

South Gloucestershire Council New Local Plan Site Submission Form (2023 Phase 3)



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 purpose 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. CALL FOR SITES SUBMISSION CHECK LIST

In order for South Gloucestershire Council to accept Call for Site submissions please ensure the boxes below are ticked to confirm the documents which are being sent for each separate site.

Please note that your submission including any supporting information will be published. We will undertake a redaction process to ensure that sensitive information is removed, however if you are aware of any sensitive information in your supporting documents, please do make us aware.

REQUIRED DOCUMENTS

- Completed Call for Sites Application form
- Site Map with a clear line boundary to outline the site promoted for development
- Proof of Land ownership/Proof of support from Landowner

ADDITIONAL DOCUMENTS

Please indicate below any additional supporting documents you are submitting alongside the required documents. You can also indicate where useful information can be found in these documents when filling out the other sections of the form below.

- Transport Study
- Ecological Study
- Landscape Assessment
- Greenbelt Assessment
- Viability Statement
- Housing Market Report
- Heritage Statement
- Vision Document
- Air Quality Report
- Noise Report
- Design Panel Review
- Delivery Statement
- Utilities Report
- Contamination Report
- Water Report
- Flood Report
- Archaeology Report
- Pre-App Response
- Other (Please state):

Layout Sketch

CALL FOR SITES OUTSIDE OF CONSULTATION PERIODS

Promoters wishing to submit call for sites outside of a formal consultation period or to submit additional technical information to support their existing call for sites should contact our Planning Policy Team using the details below. We will confirm if we are able to accept the submission. If so, there will be a charge of £290 plus VAT.

Completed forms and supporting documents should be emailed to: policy.consultation@southglos.gov.uk.

2. 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).

Date of submission

Not previously submitted

		Please enter the relevant Site Reference number from www.southglos.gov.uk/callforsites
Has this site previously been submitted?	No	N/A

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

N/A

3. YOUR DETAILS

Name

Company/Organisation (if applicable)

Address

Telephone

Email

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)

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

I (or my client)... Is sole owner of the site Owns part of the site
Do not own (or hold any legal interest in) the site whatsoever
Option holder

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 No

*We will now require proof of landownership or confirmation form the landowner that they support development of their land as outlined under section 1

4. SITE DETAILS

Site Address (including postcode where applicable)

Land to the North and East of Highbrook View – Parcel 1

Site Area (Hectares)(if known)

0.36 hectares

Current land use(s)

Greenfield land

Adjacent land use(s)

Existing dwellings on Hambrook Lane to the north and greenspace under the ownership of South Gloucestershire Council to the east. To the south and west are dwellings under construction by Crest as part of the Phase 1 of East Harry Stoke South (EoHSS).

Relevant planning history (if known)

There is no recent or relevant planning history that applies to the site itself, however reserved matters application for the (ref: P20/17975/RM) for the 'erection of 144 no. dwellings with new highways, parking, garaging, green infrastructure (including play areas) and other associated infrastructure with appearance, layout, scale and landscaping to be approved' relates to the site adjacent to the south.

Please tick box to confirm you have provided a site plan]

5. 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	Up to 8 units	Up to 8 residential units (Use Class C3)
Residential – Self-Build and Custom-Build		
Gypsy and Travellers / Travelling Showpeople sites		

USE		Specify (Wind, Solar, Other)
Renewable Energy		

USE		Floorspace (m ²) / number of floors/pitches / notes
Office, research & development, light industrial (B1)		

General industrial (B2) / warehousing (B8)		
Sports / leisure (please specify)		
Retail		
Other (please specify)		

Additional notes about potential uses:

6. SITE SUITABILITY 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.)?	No	The site is bounded by mature hedgerows and is gently sloping however none of this precludes the suitability of the site for development. Access can be readily obtained from Phase 1 of East of Harry Stoke South, which is under Crest's control.
Is the site subject to flooding?	No	The site is in Flood Zone 1.
Is the site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	
Is there a possibility that the site is contaminated?	Yes	Desktop assessment and Phase 2 intrusive testing has been undertaken. There is the possibility of made ground or reworked natural soils on the north west boundary of the parcel. However, this could be addressed via remediation controlled by condition and does not preclude the principle of redevelopment. A site specific BGS Radon Report confirmed no radon protection would be required.
Can satisfactory vehicular access to the site be achieved?	Yes	Pedestrian, vehicle and cycle access can be obtained from Phase 1 of East of Harry Stoke South, which is in the control of Crest.

Has the Highways Agency been consulted?	No	No, however, the impact of an additional up to 8 dwellings through Phase 1 of East of Harry Stoke South would be negligible and therefore we do not envisage any issues.
Is the site subject to any other key constraints?	No	<p>A desk study and UK Habitat Classification survey were undertaken for the site in July and August 2022, respectively. Detailed surveys for bats and reptiles were undertaken in 2022.</p> <p>These identified a number of different bat species, low numbers of slow worm. Boundary hedgerows were assessed as suitable habitat for birds and hedgehog.</p> <p>Subject to the implementation of appropriate mitigation, no significant adverse ecological effects are predicted.</p>

UTILITIES / INFRASTRUCTURE PROVISION

Please tell us which of the following utilities are available to the site

- | | | | |
|------------------------------|-------------------------------------|--------------------|-------------------------------------|
| Mains water supply | <input checked="" type="checkbox"/> | Mains sewerage | <input checked="" type="checkbox"/> |
| Electrical supply | <input checked="" type="checkbox"/> | Gas supply | <input checked="" type="checkbox"/> |
| Landline telephone | <input checked="" type="checkbox"/> | Broadband internet | <input checked="" type="checkbox"/> |
| Other (please specify below) | <input type="checkbox"/> | | |

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

Crest are in the process of preparing a planning application, which will be accompanied by all necessary technical evidence.

7. 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)?	No	Crest are in control of the land via signed option agreements with the freeholders.
Must land off-site be acquired to develop the site?	No	
Are there any current uses which need to be relocated?	No	
Is the site owned by a developer or is the owner willing to sell?	Yes	See above.

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
<input checked="" type="checkbox"/>		

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

As above, it is Crest's intention to submit a full planning application imminently. Subject to planning being granted, the site can be delivered alongside Phase 1 of East of Harry Stoke South.

8. 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.	No	
Does the site require significant new infrastructure investment to be suitable for development? If yes, please specify.	No	
Are there any issues that may influence the economic viability, delivery rates or timing of the development? If yes, please specify.	No	
Has a viability assessment / financial appraisal of the scheme been undertaken?	Yes	As an internal exercise by Crest, will be undertaken to confirm that up to 8 dwellings are viable on the site.

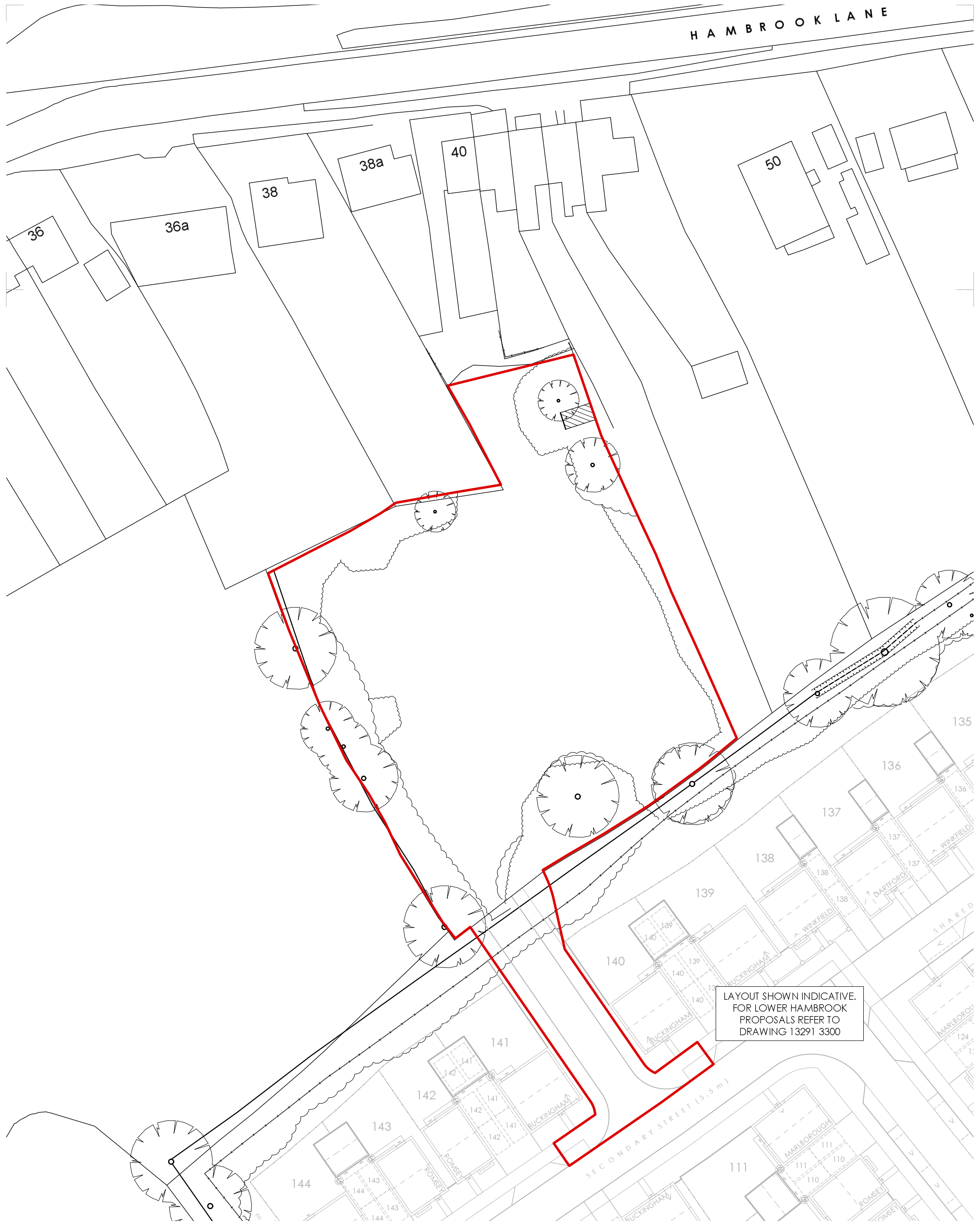
Have any design work studies been undertaken?	Yes	Crest are in the process of working up a planning application.	
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9. ADDITIONAL COMMENTS

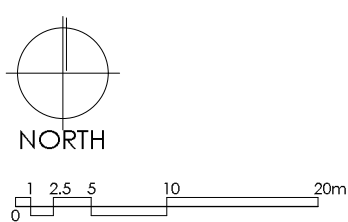
If necessary, please continue on a separate sheet and attach to this form.

Completed forms, site location plans, Landownership proof and any supporting information should be emailed to: policy.consultation@southglos.gov.uk.

HAMBROOK LANE




LAYOUT SHOWN INDICATIVE.
FOR LOWER HAMBROOK
PROPOSALS REFER TO
DRAWING 13291 3300



Key
 Application boundary

Amendments By Chk'd Date

PLANNING

Job No/Drawing No 22527/1000	Job Title LNoLH Parcel 1	 <small>MASTERPLANNING. ARCHITECTURE. URBAN DESIGN.</small>
Scale Date Drawn Chk'd 1:500 12/22 SR MNR	Drawing Title Site Plan	
<small>All Dimensions to be checked on site OS Licence No: - pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com</small>		

LAND NORTH of LOWER HAMBROOK - PARCEL 1

Key

- Application boundary
- Adoptable Highway (see Engineers details)
- Adoptable Footpath (see Engineers details)
- Block paving
- Private Path
- Private Drive
- Private Front gardens
- Private Rear gardens
- Grass Verge (Refer to Landscape Architects details)
- Proposed Planting (see Landscape Architects details)
- Proposed Trees (see Landscape Architects details)
- Boundary hedge
- Existing Vegetation (with RPZ)
- Landscape Buffer
- Boundary fencing
- Shed / Structure to be Removed

Reference	No.	Mix	Area		Total Ft ²
			M ²	Ft ²	
Housing					
Seaton	2		96.9	1043	2086
Total 3 Bed:		2	29%		
Romsey	2		109.3	1176	2352
Marlborough	1		125.1	1347	1347
Dorking	2		140.9	1517	3034
Total 4 Bed:		5	71%		

Total Units: **7** 100% Total Area: **8819**
 Total: **7** **8819**

Gross Site Area (ha)	0.355
Measured from red line boundary shown on sketch	
Deductions/ Non-developable (ha)	0.135
Indicated as grey fill	
Net Site Area (ha)	0.220
DPH	32
Coverage /Acre Net	16223



ADJACENT DEVELOPMENT LAYOUT SHOWN INDICATIVE

LAYOUT SHOWN INDICATIVE. FOR LOWER HAMBROOK PROPOSALS REFER TO DRAWING 13291 3300

Amendments

By Chk'd Date

SKETCH

Job No/Drawing No 22527/3310	Job Title LNoLH Parcel 1	
Scale Date Drawn Chk'd 1:500 02/24 SR MNR	Drawing Title SKETCH Layout	
All Dimensions to be checked on site OS Licence No: -		
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