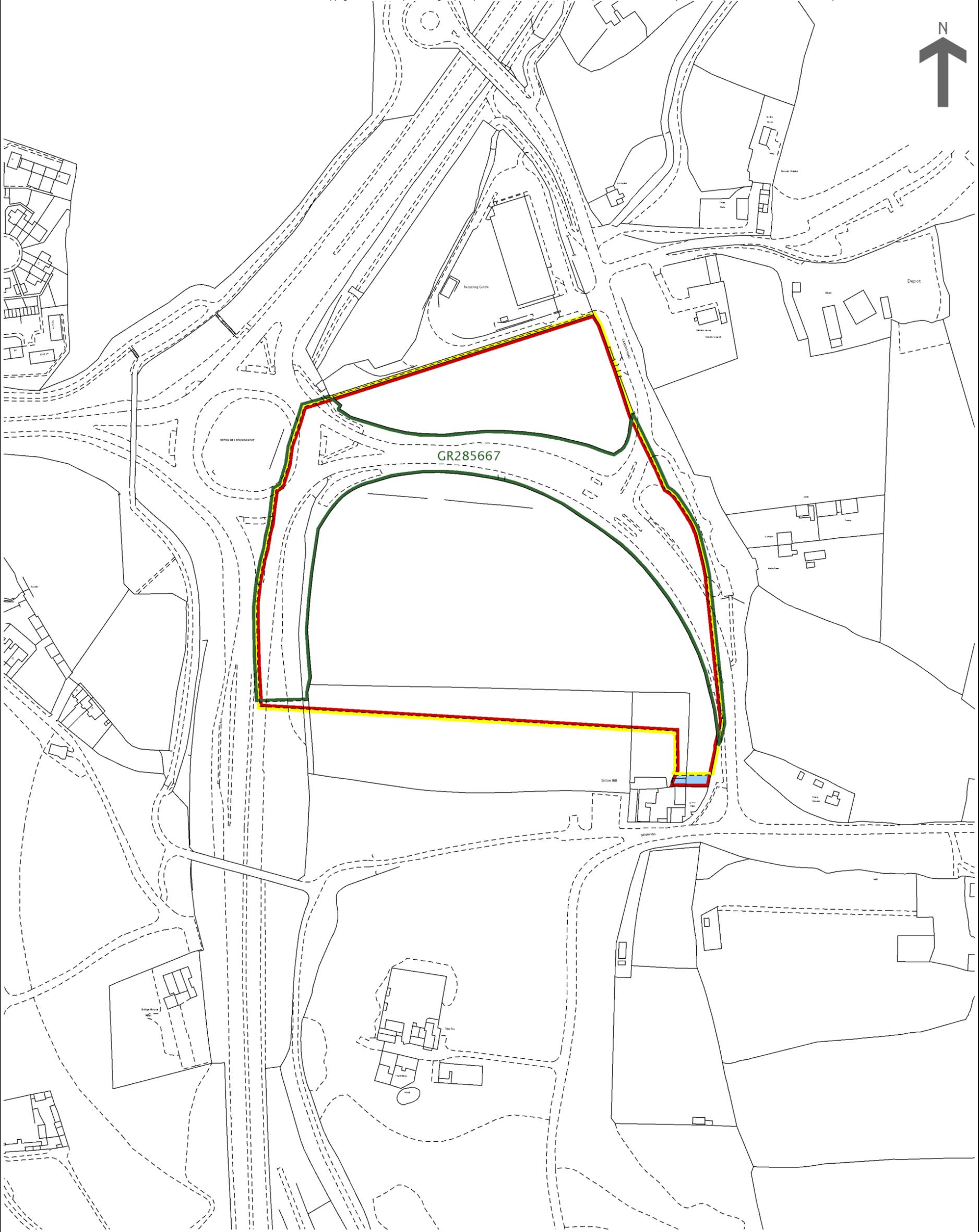
We believe 100% of an approved scheme can be delivered without delay as required by the shortfall identified in the PSP plan.

Land Registry
Current title plan

Title number AV63311
Ordnance Survey map reference ST6674NE
Scale 1:2500
Administrative area South Gloucestershire



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