

# South Gloucestershire Council New Local Plan Site Submission Form



## GUIDANCE ON COMPLETING THIS FORM

Please return this form if you are suggesting a site to be considered in the New South Gloucestershire Local Plan. Previously submitted sites are available to view on an online map at:

[www.southglos.gov.uk/callforsites](http://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: [PlanningPolicy@southglos.gov.uk](mailto:PlanningPolicy@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.**

Data Protection Statement: This information is collected by Bath and North East Somerset Council, Bristol City Council, North Somerset Council and South Gloucestershire Council as data controller 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, to contact you, if necessary, regarding the answers given on this form, and to keep you informed of progress with plan making. Some of the data relating to specific sites will 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 form, in accordance with the Freedom of Information Act 2000.

### 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](http://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 <a href="http://www.southglos.gov.uk/callforsites">www.southglos.gov.uk/callforsites</a>
Has this site previously been submitted?	Yes	

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

The details remain as previously submitted.

## 2. YOUR DETAILS

Name

Mark Chadwick

Company/Organisation  
(if applicable)

Hunter Page Planning Limited

Address

Thornbury House, 18 High Street, Cheltenham, GL50 1DZ

Telephone

01242 230066

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)

[REDACTED]

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

The Tortworth Estate Company Ltd  
C/O Agent

Our client...

Is sole owner of the site  ~~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

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)?

[REDACTED]

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

Yes  No

### 3. SITE DETAILS

Site Address (including postcode where applicable)

Land at Longcross Farm, Cromhall  
GL12 8AJ

Site Area (Hectares)(if known)

1.05ha

Current land use(s)

Farm buildings with B8 uses and vacant pasture.

Adjacent land use(s)

Residential

Relevant planning history (if known)

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

### 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	Yes/No	Mixed use development (approximately 30 dwellings, school and community facility).

USE		Floorspace (m <sup>2</sup> ) / number of floors/pitches / notes
Office, research & development, light industrial (B1)	Yes/No	
General industrial (B2) / warehousing (B8)	Yes /No	
Sports / leisure (please specify)	Yes /No	
Retail	Yes /No	
Gypsy and Travellers / Travelling Showpeople sites	Yes /No	
Other (please specify)	Yes /No	

Additional notes about potential uses:

## 5. 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.)?	<del>Yes</del> /No	
Is the site subject to flooding?	<del>Yes</del> /No	
Is the site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	<del>Yes</del> /No	
Is there a possibility that the site is contaminated?	<del>Yes</del> /No	
Can satisfactory vehicular access to the site be achieved?	Yes/ <del>No</del>	
Has the Highways Agency been consulted?	<del>Yes</del> / No	
Is the site subject to any other key constraints?	<del>Yes</del> /No	

### UTILITIES / INFRASTRUCTURE PROVISION

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

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

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

Site is readily serviceable and it is located at an existing settlement, which also has key public transportation amenities, a Post Office, a Village Shop, Chapels, a Pub and existing Primary School.

## 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	
Must land off-site be acquired to develop the site?	Yes/No	
Are there any current uses which need to be relocated?	Yes/No	
Is the site owned by a developer or is the owner willing to sell?		The site is not currently being actively marketed. However, it will be disposed once the principle of development is secured. Our client is able to engage in early discussions with a number of local developers who are keen to bring forward development.

**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
30 units		

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

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## 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	
Does the site require significant new infrastructure investment to be suitable for development? If yes, please specify.	Yes/No	
Are there any issues that may influence the economic viability, delivery rates or timing of the development? If yes, please specify.	Yes/No	
Has a viability assessment / financial appraisal of the scheme been undertaken?	Yes/No	
Have any design work studies been undertaken?	Yes/No	

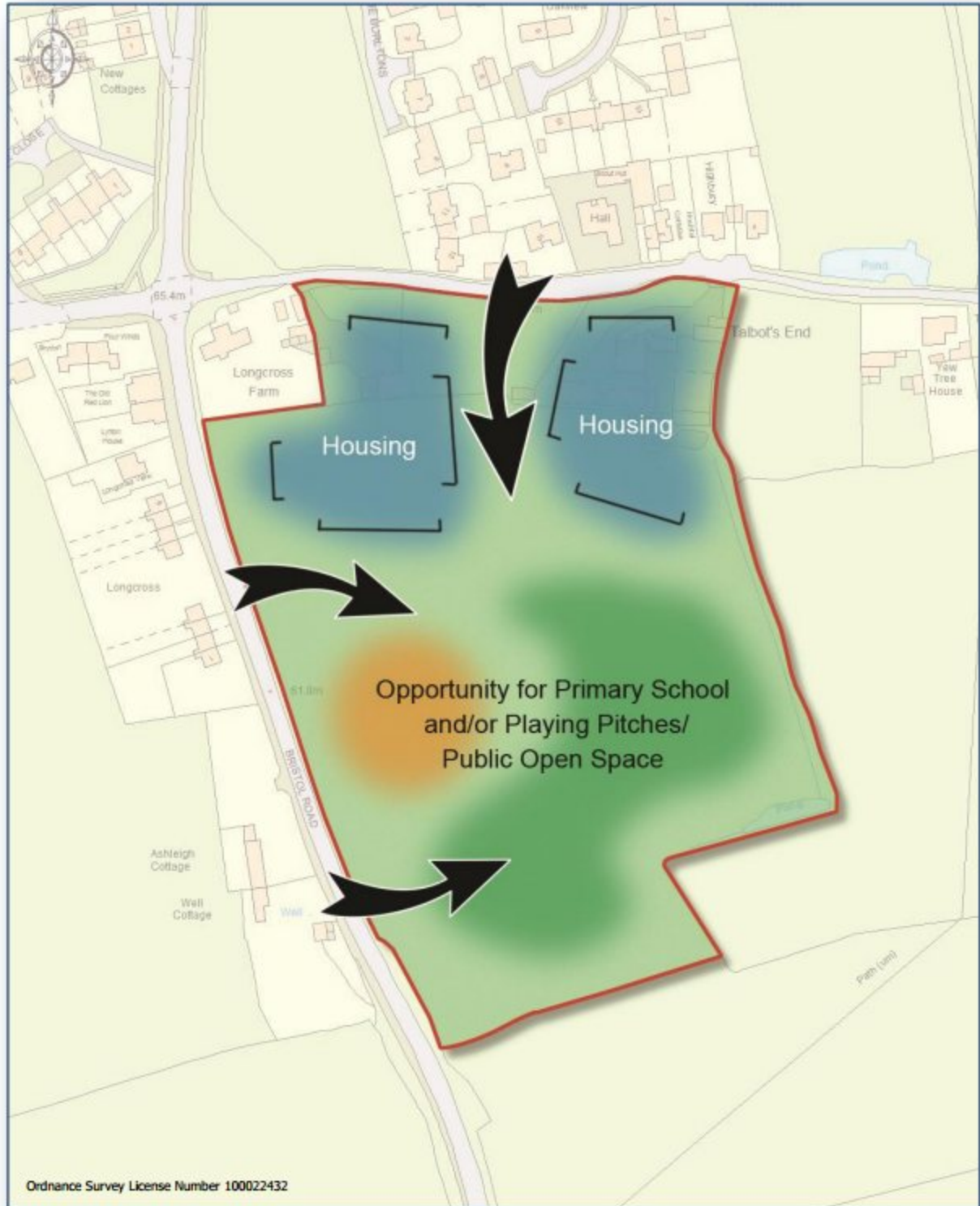
## 8. ADDITIONAL COMMENTS

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

Completed forms and site location plans should be emailed to: [PlanningPolicy@southglos.gov.uk](mailto:PlanningPolicy@southglos.gov.uk).

## Option 1

### Land at Longcross Farm | Bristol Road | Cromhall



## Option 2

### Land at Longcross Farm | Bristol Road | Cromhall



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