South Gloucestershire Council Local Plan 2020 Site Submission Form

GUIDANCE ON COMPLETING THIS FORM

Please return this form if you are suggesting a site to be considered in the South Gloucestershire Local Plan 2020. Previously submitted sites are available to view on an online map at:www.southglos.gov.uk/callforsites

For each site please complete a separate form and provide a map that clearly and accurately identifies the site boundary.

Completed forms and site location plans should be emailed to: **policy.consultation@southglos.gov.uk.**

Identifying a potential site does not infer that the council in any way supports the development of the site. Sites will be assessed through the plan making process and will be subject to normal planning procedures.

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 is: 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.

The purpose for holding your personal information is to assist in preparing development plan documents and supporting supplementary planning guidance and advice; and to contact you, if necessary, regarding the planning consultation process relating to their preparation. In order to provide the above service we may share your information with the following:

- Other South Gloucestershire Council departments
- External consultants working on behalf of South Gloucestershire Council
- Other Local Planning Authorities (LPAs)
- Other groups preparing statutory development plans relevant to South Gloucestershire

Please follow the link to our Privacy Policy and Data Protection Policy to find out more.

1. HAS THE SITE PREVIOUSLY BEEN SUBMITTED TO THE COUNCIL?

Previously submitted sites are available to view on the online map accessible from: www.southglos.gov.uk/callforsites (Click on the site to see the site reference number and information previously submitted).

		Please enter the relevant Site Reference number from www.southglos.gov.uk/callforsites
Has this site previously been submitted?	Yes	SG95

If the site has already been submitted, how does the information provided in this form change the information you have previously provided to us?

There is no change from previous submission.

This is a replacement for a form which appears to have been mislaid

2. YOUR DETAILS

Name	George Kousouros
Company/Organisation (if applicable)	Hill House Farm Project
Address	[redacted]
Telephone	[redacted]
Email	[redacted]

Status (please tick all that apply)

Owner of (all or part of) the site [ ] Land Agent [ ]
Planning Consultant [ ] Developer [ ]
Amenity/ Community Group [ ] Local Resident [ ]
Registered Social Housing Provider [ ]
Other (please specify) [**X**]
[redacted]

If acting on behalf of Landowner / developer please provide client name and address details:

[redacted]

I (or my client)…

Is sole owner of the site [**X**] Owns part of the site [ ]
Do not own (or hold any legal interest in) the site whatsoever [ ]

If Owner/Part Owner, have you attached a title plan and deeds with this form?

Yes [ ] No [X]
I have attached an o.s. map of the land outlined in red.

If you are not the owner, or own only part of the site, do you know who owns the site or the remainder of it (please provide details)?

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

Yes [X] No [ ]

3. SITE DETAILS

Site Address (including postcode where applicable)	Hill House Farm GL12 8SY
Site Area (Hectares)(if known)	350 hectares approx
Current land use(s)	Agricultural
Adjacent land use(s)	Residential, farming, light industrial, railway, equestrian
Relevant planning history (if known)	No formal applications yet for this newly introduced land for residential, community, light industrial, retirement, allotments, and shopping uses

Please tick box to confirm you have provided a site plan [X] OS site plan attached as stated above

4. POTENTIAL USES & CAPACITY

Suggested uses (please tick all that apply and where mixed use indicate % of overall site for each use)

USE		Capacity (number of units) and indication of possible residential tenures, types and housing for different groups
Residential		Approx. 600 residential properties. A mix of Self Build, Housing Association/ affordable, and lower priced for local people. Plus High end properties. To also include some light industrial units, and shopping/retail.
Residential – Self-Build and Custom-Build		These will be included, as stated above, but not assessed at this stage.

USE		Floorspace (m^2) / number of floors/pitches / notes
Office, research & development, light industrial (B1)		Plan to be included but not as yet assessed.
General industrial (B2) / warehousing (B8)		Possibly - be included but as yet not assessed.
Sports / leisure (please specify)		Plan to include but not as yet assessed.
Retail		Plan to include but not as yet assessed.
Gypsy and Travellers / Travelling Showpeople sites		Not included in our vision/plans.

Other (please specify)		

Additional notes about potential uses:

The development is to be phased over a long period and design and inclusion for each phase is currently in early stage of preparation.

5. SITE SUITABLITY ISSUES

Question		Further details including details of further studies undertaken / mitigation proposed
Does the site have any physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)?	~~Yes~~/No	no
Is the site subject to flooding?	Yes/~~No~~	There are parts of the site that are in a potential flood zone. However we do not expect to extend the development into these areas of the site, save for allotments.
Is the site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes/~~No~~	Power lines do exist.
Is there a possibility that the site is contaminated?	~~Yes~~/No	Unlikely as it is being farmed.
Can satisfactory vehicular access to the site be achieved?	Yes/~~No~~	There are none for the initial phase of the project. However there are issues to overcome for the bigger picture. These are currently being evaluated
Has the Highways Agency been consulted?	~~Yes~~ / No	Not as yet. This is in hand and dialogue is imminent
Is the site subject to any other key constraints?	~~Yes~~/No	No

UTILITIES / INFRASTRUCTURE PROVISION
Please tell us which of the following utilities are available to the site

Mains water supply	[**X**]	Mains sewerage	[**X**]
Electrical supply	[**X**]	Gas supply	[ ]
Landline telephone	[**X**]	Broadband internet	[X]
Other (please specify below)	[**X**]		

Mobile telecommunications mast.

Please provide any other relevant information relating to site suitability issues:

Our aim is to have the whole project running on electricity with points on each property for electric cars. Gas will not be required. We are investigating the incorporation of broadband internet

6. SITE AVAILABILITY ISSUES

Question		Comments/further details
Are there any legal/ownership constraints on the site that might prohibit or delay development of the site (e.g. ransom strip/covenants)?	~~Yes~~/No	Not as far as we are aware of.
Must land off-site be acquired to develop the site?	~~Yes~~/No	Not required for our current view of the project, however this may change as the project develops.
Are there any current uses which need to be relocated?	~~Yes~~/No	No
Is the site owned by a developer or is the owner willing to sell?		[redacted] However options for the local authority will receive serious considerations.

Estimated delivery rate: When do you think the site would come forward for development? (Where a development will be phased over more than one period please indicate this)

Within the next 5 years	6-10 years	11-20 years
First 4 phases	Phases 5 and 6	

Do you have any information to support when the site will come forward and its phasing? Please consider suitability, achievability and constraints.

It is anticipated that planning applications for phase 1 will be submitted mid 2021 which will be for an initial 24 dwellings and a car park. Phases 2 to 4 inclusive are planned for deliverey between 2 to 5 years.

7. SITE ACHIEVABILITY ISSUES

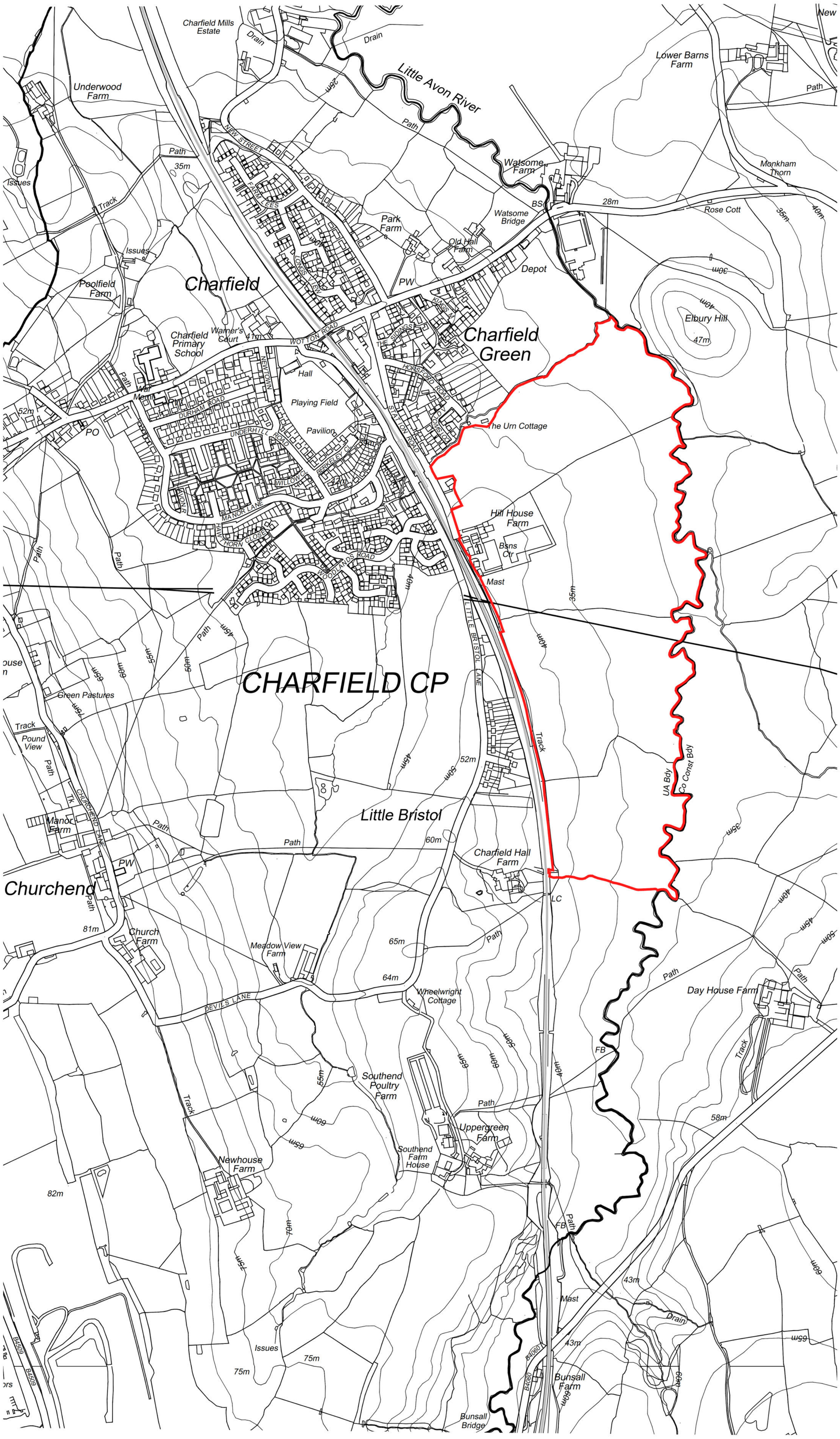
Question		Comments/further details
Are there any known significant abnormal development costs (e.g. contamination remediation, demolition, access etc.)? If yes, please specify.	~~Yes~~/No	No
Does the site require significant new infrastructure investment to be suitable for development? If yes, please specify.	~~Yes~~/No	In the short term for phase one no. But as the site is further developed other accesses will become necessary.
Are there any issues that may influence the economic viability, delivery rates or timing of the development? If yes, please specify.	~~Yes~~/No	Outcome of the pandemic may restrict the willingness [redacted] to invest, otherwise we see no restraints.
Has a viability assessment / financial appraisal of the scheme been undertaken?	Yes/~~No~~	Work in Progress
Have any design work studies been undertaken?	Yes/~~No~~	Work in Progress

8. ADDITIONAL COMMENTS

If necessary, please continue on a separate sheet and attach to this form.

From the outset it is the [redacted] firm intention to provide facilities dovetailed to the stated requirements of the local community in their Charfield Neighbourhood District Plan and to fully comply with the National Planning Policy Framework.

Completed forms, site location plans and any supporting information (Title and deeds etc.) should be emailed to: **policy.consultation@southglos.gov.uk.**



HILL HOUSE FARM, CHARFIELD

dwg no: **SK10_LOCATION PLAN**
revision: **PL01**
scale: 1:5000@A1
date: JAN 2019

REV: DESCRIPTION: DATE:

Rushbrooke
15 Brookgate
South Liberty Ln
Ashton Vale
Business Park
Bristol
BS3 2UN

01179 537043
rushbrookeuk.co.uk

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From: George Kousouros [redacted]
Sent: 07 August 2020 19:01
To: Policy consultation
Cc: Dan Jones; Patrick Conroy
Subject: Land at East Charfield - ID: SG95 [EXTERNAL]

Warning

Clicking links or opening attachments you do not recognise can infect your computer with malicious software. If you are unsure, please contact the South Gloucestershire Council ICT Service Desk.

Dear Sirs

There is no material changed regarding our submission since the previous call for sites the details of which are as follows:

- ID: SG95
- Site address: Land at East Charfield.
- Area (HA) 53.66
- Proposed use: Mixed use.

I confirm that we are happy for South Gloucestershire to share the information about the site with WECA as part of the shared strategic evidence base.

Should you require anything further from us, please feel free to contact me.

Regards
George K