



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

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Company/Organisation
(If relevant)

Address

Postcode

Telephone

Email address

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I am

- | | | | |
|--------------------------------------|-------------------------------------|-------------------------|--------------------------|
| Owner of part of the site | <input type="checkbox"/> | Land agent | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | | |
| Planning consultant | <input 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"/> |

(please tick all those that apply)

2. SITE DETAILS

Site address [Land to the East of Green Lane MARSHFIELD. Between the water tower and Green Lane.](#)
[NG Reference 3065](#)

Site Postcode [SN14 8JW](#)

Grid ref. (if known)
e.g. 367712,177756 [3065](#)

Site area (hectares) [1.26](#)

Current use(s) [Agricultural 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 applications have been made for this site.](#)
I have not [previously submitted](#) this site [in response to a 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.)

[Mixed use – see additional comments section](#)

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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)

[To be determined – see additional comments section](#)

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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

[The Parish Council has identified a need for affordable homes and this field could provide the necessary site for these homes. There may also be a need for a new doctor's surgery and there is also a need for recreational car parking at this end of the village. See additional comments for full details.](#)

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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 []

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)

[n/a](#)

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

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

[No](#)

Are there any covenants

[No](#)

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.

[First Step Homes approached me as this was one of the sites they were considering for affordable homes.](#)

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.

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?

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

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

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? [\[No - \]](#)

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.

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.

[None known.](#)

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

Overview

The Parish Council has identified a need for affordable houses specifically for people with local or historic links to the village. No affordable homes have been built in the village for at least ten years. I feel it will be impossible to provide affordable houses in Marshfield unless some land is removed from the Green Belt. If the Local Plan remains as it is then predatory developers will be able to demonstrate that the Local Plan it is not robust enough to satisfy the local housing needs and will pursue developments through appeal.

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The South Glos. Core Strategy Plan that was adopted in 2013 removed 205 hectares of Green Belt in order to deliver sustainable housing development. This is double the size of Marshfield and equates to c3000 homes. The national planning policy states five purposes for the inclusion of land in Green Belt, all five purposes applied to the 205 hectares that were removed. Only three purposes apply to the Green Belt around Marshfield and it could be argued that none of these truly applies to this particular site. In Marshfield it would appear that the protection of Green Belt is more important than affordable homes and the stability of family units. The consequences of the lack of affordable homes are often severe, young people and local employees having to move out of the area to seek affordable housing elsewhere. Adequate provision of affordable housing is essential to sustaining remote rural communities, it will maintain family units, provide a local work force, maintain local services and help maintain residents in terms of age, skills and needs.

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Local people needing affordable homes are likely to be in a minority. I hope the planners, politicians and local groups will give careful consideration to the needs of this minority group.

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Site Details

Historically the boundary of the village was always denoted by the Turn Pike (Toll house) and I believe this should now indicate the settlement boundary. I only own the field to the West of the water tower but I believe the two fields either side of the Water Tower should be included in the settlement area.

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If this happened it would provide an area suitable for phased development providing affordable/starter homes, standard homes, recreational car parking and possibly a site for a new doctor's surgery. The pace of development could be agreed with the owners of the land and this would provide evidence that all of the future housing requirements of the village would be satisfied for many years. It would not be an unorganised piecemeal development.

The site has good access to the by-pass and no additional traffic would need to pass through the village.

Green Lane could be improved as part of the development, currently it is a single lane with nowhere for vehicles to pass or turn. The only way to exit the road is by reversing back onto the High Street on a dangerous blind bend. At the Bellum end of Green Lane the road is considerably higher than my field and the road has subsided into my field, the Council will at some time need to repair the highway and make good the damage to my field. If the road was improved it may be possible to provide some recreational car parking for people wishing to explore the footpaths to the West of Marshfield.

There has already been development to the West of Green Lane, three large warehouses have been converted for housing. Recently a new road/track has been built along the back of the houses at Bellum and I believe this is related to some form of residential development. All of this development is encompassing my field so it no longer borders virgin Green Belt. If my site was used it would simply be infilling between other developments.

If this site was used then the initial development phase could consist of extending the High Street up to the Green Lane entrance, houses could then be built facing onto the High Street. These houses could be affordable/starter homes to be occupied by people with local or historic links to the village. This development would be a natural extension of the High Street and the design would reflect this. Access to the back of the properties would be via Green Lane or the High Street, parking and gardens would be at the back of the houses. I also believe it would be quite fitting for these affordable homes to be in proximity of the Alms Houses. It is unfortunate that 400 years after their construction we can't provide affordable homes for local people. The [REDACTED] family would be amazed.

Any future development on the site could be phased as and when required. However, I believe all development should be fully integrated, open to all. Most of the recent developments, the barns to the West of this field, the Old School etc. have excluded all local needs.

Current Issues with the site

I have owned the field for over 30 years and I have cultivated a variety of crops including root vegetables and barley. Since owning the field it has been put into the conservation area and this means I have to seek permission before I make any changes to the field. In 2011 I submitted a pre-planning request to the council, I asked to erect a wooden agricultural shed, widen the access

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the field and erect a stock fence. What the council proposed was not workable from my perspective, this coupled with the associated costs did not make it viable for me to proceed. The field now has very limited agricultural use, it's currently used to graze sheep.

A telegraph pole has been put up directly opposite the entrance to the field it is now difficult or in some cases impossible for modern farm machinery to access the field from Green Lane.

As I mentioned earlier the verge and wall at the South end of Green Lane has been damaged by vehicles. When I lived in Green Lane (over 50 years ago), the only place one could park was immediately South of the stile by the public footpath. I have complained repeatedly about the parking and in 2011 the council erected some wooden posts on my side of the boundary to prevent further damage, at the time I said this could only be a temporary solution as the highway needed to be fully supported. I also asked if I could clear the soil and stones from my field but I was told I could not as it was supporting the highway. Over the years the posts have disappeared and I have had to get them replaced. A year ago, I again asked if I could meet with the council to agree an action plan to resolve this situation. It is unfortunate that individuals and councils only seem to be concerned with conservation areas when development is mentioned. I have included photos in Appendix A.

In the North West corner of the field are the remains of a small two storey stone building, the building had a fireplace and chimney. During the last war it was inhabited by a mother, son and daughter. This indicates there has been some previous settlement on this site

APPENDIX A

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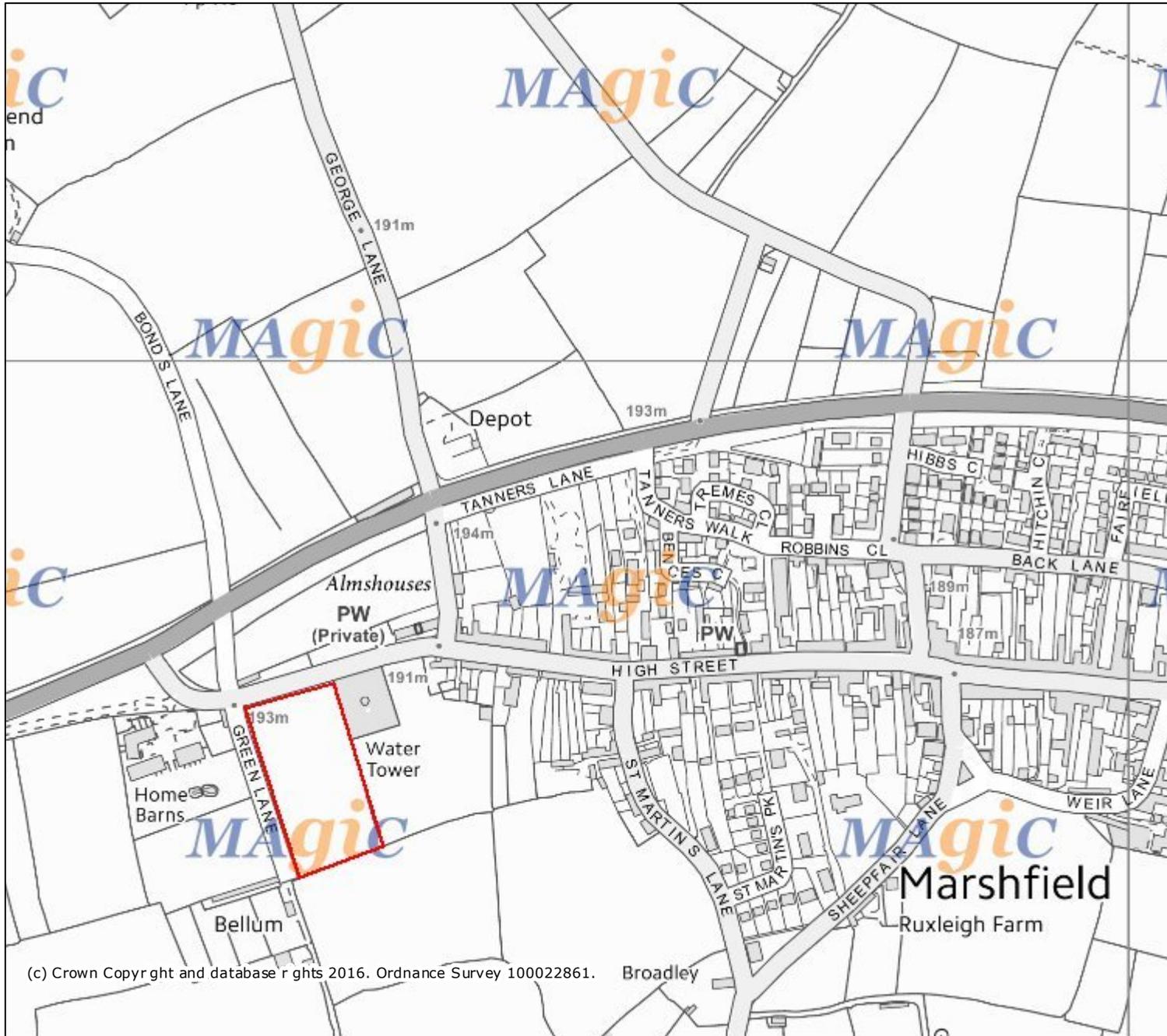
The photo above was taken in 2011, after years of discussion with the council they finally agreed to put some wooden posts on my side of the boundary.



This photo was taken in January 2016, as you can see some posts remain but the ones to the far south are gone. It is also possible to see the continuing encroachment into my field.

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.

MAGiC Marshfield - Townsend - Call for Sites - [REDACTED]



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Project on = OSGB36
xmin = 376600
ymin = 173500
xmax = 378400
ymax = 174300

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