

**North Somerset Council
Call for Sites
Site Submission Form**



GUIDANCE ON COMPLETING THIS FORM

Please return this form if you are suggesting a site to be considered in the new North Somerset Local Plan, or to update information about a previously submitted site.

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: planning.policy@n-somerset.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?

		Please enter the relevant Site Reference number if known
Has this site previously been submitted?	No	

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.

2. YOUR DETAILS

Name

Mark Cullen

Company/Organisation
(if applicable)

Alder King Planning Consultants

Address

Pembroke House, 15 Pembroke Road, Clifton, Bristol. BS8 3BA

Telephone

0117 317 1177

Email

mcullen@alderking.com

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:

University of Bristol
C/o agent

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

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)?

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 to the west of Wyndhurst Farm

Site Area (Hectares)(if known)

3.2 hectares

Current land use(s)

Greenfield

Adjacent land use(s)

Agricultural buildings

Relevant planning history (if known)

None

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

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	29 dwellings per hectare (circa 90 dwellings)

USE		Floorspace (m ²) / number of floors/pitches / notes
Office, research & development, light industrial (B1)	No	
General industrial (B2) / warehousing (B8)	No	
Sports / leisure (please specify)	No	
Retail	No	
Gypsy and Travellers / Travelling Showpeople sites	No	
Other (please specify)	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.)?	No	
Is the site subject to flooding?	No	
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?	No	
Can satisfactory vehicular access to the site be achieved?	Yes	
Has the Highways Agency been consulted?	No	
Is the site subject to any other key constraints?	No	

UTILITIES / INFRASTRUCTURE PROVISION

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

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

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

Please see accompany representations to the Councils 'Issues and Options' consultation 2018.

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)?	No	
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?		

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
✓		

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

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.	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?	No	
Have any design work studies been undertaken?	No	

8. ADDITIONAL COMMENTS

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

Please see accompany representations to the Councils 'Issues and Options' consultation 2018.

Please see Appendix 2.

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