



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

Stuart Rackham

Company/Organisation
(If relevant)

Rackham Planning Ltd

Address

10 Knole Close, Almondsbury

Postcode

BS32 4EJ

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

Annexed garden to Home Farm Barn, Eastwood Park, Falfield,

Site Postcode

GL12 8DA

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

Site area (hectares)

0.28

Current use(s)

Residential curtilage

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).

The site has no planning history but there are a number of residential applications relating to the surrounding residential dwellings within the Eastwood park site.
No previous submissions to PSP or Call for Sites

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.)

The indicative plan prepared by LFL Architects shows 2 large houses on the site but given the site area is 0.28 ha, at an indicative site density of 30 dph, the site has a potential capacity of 10 units.

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 site is outside any of the identified rural settlements but is nonetheless within the existing Eastwood Park site which includes 9 existing dwellings and the garden centre. A small number of additional dwellings on this site, which is outside the Green Belt would help to meet the identified housing need on an unconstrained site.

The pattern and grain of development would be designed to fit in with the existing character of the existing dwellings in Eastwood Park.

The site is well located to south of the settlement of Falfield which is identified as a rural settlement (in the Rural Settlements and Village Topic Paper 2015) with a number of existing services and facilities (including a pub [the Huntsman Inn]; post office; mobile library service; village hall; and local store). In addition to the garden centre adjacent to the site, this represents a number of core services which are suitable to accommodate a small level of housing growth.

<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>n/a</p>
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4. SITE OWNERSHIP AND STATUS

- I (or my client/organisation)
- Is sole owner 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)

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

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)

none

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.

none

Have any utility searches been undertaken?

[N]

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

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

[N]

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

No, but are aware of the need to undertake ecology and arboricultural study and other reports to support any formal proposal.

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

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

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [Y]

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

Response from [REDACTED] identified a concern relating to the pre app submission, notably in respect of the impact on cyclists, but these are not insurmountable and could be overcome with amendments to the layout

Has any proposed scheme been financially appraised? [Y]

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

Can any assumptions and or the appraisal work be provided to the Council? [Not at this stage]

Have any soil investigations been undertaken? [N]

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

none

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

n/a

*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.

Pre app response suggested a Phase 1 Habitat survey be undertaken
A comprehensive landscaping scheme would be part of any future proposal.
There are no Listed Buildings nearby and no impact on setting of Church Lane Conservation Area

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.



Notes:
 All items drawn in CAD are correct as per Anthony Brookes Survey
 Historic aerial photo underlays included to show context: exact position or current forms may be inaccurate
 Do not scale except local authority planning dept
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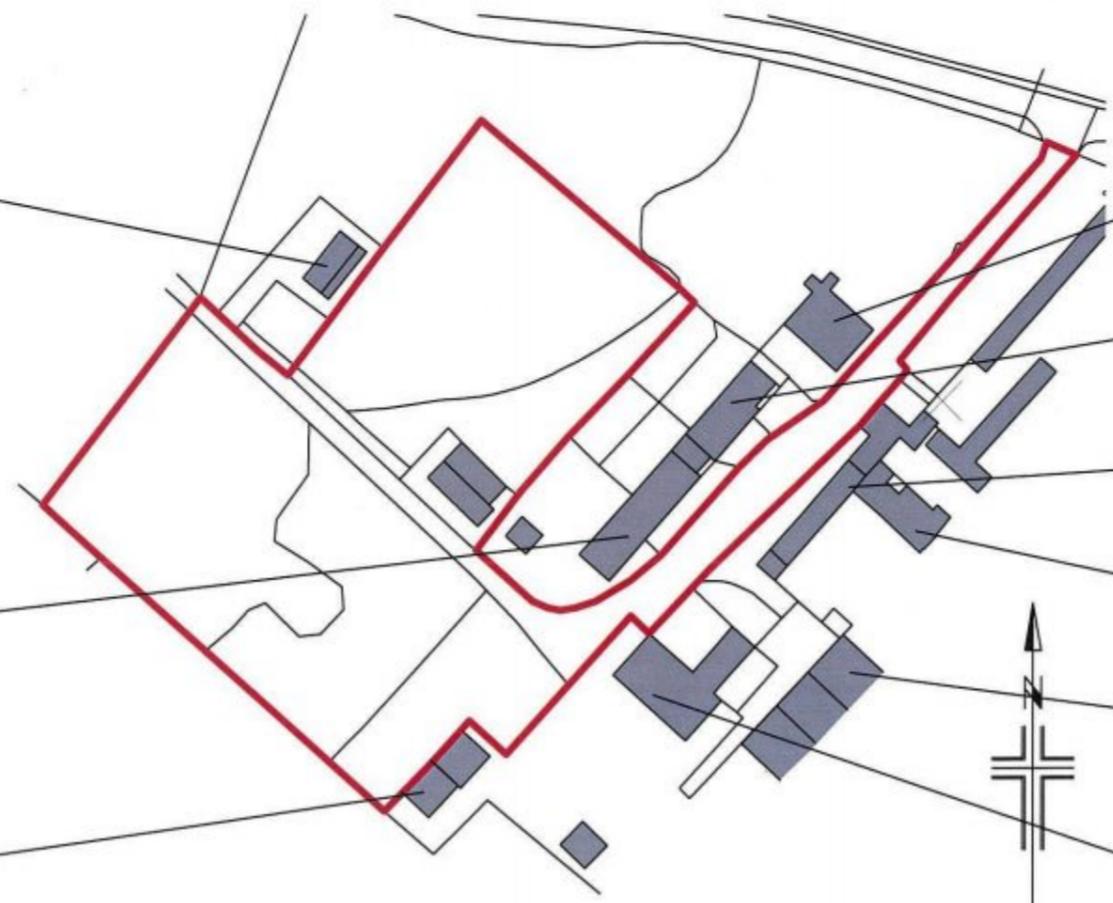
		Lewis Foster Lewis Chartered Architects	
Block plan		3 The Plain Thornbury South Gloucestershire BS35 2AG	
		drawing number 14/1658/S01	
Annexed garden to Home Farm Barn Eastwood Park Falfield GL12 8DA		drawing revision number -	
		date created	scale 1:500@A3



#9 - "Woodsman Cottage"

#8 - "1 Laurel Cottages"

#7 - New dwelling approved at appeal PT14/0135/F



#1 - "Home Farm House"

#2 - "3 Laurel Cottages"

#3 - "Home Farm Barn"

#4 - "The Gardens"

#5 - "The Bothy"

#6 - "Spring Barn"

Location plan, scale 1:1250 @ A3



- NOTE -
All dimensions to be checked on site by contractor prior to commencement of any & all works & manufacture of prefabricated items. Any discrepancy or query to be reported and clarified before any associated / all work proceeds. All construction to be in accordance with current relevant Trade and Professional Standards and Guidelines, Statutory requirements and product manufacturers specifications and details. Read drawing in conjunction with finishing specification, workmanship specification, all other associated drawings issued and details which may be issued from time to time.
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Revision	Detail	Drawn By
-		Y



Title Spring Barn Eastwood Park, Falfield South Gloucestershire GL12 8DA		No. 3, The Plain Thornbury South Gloucestershire BS35 2AG	
Description		Drg. No 14-1658-001	
Title Plan		Drg. Rev. A	
		Date Jan 16	Scale noted @ A3