



## 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](http://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](mailto:planningLDF@southglos.gov.uk)

### 1. YOUR DETAILS

Ref Number (for office use only)

Name

Andrew Ross

Company/Organisation  
(If relevant)

Turley (Agent for Bloor Homes)

Address

10 Queen Square  
Bristol

Postcode

BS1 4NT

Telephone

Email address

I am	Owner of part of the site	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
(please tick all those that apply)	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"/>

Agent for Bloor Homes.

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## 2. SITE DETAILS

Site address	Land at Wooton Road, Charfield
Site Postcode	N/A
Grid ref. (if known) e.g. 367712,177756	
Site area (hectares)	c.10.9ha
Current use(s)	Agriculture/Vacant
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).	Various applications for agricultural and other related development; Applications for planning permission for commercial development c.1991 (Ref's P91/2145 and P91/2729) [Refused];

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## 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.)

Land is available for residential development (up to 150 dwellings although more land is available under the control of Bloor Homes), consideration could be given to other mixed uses and the inclusion of land for retail and/or community facilities. The plan that accompanies this form shows land available for up to 150 dwellings and associated POS and other infrastructure in Red, other land controlled by Bloor Homes is shown in Blue.

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))

Charfield is a sustainable location in South Gloucestershire and has significant potential for further sustainable development. The existing settlement scores highly in the Councils assessment of access to key facilities and services (as part of a group of key rural settlements with 'Good Access' that are outside of the existing Green Belt alongside Frampton Cotterell, Coalpit Heath and Engine Common, but behind Thornbury and Yate) and there is good to potential to improve access in the future.

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

Infrastructure funding would be provided via CIL and S106 where relevant.  
Allowance (serviced site area) could be made for the provision of retail or other community facilities as part of any development on the site.  
Speed reduction measures and crossing facilities on Wooton Road could be considered as part of any development on the site.  
Allowance for additional allotment provision could be made as part of any development on the site.

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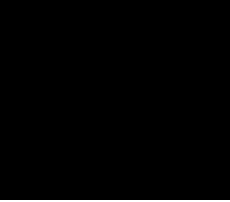
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#### 4. SITE OWNERSHIP AND STATUS

I (or my client/organisation) Is sole owner of the site [ ]  
Owns part of the site [ ]  
Do not own the site [X]

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)

Yes land is under option to Bloor Homes.  
Site owners are:



Bennett Construction (UK) Ltd  
Canons Court,  
Bradley Green,  
Wotton Under Edge  
Gloucestershire  
GL12 7PN



c/o Stewart Walters  
David James and Partners,  
Hartley house  
Badminton Rd  
Old Sodbury  
BS37 6LX

Does the owner (or other owner(s) support your proposals for the site? [X]

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

N/A

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

Yes land is under option to Bloor Homes.  
Given sale prices achievable in this location, availability of services and the lack of physical constraints to development Bloor Homes assessment is that a commercially viable policy compliant development is achievable at this site.

agreement(s) and purchase contract(s).i.e. fixed / minimum value or subject to planning.

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 gas, electricity, sewerage, water, and telecommunications are available in the local area.

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?

Consultant team currently being appointed and technical studies being progressed.

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

\* delivery timescales based on grant of detailed planning permission for 150 dwellings in 2016/2017.

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
		20	40	40

2021/2022	2022/2023	2023+
40	10	

## 5. SITE CONSTRAINTS

Has the highway authority been consulted?

[ ]

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

Access is achievable from Wooton Road where there are existing access points into this land.

Has any proposed scheme been financially appraised?

[ ]

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

[ ]

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

[ ]

Have any soil investigations been undertaken?

[ ]

If so was any significant contamination found or

No significant contamination expected.

need for further investigations advised? Please provide details.

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

Part of the site has been nominated as Local Green Space (LGSD062) although it is not considered that this area meets the requirements for Local Green Space designation and should be removed from consideration, we understand that objections were previously made in this regard to LGSD062. There is no intention to promote development on the land immediately in front of Park Farm (adjacent to New Road) which provides the setting to the listed farmhouse and provides a green area in the centre of the village.


*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 site is not subject to any landscape, ecological or other designations. There is a nearby listed building at Park Farm, although appropriate development on the proposed site is unlikely to adversely impact on any designated heritage assets.

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 flooding issues are known. Eastern part of site contains areas in flood zones 2 and 3 adjacent to the Little Avon River. Development would avoid these areas and incorporate sustainable drainage systems.



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## 6. ADDITIONAL COMMENTS

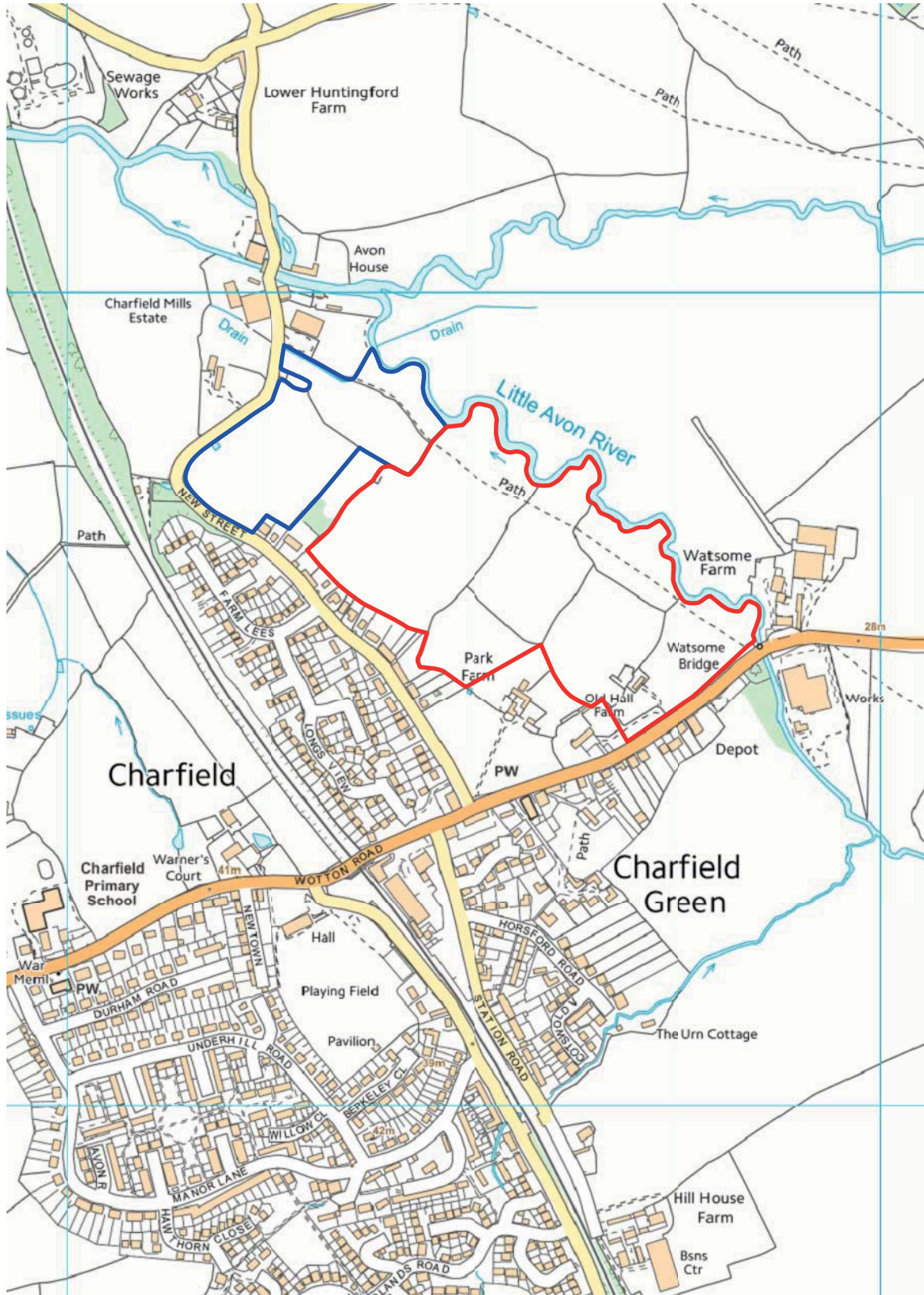
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The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact 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.

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Land at Wooton Road, Charfield - site location plan enclosed with this form.





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- Submitted site
- Land controlled by applicant

Client:  
**Bloor Homes**

Project:  
**Land at Charfield**

Drawing:  
**Site location plan**

Project Number: <b>Bloor Reps</b>	Status: <b>Draft</b>
Drawing Number: <b>1001</b>	Scale: <b>1:7,500 @ A4</b>
Revision: <b>-</b>	Date: <b>Jan 2016</b>

