

Boxgrove Neighbourhood Plan

Call for sites - Availability of Potential Sites Form

The purpose of this form is to invite you to submit new sites that you, or your client(s), believe may be suitable for residential development, and which you anticipate could be brought forward prior to 2029.

All submissions must be accompanied by a map. This map should be of an appropriate and recognisable scale (no larger than 1:10,000) showing the site boundary in red. The map should show the immediate context of the site showing adjacent uses and roads (with names), as well as a scale and north arrow. Failure to provide a map may delay the consideration of your site.

Please :-

- complete a separate form for each site or different scales of development of the same site;
- give your name and address for your comments to be considered;
- return your form on or before 30th September 2015.

All documents should be sent by email to: boxgrovenp@gmail.com

DISCLAIMER

If the Call for Sites identifies land as having potential, it will not imply that the land will be allocated for development. We will be assessing the constraints and deciding whether sites should be developed as part of work on the Neighbourhood Plan.

DATA PROTECTION AND FREEDOM OF INFORMATION

By responding you are accepting that your response and the information within it will be available for public inspection and published on line.

1. YOUR DETAILS	
Name	Miss Sophie Jamieson
Company/Agent Name (if applicable)	Barton Willmore LLP (Agent) on behalf of Mr D. C. Brooks and Miss S. L. Brooks
Your contact address	7 Soho Square London W1D 3QB
Telephone Number	0207 4466 888
E-mail	sophie.jamieson@bartonwillmore.co.uk

2. SITE DETAILS	
Site Address	Land West of Abbots Close, Priors Acre, Boxgrove, West Sussex
Site Postcode (if known)	PO18
Site OS Grid reference (if known)	X: 490555 Y: 107059

Please attach an up-to-date Ordnance Survey based map outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing or employment (if this is less than the whole). **Without this mapped information we are unable to register the site.**

4. OWNERSHIP OF SITE		
Are you/your client the landowner of the site?	Yes	We are the agents acting on behalf of the land owners.
	No	
If YES are you/your client	Sole Owner	Our clients are the sole owners.
	Part Owner	

If you/your client are part owner please provide name(s) and address(es) of all the other owners.

N/A

If you/your client are not the landowner then please provide name(s) and address(es) of landowner(s) together with evidence to demonstrate that the land is available, such as a signed statement from the landowners.

N/A

5. CURRENT AND POTENTIAL USE

What is the current use of the site?

Grazing.

Is there a use on site which needs to be re-provided elsewhere?

No.

What is the estimated area of the site (hectares)?	Whole Site	0.77
	Area suitable for development	0.77

What use are you proposing (tick/mark all that apply)	Yes ✓	Details (number of houses proposed, employment floorspace in m ² etc)
Market Housing		14
Affordable Housing		8
Self-Build / Custom Build		0
Housing for older people (use class C3)		0
Residential care home, nursing home (use class C2)		0

6. POSSIBLE CONSTRAINTS

To the best of your knowledge, are there any constraints that may prevent or restrict development on the site? Please provide details on the following:

<p>Access</p>	<p>Can the site be safely accessed by pedestrians and vehicles? Where would the site be accessed from?</p> <p>As existing, off Priors Acre.</p> <p>An outline planning application (LPA ref. 14/03827/OUT) for the residential development of the site was refused on 24th June 2015. The application was supported by a Transport Statement which demonstrated that the site can be safely accessed by pedestrians and vehicles. WSCC raised no objection to the application and it was accepted by officers that this is not a constraint to development.</p>
<p>Public rights of way</p>	<p>Do any public rights of way such as footpaths and bridleways cross the site or run adjacent to it?</p> <p>No.</p>
<p>Topography / gradient</p>	<p>Does the site have a slope and would it have any implications for development?</p> <p>No.</p>
<p>Natural features</p>	<p>Does the site and adjacent land have any natural features such as woodland, hedgerows, trees, ponds, streams?</p> <p>Existing trees and hedgerows are evident on the site boundaries. These would be retained and enhanced where possible.</p>
<p>Heritage Assets</p>	<p>Does the site contain or is it adjacent to any listed buildings, ancient monuments or archaeological sites? Does any part of the site lie within or adjoin a conservation area?</p> <p>No.</p>
<p>Flood risk</p>	<p>Is any part of the site within an identified Flood Zone? (As defined by the Environment Agency and available on their website.);</p> <p>No.</p>

<p>Surface Water Drainage</p>	<p>Does the site have any issues with surface water drainage? Does the site become water logged? Does run- off from the site impact neighbouring uses, or highways?</p> <p>No.</p>
<p>Contamination/ pollution</p>	<p>Is the site contaminated or is there potential for contamination from a previous or nearby use? Has any survey work been done? Has any remedial measures taken place?</p> <p>No.</p>
<p>Legal or ownership issues</p>	<p>Is the site subject to any ransom strips? Do third parties have access rights over the land? Are there any unresolved multiple ownerships; any restrictive covenants affecting the land; tenancies or operational requirements of landowners?</p> <p>The site is in single ownership.</p>
<p>Utilities (Water, sewerage, electricity, gas, telecommunications)</p>	<p>Are utilities available on site? Please give details of any discussions with utility providers regarding provision on site.</p> <p>Southern Water has confirmed that there is capacity within their foul and surface water network for the proposed foul and surface water discharge. There is however limited capacity at the existing Tangmere Sewerage Treatment works and it was therefore agreed between CDC, Southern Water and the EA during the course of the recent planning application for the residential development of the site that a temporary on-site package plant would be acceptable until such time that upgrades are completed.</p>
<p>Any other considerations</p>	<p>No.</p>
<p>Do you believe constraints on the site could be overcome? If so, please explain.</p>	
<p>There are no constraints. This has been tested during the course of the recent planning application. Whilst this was refused on grounds of housing land supply, no objections were received from the District or Country Councils or Southern Water and the Environment Agency with regard to the technical deliverability of the site. The site is also identified as being suitable, available and achievable in the Council's latest SHLAA.</p>	

7. AVAILABILITY

Please indicate when you think the site could come forward in, factoring in overcoming any ownership or physical constraints and the planning process.

Immediately

10. OTHER ISSUES

Please provide details of any other issues that we should be aware of.

None.