

Longcross – Outline Planning Application

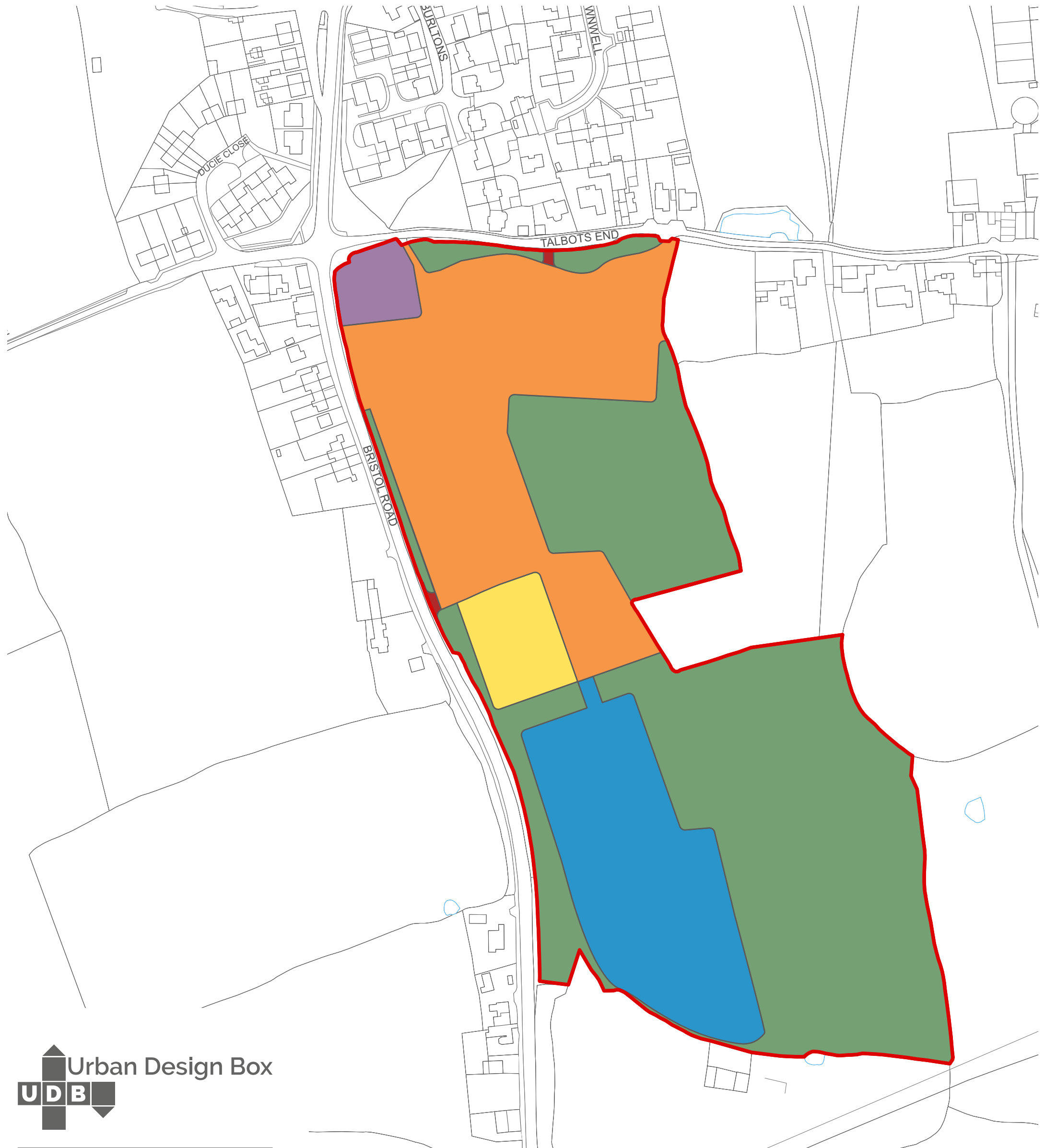
We're excited to share our vision for Longcross, Cromhall, and we want to hear your views.

Our initial proposals for the site, which brings forward proposals for new homes, community facilities, a site for a replacement primary school and green space at Longcross, Cromhall can be seen by downloading the exhibition boards from the event at: <https://www.tortwortheestate.com/> or in more detail by visiting <https://beta.southglos.gov.uk/search-planning-applications/> and entering the reference number ref. P24/02732/O.

We have applied for 'Outline Planning Permission' where only the principle of development and parameters for the development are applied for. The details of the application (appearance, landscaping, layout and scale) will be refined within a subsequent 'Reserved Matters' Application. A land use plan is appended to this document for clarity.

We would like to understand your views on the initial proposals and priorities regarding development on the site to inform the evolving design. You can now provide comments on the Outline Planning Application using the link and reference number above or alternatively send comments to the below postal address:

Department for Place
PO Box 1954
Bristol
BS37 0DD



client:
Tortworth Estate

project:
Longcross, Cromhall

drawing title:
Parameters Plan - Land Use

job number: drawing number:
TOR101 3501

scale: drawn:
1:2000 @ A3 ER

date: status:
October 2024 Preliminary

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Legend 3501

All areas quoted are gross site areas for the purposes of setting maximum development extents and are not the same as net development or other advised areas for viability purposes. Areas shown for Planning Application purposes only.

A limit of deviation of +/-5m should be allowed to all boundaries, to give flexibility for the detailed street design at Reserved Matters stage, whilst balancing the overall quantum.

-  Planning Application boundary
-  Land required for proposed access roads
-  Gross residential development (class C3) including access roads and private drives and incidental space. Number of dwellings **Up to 50 dwellings**

-  Land for proposed community uses
-  Land for proposed car park and bus drop-off
-  Land for proposed relocated primary school
-  Open space: including Informal Recreational Open Space, Natural and Semi-Natural Open Space, Outdoor Sports Facilities, Provision for Children and Young People, Allotments and SuDS

