

SALA 2018 SITE SUBMISSIONS

Reference No.	Name	Site Name	Page
BIS002	Identified as potential broad location for future growth in Issues and Options Paper October 2017	Land off Calfway Lane, Bisley	n/a
BIS003	Identified as potential broad location for future growth in Issues and Options Paper October 2017	Northwest of the allotments on Bisley Road, Bisley	n/a
CAM022	Neon Homes	Street Farm, Cam	1
CAM023	Livedin	Land adjacent to Orchard Leaze, Cam	7
CAM024	Merriman Property Ltd	Land at Bowlers Lea, Cam	13
CAM025	Pegasus	Land NW Cam	20
CAM025	Individual	Land NW Cam	25
CAM026	Richborough Estates	Land west of A4135 Draycott, Cam	31
CAM027	Gloucestershire County Council	Land at Cambridge/ Coaley B	36
CBR003	Individual	Land rear of Caterham House, Cambridge	39
CHA002	Individual	Land at the west side of Middle Hill, Chalford	48
COA002	Gloucestershire County Council	Land at Coaley	53
EAS011	Bruton Knowles	Land at Nupend (Parcel A), Eastington	56
EAS012	PJT Developments Ltd	Land at South View, Eastington	62
EAS013	Bruton Knowles	Land at Westend Farm, Westend	67
EAS014	Bruton Knowles	Land north of Westend Farm, Westend	72
EAS015	Gloucestershire County Council	Land at Claypits, Eastington	77
FRA004	Individual	Fields northwest of Whitminster Lane, Frampton on Severn	80
HAR013	McGough Planning Consultants Ltd	Land at Quadrant Distribution Centre, Hardwicke	85

Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation (if applicable)

Site name

Site address (including post code)

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input checked="" type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	3751	Total site area (hectares)	1
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	0.9
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Vacant			
Past uses: Paddock			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): Previous submission for 14 houses refused ref: S.14/2438/FUL grid ref: X375793 Y199191			
Access to the site (vehicle and pedestrian): Through a new road as agreed with highways and shown on the original planning application			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please tick box to indicate</i>			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

3a: Is the site proposed for RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input type="checkbox"/>	
If Yes:	Number of houses	28	
	Number of flats		
	TOTAL number of units	28	
<i>Where possible, please tick to indicate which of the following apply:</i>			Number of units
Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	14	
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	7	
	Shared ownership Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	7	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, please specify: affordable, some self and partly for older people			
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please indicate number of bed spaces and specify use :	Number of bed spaces		
Use:			
3c: Is the site proposed for NON RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes:	TOTAL floorspace:	m²	
<i>Where possible, please tick to indicate which of the following apply:</i>			Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	

4: Possible constraints

Please provide as much information as possible

4a: To the best of your knowledge is there anything restricting the development potential of the site?

Please tick to indicate

If Yes, please provide brief details

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

4b: Do you believe constraints on the site can be overcome?
Please tick to indicate
If Yes, please provide details below of how they will be overcome, and the likely time frame:

 Yes No

Yes as the building of affordable homes and self build units outweighs the current use as redundant land

(Please continue on additional sheets and attach as required)
5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19		2024/25		2030/31	
2019/20	28 units c3,600m ²	2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

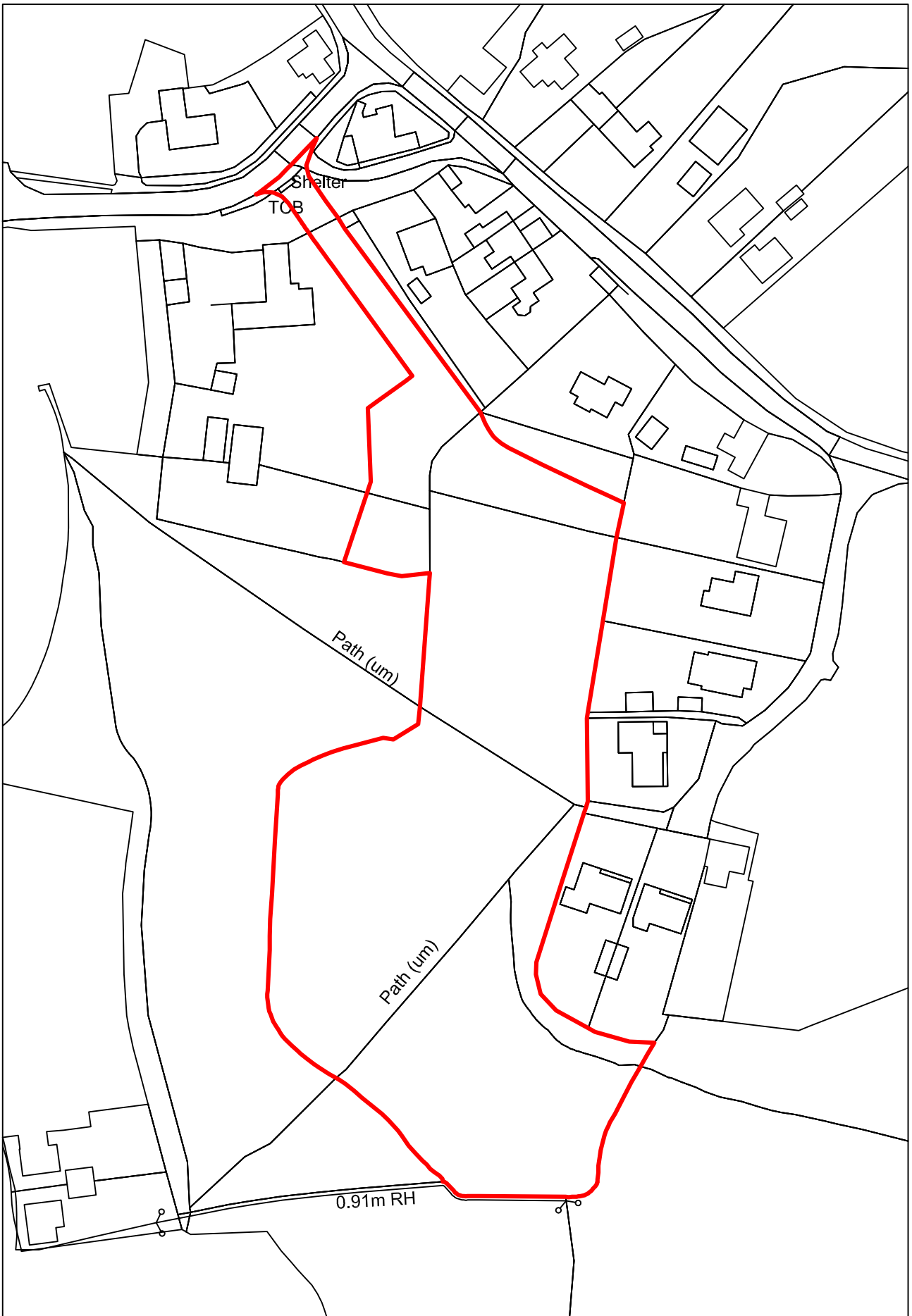
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input checked="" type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please tick box to confirm you have included the required site location plan

 Yes



Street Farm, Church Road, Cam, Glos, GL11 5PG.

Date:- 18/12/2014

Scale 1:1250 @ A4



Springhill Old Ct

Ricardo Dr

Building W

06

Your client's company or organisation (if applicable) **Call for sites: Site Submission form.**

Site Submission form PART B:

Your name

[Redacted]

Your organisation or company

Livedin, St Marys Mill, Chalford, GL68NX

Your client's name/organisation

[Redacted]

(if applicable)

Site name

Site address (including post code)

Land Adjacent to Orchard Leaze

Land Adjacent to Orchard Leaze, Woodfield, Nr Dursley, Glos, GL11 6HY

Please tick box to indicate

Owner of the site

Planning consultant

Parish Council

Land agent

Local resident

Developer

Amenity/ community group

Registered social landlord

Other (please specify)
Custom Build Enabler

<i>Please provide as much detail as possible</i>			
OS Grid reference (EENN)	373669 199942	Total site area (hectares)	1.2
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	1.2
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Paddock			
Past uses: Paddock			
Planning history (<i>Please include reference numbers, planning application/ SHLAA site, if known</i>): None known			
Access to the site (vehicle and pedestrian): Principal vehicular and pedestrian access from Orchard Leaze			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please tick box to indicate</i>			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

3a: Is the site proposed for RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes:	Number of houses	5	
	Number of flats		
	TOTAL number of units	5	
<i>Where possible, please tick to indicate which of the following apply:</i>			Number of units
Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	5	
Affordable housing	Affordable rent	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, please specify: The Site is proposed for enabled custom and self build (providing services plots with planning to meet the demands of the Custom and Self-Build Register).			

3b: Is the site proposed for institutional residential development?		<i>Please tick to indicate</i>	
(e.g. care home, hospital or residential care home)		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, please indicate number of bed spaces and specify use :	Number of bed spaces		
Use:			

3c: Is the site proposed for NON RESIDENTIAL development?		<i>Please tick to indicate</i>	
		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes:	TOTAL floorspace:	m²	
<i>Where possible, please tick to indicate which of the following apply:</i>			Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	

Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²

4: Possible constraints

Please provide as much information as possible

4a: To the best of your knowledge is there anything restricting the development potential of the site?

Please tick to indicate *If Yes, please provide brief details*

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

4b: Do you believe constraints on the site can be overcome? *Please tick to indicate*

If Yes, please provide details below of how they will be overcome, and the likely time frame: Yes No

N/A

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19		2024/25		2030/31	
2019/20		2025/26		2031/32	
2020/21	5	2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

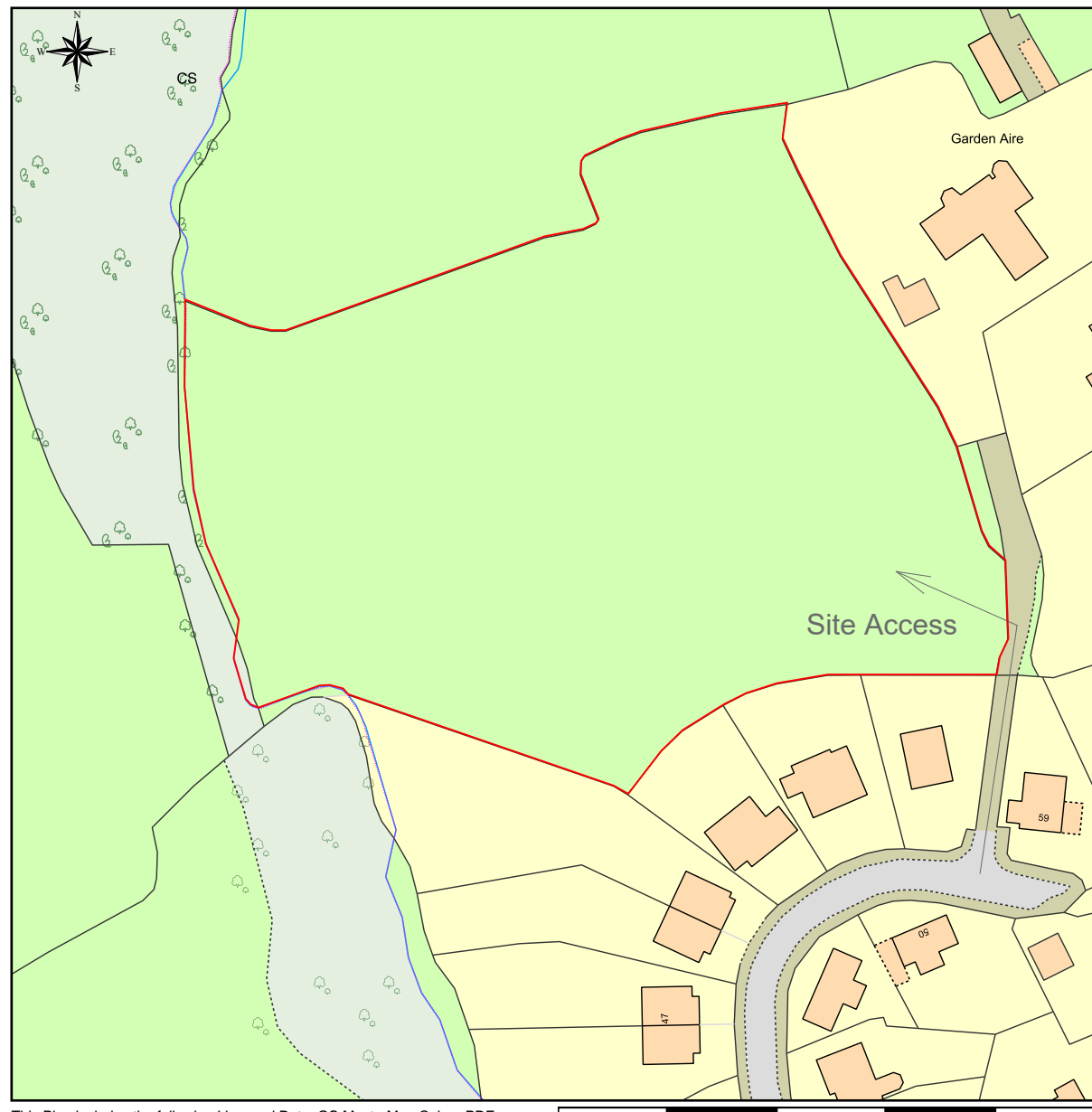
6: Please indicate the current market status of the site

<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input checked="" type="checkbox"/>	Livedin, a local enabling custom build enabler, have an interest in bringing forward the site for Custom Build.
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please tick box to confirm you have included the required site location plan Yes



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

General Notes
 1. Do not scale from drawings
 2. All dimensions to be checked onsite
 3. Unless otherwise stated dimensions are in millimetres
 4. Drawings to be read in conjunction with all other project drawings
 5. Copyright Millar + Howard Workshop Ltd

Rev.	Date	Notes

Chartered Architects
MILLAR+HOWARD
 WORKSHOP

St Mary's Mill
 St Mary's
 Chalford
 STROUD
 Gloucestershire
 GL6 8NX

t: 01453 887186
 e: info@mhworkshop.co.uk
 w: www.mhworkshop.co.uk

Project
Land Adjacent to
 Orchard Leaze, GL11 6HY

Job No. -

Drawing Title
EXISTING
 Site Location Plan

Drawn By	Checked By	Date
HP	TH	Dec 2017

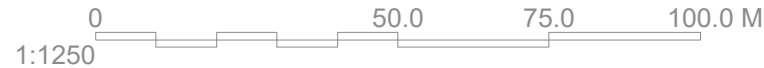
Scale
 1:1250@A3

Drawing No.	Revision
P/001	-

Drawing Status
 Planning



P/001 SITE LOCATION PLAN
 1:1250



Your client's company or organisation (if applicable): Cam Land (Dursley) Ltd

Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation (if applicable)

Site name

Site address (including post code)

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input checked="" type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>

Other (please specify)

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	SO74	Total site area (hectares)	2
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	1

 Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:
 Agricultural/Pasture Land

Past uses:

Planning history (Please include reference numbers, planning application/ SHLAA site, if known):

Access to the site (vehicle and pedestrian):

Via Bowlers Lea

Can the site be seen from a public road, public footpath, bridleway or other public land?

Please tick box to indicate

 Yes No
3a: Is the site proposed for RESIDENTIAL development?

 Please tick to indicate Yes No

If Yes:	Number of houses	50
	Number of flats	
	TOTAL number of units	50

Where possible, please tick to indicate which of the following apply:

		Yes <input type="checkbox"/> No <input type="checkbox"/>		Number of units
Market housing				
Affordable housing	Affordable rent	Yes <input type="checkbox"/> No <input type="checkbox"/>		
	Shared ownership	Yes <input type="checkbox"/> No <input type="checkbox"/>		

 Is the site proposed to meet a particular need? (e.g. older people housing, self build) Yes No

If Yes, please specify:

3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

Please tick to indicate

 Yes No

If Yes, please indicate number of bed spaces and specify use :	Number of bed spaces	
Use:		

3c: Is the site proposed for NON RESIDENTIAL development?

Please tick to indicate

 Yes No

If Yes:	TOTAL floorspace:	m²
Where possible, please tick to indicate which of the following apply:		Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²

4: Possible constraints

Please provide as much information as possible

4a: To the best of your knowledge is there anything restricting the development potential of the site?

Please tick to indicate

If Yes, please provide brief details

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
---------------------------------------------------------------------------------------------------------	--

4b: Do you believe constraints on the site can be overcome? *Please tick to indicate*

If Yes, please provide details below of how they will be overcome, and the likely time frame: Yes No

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m ² to be built on site per annum (1 st April to 31 st March)					
2018/19		2024/25		2030/31	
2019/20	50	2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

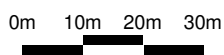
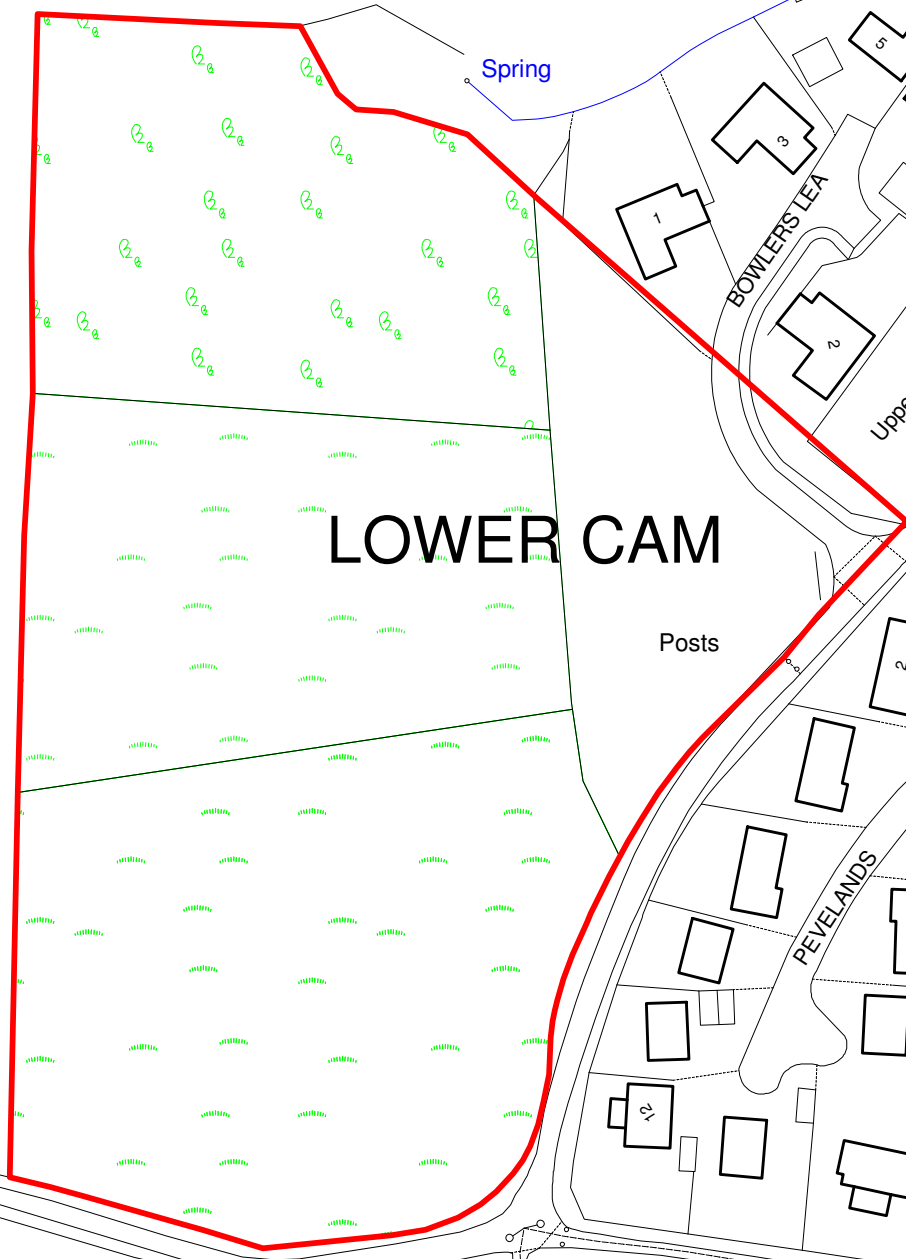
6: Please indicate the current market status of the site	
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input checked="" type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please tick box to confirm you have included the required site location plan

Yes



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Licence number 100022432. Plotted Scale - 1:1250





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Your client's company or organisation (if applicable): Robert Hitchins Limited

Site Submission form PART B:

Your name

Your organisation or company

 Your client's name/organisation
 (if applicable)

Site name

Site address (including post code)

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input checked="" type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>

Other (please specify)

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	S074	Total site area (hectares)	5.48
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	4.45

 Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:
 agricultural

Past uses:

Planning history (Please include reference numbers, planning application/ SHLAA site, if known):

Access to the site (vehicle and pedestrian):

off A4135

Can the site be seen from a public road, public footpath, bridleway or other public land?

Please tick box to indicate

 Yes No

3a: Is the site proposed for RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes:	Number of houses	175
	Number of flats	
	TOTAL number of units	175
<i>Where possible, please tick to indicate which of the following apply:</i>		Number of units
Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:		
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please indicate number of bed spaces and specify use :		Number of bed spaces
Use:		
3c: Is the site proposed for NON RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes:	TOTAL floorspace:	m²
<i>Where possible, please tick to indicate which of the following apply:</i>		Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²

4: Possible constraints

Please provide as much information as possible

4a: To the best of your knowledge is there anything restricting the development potential of the site?

Please tick to indicate

If Yes, please provide brief details

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

4b: Do you believe constraints on the site can be overcome? *Please tick to indicate*

If Yes, please provide details below of how they will be overcome, and the likely time frame: Yes No

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19		2024/25		2030/31	
2019/20		2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

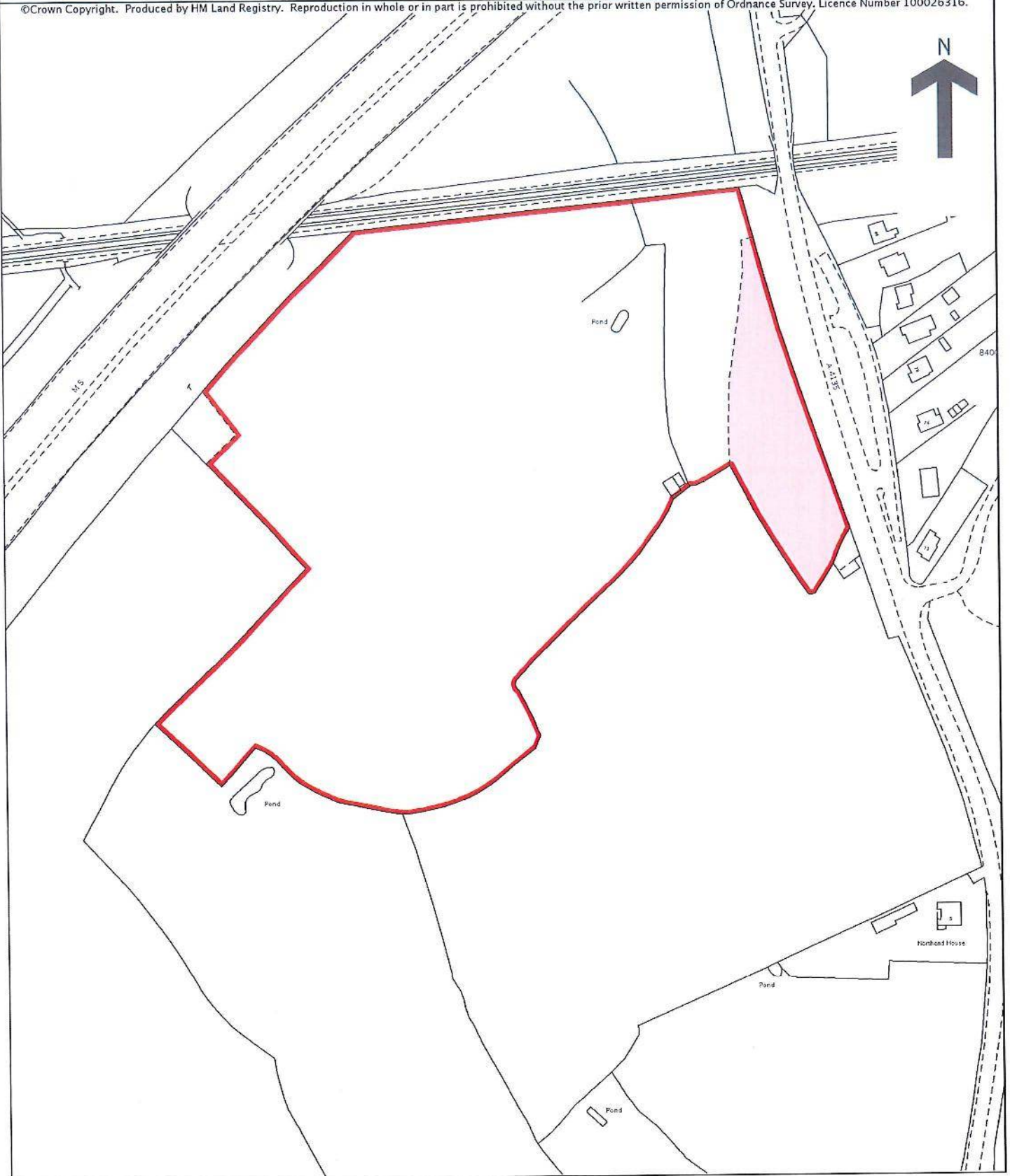
Please tick box to confirm you have included the required site location plan Yes

HM Land Registry
Official copy of
title plan

Title number **GR237437**
Ordnance Survey map reference **SO7401NE**
Scale **1:2500**
Administrative area **Gloucestershire : Stroud**



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Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation
 (if applicable)

Site name

Site address (including post code)

land at Cam Junction
 Cam
 Dursley
 Glos GL11 5DH

1: Your interest in the site			
<i>Please tick box to indicate</i>			
Owner of the site	<input checked="" type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information			
<i>Please provide as much detail as possible</i>			
OS Grid reference (EENN)	7401	Total site area (hectares)	5.5
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: agriculture			
Past uses: agriculture			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known):			
Access to the site (vehicle and pedestrian): access from A4135			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please tick box to indicate</i>			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

3a: Is the site proposed for RESIDENTIAL development?

 Please tick to indicate Yes No
If Yes:
Number of houses
Number of flats
TOTAL number of units

Where possible, please tick to indicate which of the following apply:

Number of units
Market housing

 Yes No
Affordable housing

Affordable rent

 Yes No

Shared ownership

 Yes No

Is the site proposed to meet a particular need? (e.g. older people housing, self build)

 Yes No

If Yes, please specify:

3b: Is the site proposed for institutional residential development?

(e.g. care home, hospital or residential care home)

Please tick to indicate

 Yes No

If Yes, please indicate number of bed spaces and specify use :

Number of bed spaces

Use:

3c: Is the site proposed for NON RESIDENTIAL development?

Please tick to indicate

 Yes No
If Yes:
TOTAL floorspace:
m²

Where possible, please tick to indicate which of the following apply:

Floor space

Offices, research and development, light industrial (B1)

 Yes No
m²

General industrial (B2)

 Yes No
m²

Warehousing (B8)

 Yes No
m²

Retail

 Yes No
m²

Community facilities

 Yes No
m²

Sports/ leisure

 Yes No
m²

Other: (If Yes, please specify)

 Yes No
m²

4: Possible constraints
Please provide as much information as possible
4a: To the best of your knowledge is there anything restricting the development potential of the site?
Please tick to indicate
If Yes, please provide brief details
Contamination/ pollution

 Yes No
Land stability

 Yes No
Ground levels

 Yes No
Mains water/ sewerage

 Yes No
Electricity/ gas/ telecommunications

 Yes No
Highway access and servicing

 Yes No
**Ownership/ leases/ tenancies/
occupiers**

 Yes No
Easements/ covenants

 Yes No
Drainage/ flood risk

 Yes No
Heritage/ landscape/ wildlife assets

 Yes No
Other abnormal development costs

 Yes No

4b: Do you believe constraints on the site can be overcome?

Please tick to indicate

If Yes, please provide details below of how they will be overcome, and the likely time frame:

 Yes No

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19		2024/25		2030/31	
2019/20		2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input checked="" type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please tick box to confirm you have included the required site location plan

 Yes



7 Market Street Wotton-under-Edge Gloucestershire GL12 7AE

Tel 01453 843720 www.davidjames.org.uk

Also at Hartley House Badminton Road Old Soabury South Gloucestershire
 Barley Wood Stables Long Lane Wrington North Somerset

These details do not form part of any contract. Whilst every effort has been made to ensure accuracy this cannot be guaranteed.



Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

Your name

Your organisation or company

Richborough Estates

**Your client's name/organisation
(if applicable)**

The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at www.stroud.gov.uk/localplanreview).**

We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:

Question number: 3.6

Please use this box to set out your comments:

(Attach additional sheets of paper or expand this box if you need to)

CAM & DURSLEY (BROAD LOCATIONS AND POTENTIAL SITES)

CAM:

We wish to comment on the broad locations for future growth identified around Cam; and we support, for new residential development, the northern section of CAM B (West of Draycott) situated between the M5, the Gloucester-Bristol railway line, the A4135 and site CAM013 – a location plan is appended to this representation.

Richborough Estates is a strategic land promotion business with over 14 years' experience of delivering new housing for local communities. We are a strong advocate of the plan-led system and support the Housing White Paper's clear focus on speeding up plan-led housing delivery. We promote a diverse range of sites from 50 to 1,000 dwellings, supporting both open market and affordable housing. We are currently actively promoting 20,000 dwellings across more than 70 sites through the development plan system.

The land West of A4135 within CAM B (the 'site') is circa 16.15ha and has the potential to provide in the region of 300 dwellings. Its eastern and north boundaries comprise of the A4135 and railway line respectively, with part of its western boundary adjoining the M5 motorway and the remaining boundaries comprising of existing field boundaries.

We are aware of a previous refusal on part of the site for 88 dwellings and the reasons why the application was refused have been taken into account in our assessment. With this in mind, our initial technical work to date has not identified any issue that would prevent the site coming forward for development, either as part of a holistic approach to CAM B or as a standalone site. In summary:



LOCATIONAL SUSTAINABILITY

As the Issues and Options document explains, Cam is identified as an Accessible Local Service Centre in the adopted Local Plan and the settlement has a very strong retail role. The Council's 'Settlement Role and Function Study' illustrates the fact that Cam has a large number of employment opportunities.

The site is around 1.6km (1.0 miles) from various facilities including a Tesco superstore. Slimbridge Primary school is some 1.3km from the site, with Cam Woodford Junior School and Cam Hopton C of E Primary School located 2.3km and 2.5km from the centre of the site respectively.

There is also a significant range of services and facilities in neighbouring Dursley but it does have some AONB constraint. The two settlements are physically connected and the adopted Local Plan essentially treats them as the same settlement for the purposes of the Settlement Hierarchy; and continuing this approach is a sensible way in taking forward the emerging Plan as well.

SITE ACCESS STRATEGY

As noted, the A4135 runs along the eastern frontage of the site. The road is subject to a 50mph speed limit for the majority of the frontage before changing to 40mph for the southern extent of the site. There is a footway located on the eastern side of the road, which provides a link towards the centre of Lower Cam.

There are two potential vehicular access options. The first option is along the north section of the eastern frontage utilising a ghost island right turn. The second option is further south along the frontage towards Box Road where the A4135 becomes 40mph. If both options are utilised it may be that both are constructed as priority junctions rather than the northern one being a ghost island. This would be the subject of discussions with the Highway Authority.

In respect of pedestrian access, it is proposed that a pedestrian crossing facility would be constructed to link to the existing footway on the eastern side of the A4135 carriageway.

There are three public rights of way within in the site (CAM Footpaths 24, 25 and 29), all of which can be incorporated into a residential layout. There are no bridleways within the site.

The site can therefore achieve a suitable vehicle and pedestrian access. Our solution for the site differs from that proposed by the refused application.

NON-CAR MODES OF TRAVEL

Bus stops are located on the A4135, along the site frontage. A number of buses serve these stops including the 60/62 which runs hourly between Gloucester and Dursley and the 61 which provides an hourly service between Cheltenham and Woodmancote. A number of other services also run once a day to destinations such as Gossington, Kingswood and Whitminster.

Cam and Dursley Rail Station is located approximately 1.1km from the centre of the site and is accessible via existing footways on the eastern side of the A4135 and the north-western side of Box Road. Great Western Railways operate an hourly train service between Bristol Temple Meads and Gloucester.

Overall, the site offers a range of genuine sustainable travel choices which could be taken up by potential residents to access employment, education and leisure uses.

LANDSCAPE

The site lies outside of the AONB. It's northern and north-western boundaries are influenced by the railway and



M5, together with their associated infrastructure. The A4135 frontage is well contained by planting and there are a limited number of mature trees within the site, thus they can be incorporated into a residential layout. The existing hedgerows also provide a framework within which a high quality residential layout can be designed.

The fact that the site is not within the AONB is an important factor when one considers the number of locations constrained by the AONB within the District. Having a non-AONB site in a Tier 1 settlement provides the Council with a significant opportunity to deliver new housing. Furthermore the Council's evidence base shows that Cam has a fairly high proportion of retirees and the introduction of new family housing would make an important contribution to attracting younger residents to the settlement.

FLOOD RISK

The site lies within Flood Zone 1 and is therefore at low probability of river flooding.

ANCIENT WOODLAND

There is no ancient woodland within or adjacent to the site.

NATIONAL & LOCAL NATURE RESERVES

There are no national or local nature reserves within or adjacent to the site.

SSSI

There is no SSSI within or adjacent to the site.

SAC

The site is not a SAC, nor is it adjacent to one.

HERITAGE

There are no listed buildings within or adjacent to the site. The site is not within or adjoining a conservation area. The site is not a scheduled monument nor park and garden; neither is it adjacent to either type of designation.

GROUND CONDITIONS

There is nothing to indicate that there are any contamination or land stability issues that prevent development taking place.

SUMMARY

We support the identification of the attached site as part of CAM B broad location. There are no physical constraints to it coming forward for residential development and whilst part of the site was previously the subject of a refused planning application, our technical work shows that the matters which arose with that application can be overcome with different solutions. It would appear that the Council also think that to be the case because the site is included within CAM B.

Cam is a Tier 1 settlement and our view is that it should remain so in the emerging Plan. The site is unconstrained by landscape, ecological or heritage asset designations, and it is within Flood Zone 1.

Paragraph 152 of the NPPF says "Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three.



Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued”.

Stroud District has a number of designation constraints but this site can deliver the sustainable development envisaged by the Framework through avoiding the type of significant adverse impacts that other potential development sites may have.

In conclusion we consider that the site should be taken forward in the emerging Local Plan as a residential allocation.



From:
Sent:
To:
Subject:
Attachments:

[REDACTED] lic Consultation
Stroud LPR - Land at Horsemarling Lane.pdf; Stroud LPR - land at Stroud Green.pdf;
Stroud LPR - Land at Cambridge and Coaley.pdf; Stroud LPR - Land at Coaley.pdf;
Stroud LPR - Land at Claypits Eastington.pdf; Stroud LPR - Land at Townsend Farm
Stinchcombe.pdf

[REDACTED]

As you know following our meeting to discuss the Stroud District Council (SDC) Local Plan Review (LPR), the County Council (GCC) owns significant land within the District. Some of this land is already identified as potential broad locations for housing, employment and or community facilities and SALA sites with some future potential. The purpose of this email is to confirm the latest position on this land and to also propose additional potential sites owned by GCC for consideration as part of the review of the Local Plan.

GCC land identified as Potential Broad Location for Housing, Employment and /or community facilities and SALA sites with some Future Potential:

- **Land at Church Road, Hardwicke (SALA reference HAR002):**
 - Identified in LPR as part of G1 - potential broad location for growth with adjacent HAR001 at Hardwicke. GCC Asset Management and Property Services (AMPS) confirms this site is available and deliverable for development.
- **Land South of Primary School and Land at Sanigar Lane, Newtown (SALA reference NEW003a and NEW003b):**
 - Identified in LRP as part of A1 – potential broad location for growth with adjacent land at Newtown and Sharpness. GCC AMPS confirms the land is available and deliverable for development.
- **Land at Stagholt Farm, West of B4008, Standish (SALA reference STO015):**
 - Identified in LRP as B1 – potential broad location for growth at Stonehouse. GCC AMPS confirms the land is available and deliverable for development.

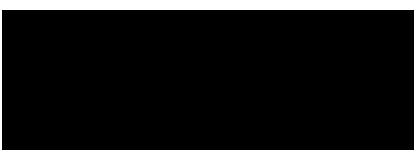
GCC land to be considered as additional potential sites as broad location for growth:

- **Land at Horsemarling Farm, Horsemarling Farm, Standish (SALA reference STO013):**
 - STO013 was rejected in the SALA due to the high landscape impact. The Landscape Sensitivity Assessment 2016 that informed the SALA, identified part of STO013 (ST10) as having high landscape sensitivity. GCC AMPS has removed ST10 and submits the amended site (plan attached) as a potential location for growth. Please note if there is a preference to omit the field at the eastern end of the site due to its proximity to the high landscape sensitivity area, the plan can be amended accordingly.
- **Land at Stroud Green, West of the B4008:**
 - Land owned by GCC north of STO015 (plan attached). Land is outside the AONB.
- **Land at Cambridge and Coaley:**
 - GCC owns significant areas of land in this location (plan attached). Given its location close to Cam and Dursley station and the A38 it is considered to be a potential sustainable location for growth. GCC AMPS is willing to have further discussions with SDC regarding this land, including identifying part or parts as a location for growth.
- **Land at Coaley:**

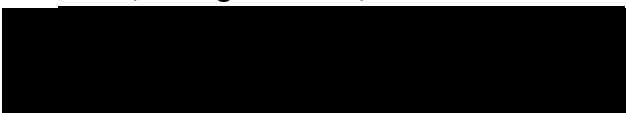
- GCC owns a significant land holding to the west of the settlement of Coaley (plan attached). GCC AMPS is willing to have further discussions with SDC regarding identifying part of parts of this landholding adjacent to the settlement as a suitable location for growth.
- **Land at Claypits, Eastington:**
 - Land owned by GCC (see plan attached).
- **Land at Townsend Farm, Stinchcombe (SALA reference STI001):**
 - Land owned by GCC (see plan attached). Site not assessed in SALA as not a tier 1, 2 or 3 settlement. GCC AMPS willing to have further discussion with SDC regarding identifying part or parts of the land holding adjacent to the settlement boundary as a suitable location for growth.

Please let me know if you require any more information or would like to discuss these sites in more detail.

Regards,



Asset Management and Property Services
Gloucestershire County Council
6th Floor, Block 5 East
Shire Hall, Westgate Street, Gloucester GL1 2TG.



Go to www.gloucestershire.gov.uk to find information on County Council services.

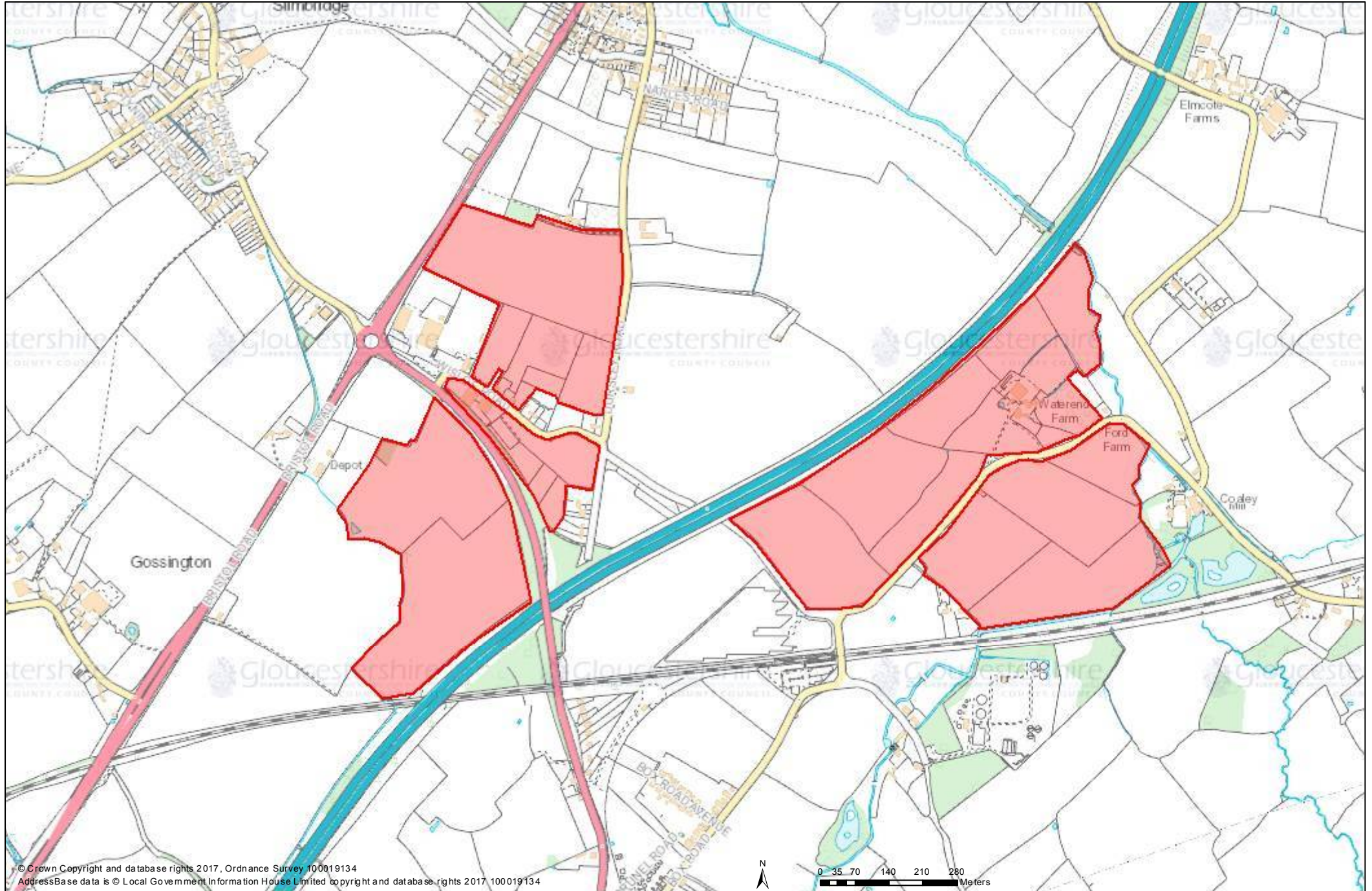
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Land at Cambridge/Coaley



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Gloucestershire County Council,
Shire Hall, Westgate Street,
Gloucester, GL1 2TG

Print size : A4 portrait

SCALE: 1:10,000

DATE: 29-Nov-2017

Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation (if applicable)

Site name
 Land rear of Caterham House

Site address (including post code)
 Bristol Road
 Cambridge
 GL2 7BG

1: Your interest in the site			
<i>Please tick box to indicate</i>			
Owner of the site	<input type="checkbox"/>	Planning consultant	<input checked="" type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information			
<i>Please provide as much detail as possible</i>			
OS Grid reference (EENN)		Total site area (hectares)	0
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	0
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Garden			
Past uses:			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): see attached details			
Access to the site (vehicle and pedestrian): off bristol Road - see plan			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please tick box to indicate</i>			
			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

3a: Is the site proposed for RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes:	Number of houses	3	
	Number of flats		
	TOTAL number of units	3	
<i>Where possible, please tick to indicate which of the following apply:</i>			Number of units
Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3	
Affordable housing	Affordable rent	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	Shared ownership	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:			
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes, please indicate number of bed spaces and specify use :	Number of bed spaces		
Use:			
3c: Is the site proposed for NON RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes:	TOTAL floorspace:	m²	
<i>Where possible, please tick to indicate which of the following apply:</i>			Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	

4: Possible constraints

Please provide as much information as possible

4a: To the best of your knowledge is there anything restricting the development potential of the site?

<i>Please tick to indicate</i>	<i>If Yes, please provide brief details</i>
Contamination/ pollution Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Site is jointly owned [REDACTED]
Easements/ covenants Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

4b: Do you believe constraints on the site can be overcome?

Please tick to indicate

If Yes, please provide details below of how they will be overcome, and the likely time frame:

 Yes No

Joint ownership is not seen as a constraint and any issues should be resolved swiftly. It would be dependent on a final proposal for the site, its layout and the size of extension to the care home.

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19	3	2024/25		2030/31	
2019/20		2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please tick box to confirm you have included the required site location plan

 Yes

LAND TO THE REAR OF CATERHAM HOUSE, CAMBRIDGE

In accordance with Stroud District Council's Issues and Options paper for the Local Plan Review 2017. This statement accompanies the requisite form as that form does not allow for full explanation of the site's development potential, which is mixed use in nature.

Strategic Approach

This site (see attached location plan) is able to deliver development in accordance with options 2 and 3 in Question 3.1 towards meeting current and future housing demand in Stroud District. Over the plan period, it is unrealistic to expect all development to be focused on the towns with the best existing level of service provision. The district is attractive largely due to its landscape qualities and large extent of Area of Outstanding Natural Beauty. The approach of focusing all development within towns would deny villages the opportunity of accommodating natural growth demands over the plan period. Allocating and anticipating unrealistic growth ends up with problems such as not being able to satisfy a 5 year housing supply. Given the proximity of the site to the rail station, if option 4 were to be followed, Cambridge and Slimbridge would be a logical focus for a growth point. The balanced approach for the district would be a combination of all options other than option 1, which is constraining and unrealistic.

The Site

The site is currently an area of unused garden grassland lying outside the development boundary of Cambridge, located to the rear (North) of Caterham House, which itself fronts Bristol Road, the A38. It has a separate access onto Bristol Road which has already been deemed acceptable in highway safety terms to serve three dwellings.

The site has a planning history comprising two outline applications for residential development, the first for up to five houses and the second for up to three. Both applications were refused, 16/1748/OUT due to the site's location outside the village boundary and due to highway safety concerns; 17/1480/OUT due to the site's location only. Therefore it has been established that the site access can safely accommodate the traffic generated by three dwellings, although it is contended that there is potential for a greater number of dwellings without detriment to highway safety.

The Settlement

Cambridge is designated a Tier 4 settlement in the adopted Local Plan (2015). In response to Question 3.4, this is considered to be realistic based on the present situation of service provision, but not its connectivity. The Local Plan review is looking to the future and Cambridge should be regraded at a higher level to take in the growth potential and unmet demand of both itself and Slimbridge to bring the two settlements together. This would allow the pooling of local service provision. Cambridge is presently almost uniformly residential, including a residential care home, owned by Cardell Care Ltd (Joyleen, fronting Bristol Road) that is looking to expand beyond its capacity of three bedrooms but is constrained by the development boundary. Any expansion of this site would require larger grounds. In terms of employment, with the exception of the care home which is an employer, the village is effectively a dormitory settlement. However, neighbouring Slimbridge has its own development boundary only 500 metres from that of Cambridge and 800 metres from the site following the road. The footpath link that leads from near the site to Slimbridge church is almost a straight line. Slimbridge has been designated as a Tier 3 settlement, containing a greater level of services than Cambridge, including a primary school, post office and shop, café, play area, playing field with pavilion, parish hall, church and cemetery, public house with restaurant and accommodation, youth hostel and the bird sanctuary. There are also a number of employment sites next to the Slimbridge roundabout.

The NPPF at paragraph 55 recognises situations like this and states: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. As will be demonstrated below, this site would be a case in point. Although other village clusters have been identified in the district, Cambridge and Slimbridge has all the necessary characteristics to also be seen as a cluster in functional terms.

Transport Links

The connection between Cambridge and the southern end of Slimbridge is the A38, with a footway alongside the road and a dedicated cycle lane along the road. There is then a junction leading into the ribbon development of the larger village. To walk between the settlements takes less than 5 minutes, shorter by the direct footpath. Both routes are level and safe from traffic. The street route is lit.

In addition, Cambridge is located only a mile from Cam and Dursley rail station, one of only three railway stations within Stroud's district boundaries. It is acknowledged that due to the paucity of destination stations within the district, rail travel is often used for out-commuting, but there are also opportunities for in-commuting, to future development, which is also part of the reason for the Local Plan review. Part of the case for the extension of the village boundary is so that the care home can be enlarged, which will generate a need for more staff.

There are also seven bus services that currently serve Cambridge, along the main road: Nos. 6, 60, 61, 62, 201,346 and X3, run by various operators. These link the village with all the significant nearby settlements and many others: Sharpness, Berkeley, Eastington, the Stanleys, Gloucester, Quedgeley, Dursley, Cheltenham, Painswick, Stroud, Stonehouse, Woodmancote, Bristol, Thornbury, Wotton, Saul and Frocester, together with Maidenhill and Rednock schools and Cam and Dursley Station.

Cambridge therefore offers some of the most wide-ranging public transport options in Stroud district, making it a natural focal point for future development demand and confirming it as one of the most sustainable locations in terms of public transport connections.

Opportunities

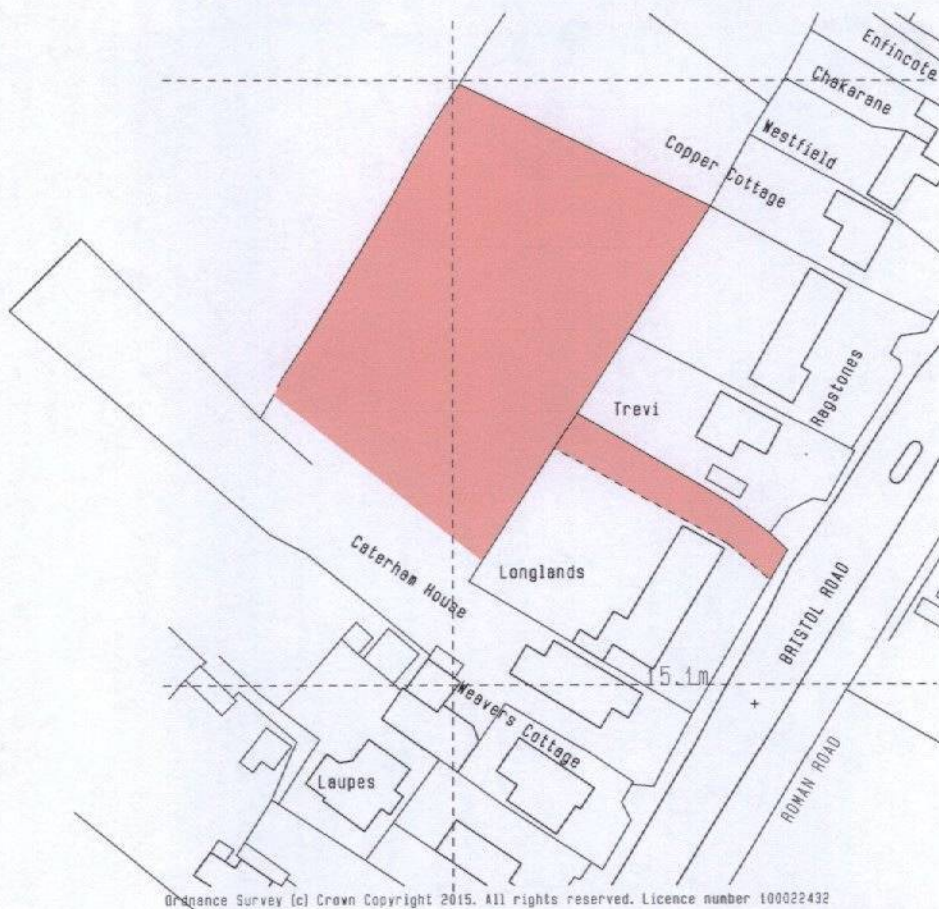
If the villages in the district are prevented from growing over the plan period, then they are more likely to end up taking on the characteristics that Cambridge already largely exhibits – dormitory housing, albeit having the transport links available to provide some of the best travel options in the district. It is contended that this site, now only constrained by the current village boundary, as evidenced in the planning history above, could provide housing at a scale complementary to the character of the village, along with an expansion of the care home to boost local employment. It could help meet some of Cambridge's future need in response to Question 2.3a and c of the Issues and Options. In response to Question 3.5a, rather than set an arbitrary boundary where it is at present (option 1) the boundary needs to be set wider than at present to accommodate predicted housing need and care and employment needs in a strategic growth hub. This would accord broadly with option 2, as long as the criteria to be met are clearly defined, or option 3.

While there is a need for villages to grow to provide residential development in order to accommodate growing and growth in the district overall, allocating further land within Cambridge will allow for employment opportunities as well. The response to Question 3.5 is

therefore to include this site within the village boundary, for the following reasons.

This site, as has been established, could accommodate three houses, but also has the space for an expansion to the care home. The care home already has its own access and benefits from ready access via bus, rail, cycle and foot. Such a mixed development of the site overall would not only provide jobs within walking distance for local people in order to prevent out-commuting, but also give the care home the opportunity to grow incrementally.

The site benefits from access to all infrastructure services along the A38 and is therefore 'shovel-ready', free from constraints and capable of delivering housing and also increased employment, to accommodate the growth of Cambridge, once confirmed with an extended village boundary.



STROUD DISTRICT COUNCIL
RECEIVED

29 JUN 2017

DEVELOPMENT SERVICES

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<p>David Barnes Chartered Architect</p>	<p>Land at Caterham House, Bristol Road, Cambridge, Glos.</p>
<p>7, High Street, Cam, DURSLEY, Gloucestershire GL11 5JZ</p>	<p>Site Location Plan</p>
<p>Scale 1:1250 @ A4</p>	<p>Date July 2015</p>
<p>Drg No</p>	<p>Drg Title</p>



Site Submission form PART B

Your name

[Redacted]

Site name and address

LAND ON THE WEST SIDE OF MIDDLE HILL, CHALFORD HILL (NEXT TO OLD NEIGHBOURHOOD)
Postcode GL6 8FB

Your organisation or company

N/A

Your client's name/organisation
(If applicable)

N/A

1: Your interest in the site

Please click on box to indicate

Owner of the site	<input checked="" type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	SO89421 03511 / ^{SO894035} ↑	Total site area (hectares)	3.5
Is the site in single ownership? Please click on box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	3.5
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: VACANT			
Past uses: NONE			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): Not applied previously.			
Access to the site (vehicle and pedestrian): YES			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please click on box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			



3a: Is the site proposed for RESIDENTIAL development?			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>Please click to indicate</i>				
If Yes:	Number of houses		25-40	
	Number of flats		25-40	
	TOTAL number of units		40	
<i>Where possible, please click to indicate which of the following apply:</i>				Number of units
Market housing		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	30	
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	5	
	Shared ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	5	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:				
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential college)			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<i>Please click to indicate</i>				
If Yes, please indicate number of bed spaces and specify use :		Number of bed spaces		
Use:				
3c: Is the site proposed for NON RESIDENTIAL development?			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>Please click to indicate</i>				
If Yes:	TOTAL floorspace		m ²	
<i>Where possible, please click to indicate which of the following apply:</i>				Floor space
Offices, research and development, light industrial (B1)		Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
General industrial (B2)		Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Warehousing (B8)		Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Retail		Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Community facilities		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m ²	
Sports/ leisure		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m ²	
Other: (If Yes, please specify)		Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	



4: Possible constraints

Please provide as much information as possible

4a: To the best of your knowledge is there anything restricting the development potential of the site?

Please click to indicate

If Yes, please provide brief details

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	



4b: Do you believe constraints on the site can be overcome? *Click box*

Yes No

If Yes, please provide details below of how they will be overcome and the likely time frame

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2016/17		2023/24	10	2030/31	
2017/18		2024/25		2031/32	
2018/19		2025/26		2032/33	
2019/20	5	2026/27		2033/34	
2020/21	5	2027/28		2034/35	
2021/22	10	2028/29		2035/36	
2022/23	10	2029/30		2036/37	

6: Please indicate the current market status of the site

<i>Please click all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input checked="" type="checkbox"/>	Site is owned by me and I would like to build on it.
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please click on box to confirm you have included the required site location plan

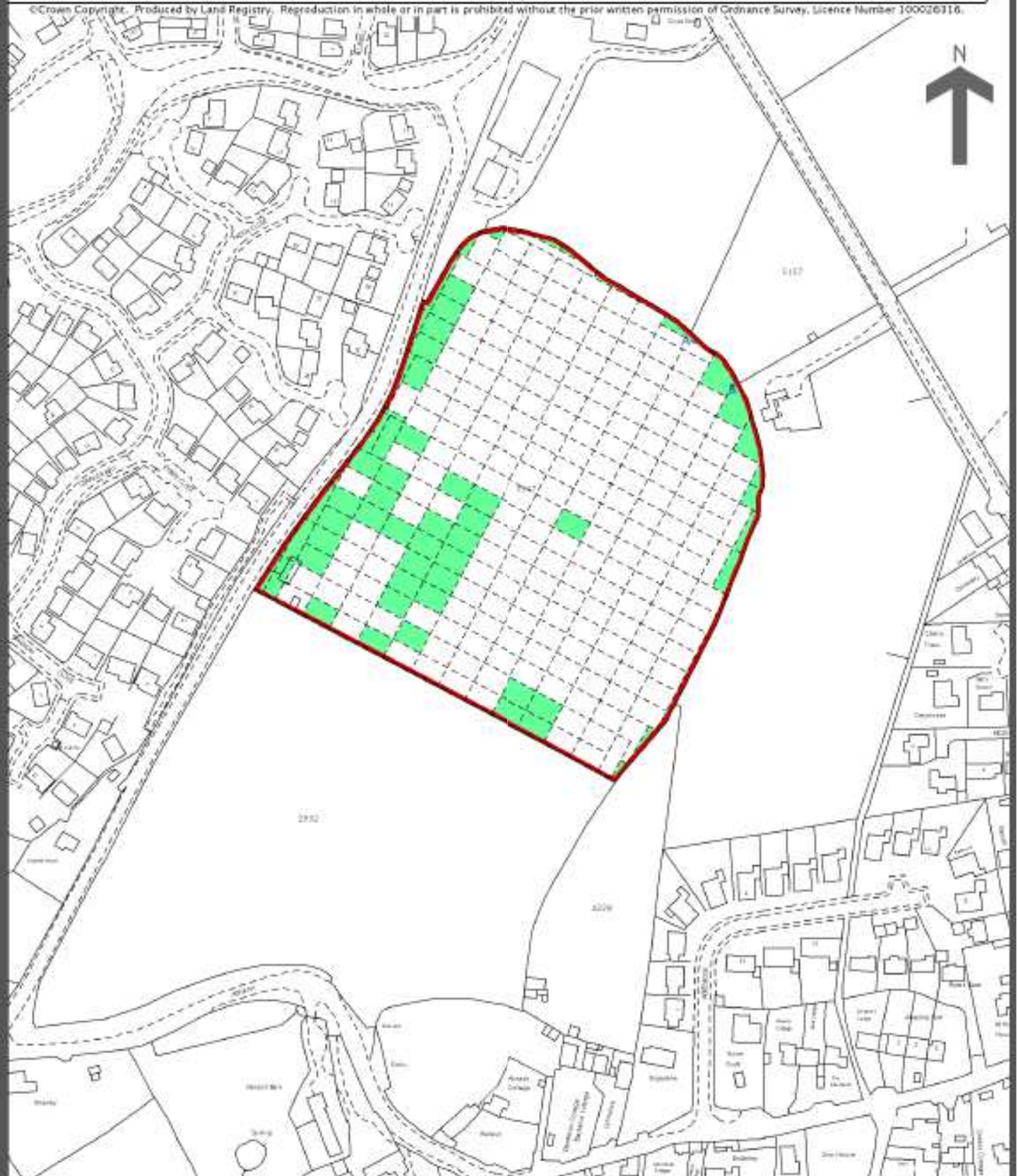
Yes

Land Registry
Current title plan

Title number **GR290933**
Ordnance Survey map reference **SO8903SW**
Scale **1:2500**
Administrative area **Gloucestershire : Stroud**



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From:
Sent:
To:
Subject:
Attachments:

Stroud LPR - Land at Horsemarling Lane.pdf; Stroud LPR - land at Stroud Green.pdf; Stroud LPR - Land at Cambridge and Coaley.pdf; Stroud LPR - Land at Coaley.pdf; Stroud LPR - Land at Claypits Eastington.pdf; Stroud LPR - Land at Townsend Farm Stinchcombe.pdf

s Public Consultation

As you know following our meeting to discuss the Stroud District Council (SDC) Local Plan Review (LPR), the County Council (GCC) owns significant land within the District. Some of this land is already identified as potential broad locations for housing, employment and or community facilities and SALA sites with some future potential. The purpose of this email is to confirm the latest position on this land and to also propose additional potential sites owned by GCC for consideration as part of the review of the Local Plan.

GCC land identified as Potential Broad Location for Housing, Employment and /or community facilities and SALA sites with some Future Potential:

- **Land at Church Road, Hardwicke (SALA reference HAR002):**
 - Identified in LPR as part of G1 - potential broad location for growth with adjacent HAR001 at Hardwicke. GCC Asset Management and Property Services (AMPS) confirms this site is available and deliverable for development.
- **Land South of Primary School and Land at Sanigar Lane, Newtown (SALA reference NEW003a and NEW003b):**
 - Identified in LRP as part of A1 – potential broad location for growth with adjacent land at Newtown and Sharpness. GCC AMPS confirms the land is available and deliverable for development.
- **Land at Stagholt Farm, West of B4008, Standish (SALA reference STO015):**
 - Identified in LRP as B1 – potential broad location for growth at Stonehouse. GCC AMPS confirms the land is available and deliverable for development.

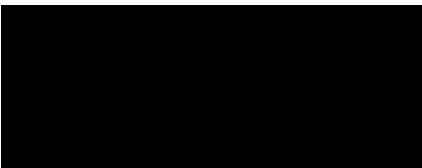
GCC land to be considered as additional potential sites as broad location for growth:

- **Land at Horsemarling Farm, Horsemarling Farm, Standish (SALA reference STO013):**
 - STO013 was rejected in the SALA due to the high landscape impact. The Landscape Sensitivity Assessment 2016 that informed the SALA, identified part of STO013 (ST10) as having high landscape sensitivity. GCC AMPS has removed ST10 and submits the amended site (plan attached) as a potential location for growth. Please note if there is a preference to omit the field at the eastern end of the site due to its proximity to the high landscape sensitivity area, the plan can be amended accordingly.
- **Land at Stroud Green, West of the B4008:**
 - Land owned by GCC north of STO015 (plan attached). Land is outside the AONB.
- **Land at Cambridge and Coaley:**
 - GCC owns significant areas of land in this location (plan attached). Given its location close to Cam and Dursley station and the A38 it is considered to be a potential sustainable location for growth. GCC AMPS is willing to have further discussions with SDC regarding this land, including identifying part or parts as a location for growth.
- **Land at Coaley:**

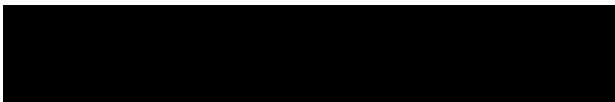
- GCC owns a significant land holding to the west of the settlement of Coaley (plan attached). GCC AMPS is willing to have further discussions with SDC regarding identifying part of parts of this landholding adjacent to the settlement as a suitable location for growth.
- **Land at Claypits, Eastington:**
 - Land owned by GCC (see plan attached).
- **Land at Townsend Farm, Stinchcombe (SALA reference STI001):**
 - Land owned by GCC (see plan attached). Site not assessed in SALA as not a tier 1, 2 or 3 settlement. GCC AMPS willing to have further discussion with SDC regarding identifying part or parts of the land holding adjacent to the settlement boundary as a suitable location for growth.

Please let me know if you require any more information or would like to discuss these sites in more detail.

Regards,



Asset Management and Property Services
Gloucestershire County Council
6th Floor, Block 5 East
Shire Hall, Westgate Street, Gloucester GL1 2TG.



Go to www.gloucestershire.gov.uk to find information on County Council services.

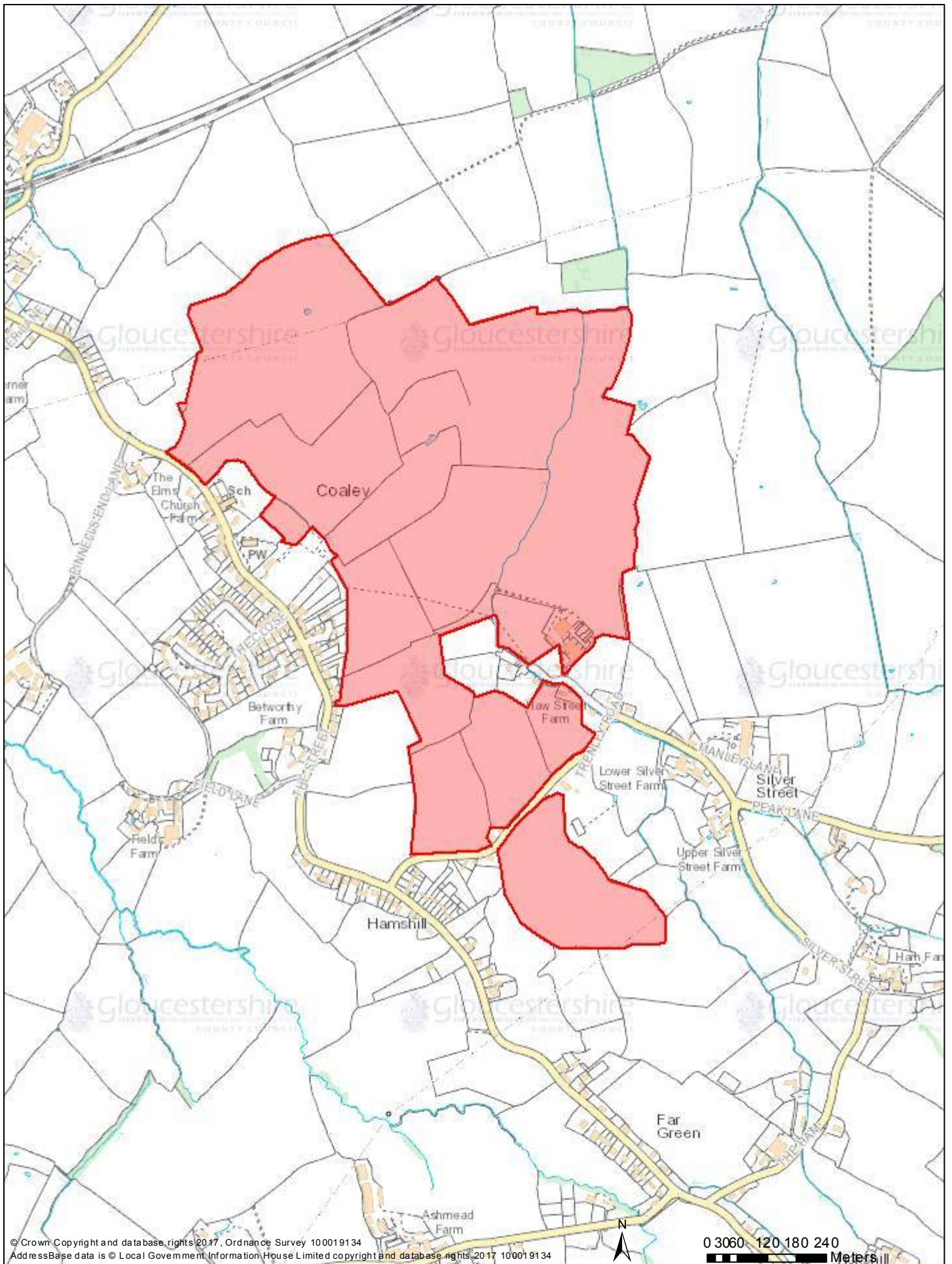
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Land at Coaley



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Gloucestershire County Council,
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Gloucester, GL1 2TG

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DATE: 30-Nov-2017



Site Submission form PART B

Your name

Site name and address

Land at Nupend Parcel A	
	Postcode GL10 3SP

Your organisation or company

Your client's name/organisation
(If applicable)

1: Your interest in the site

Please click on box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input checked="" type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input checked="" type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	3720	Total site area (hectares)	4.5
Is the site in single ownership? <i>Please click on box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	4.5
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural (arable)			
Past uses: As above			
Planning history <i>(Please include reference numbers, planning application/ SHLAA site, if known):</i> None Known			
Access to the site (vehicle and pedestrian): Good access from highway			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please click on box to indicate</i>			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			



3a: Is the site proposed for RESIDENTIAL development?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>Please click to indicate</i>			
If Yes:	Number of houses	135	
	Number of flats		
	TOTAL number of units	135	
<i>Where possible, please click to indicate which of the following apply:</i>			Number of units
Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	91	
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	22
	Shared ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	22
Is the site proposed to meet a particular need? (e.g. older people housing, self build)			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:			
3b: Is the site proposed for institutional residential development?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(e.g. care home, hospital or residential college)			
<i>Please click to indicate</i>			
If Yes, please indicate number of bed spaces and specify use :		Number of bed spaces	
Use:			
3c: Is the site proposed for NON RESIDENTIAL development?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<i>Please click to indicate</i>			
If Yes:	TOTAL floorspace	m²	
<i>Where possible, please click to indicate which of the following apply:</i>			Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	



[For office use only]
ID ref. _____

--	--



4: Possible constraints	
<i>Please provide as much information as possible</i>	
4a: To the best of your knowledge is there anything restricting the development potential of the site?	
<i>Please click to indicate</i>	<i>If Yes, please provide brief details</i>
Contamination/ pollution Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Unaware of any

4b: Do you believe constraints on the site can be overcome? Click box Yes No

If Yes, please provide details below of how they will be overcome and the likely time frame

na

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2016/17		2023/24		2030/31	
2017/18		2024/25		2031/32	
2018/19	75	2025/26		2032/33	
2019/20	60	2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

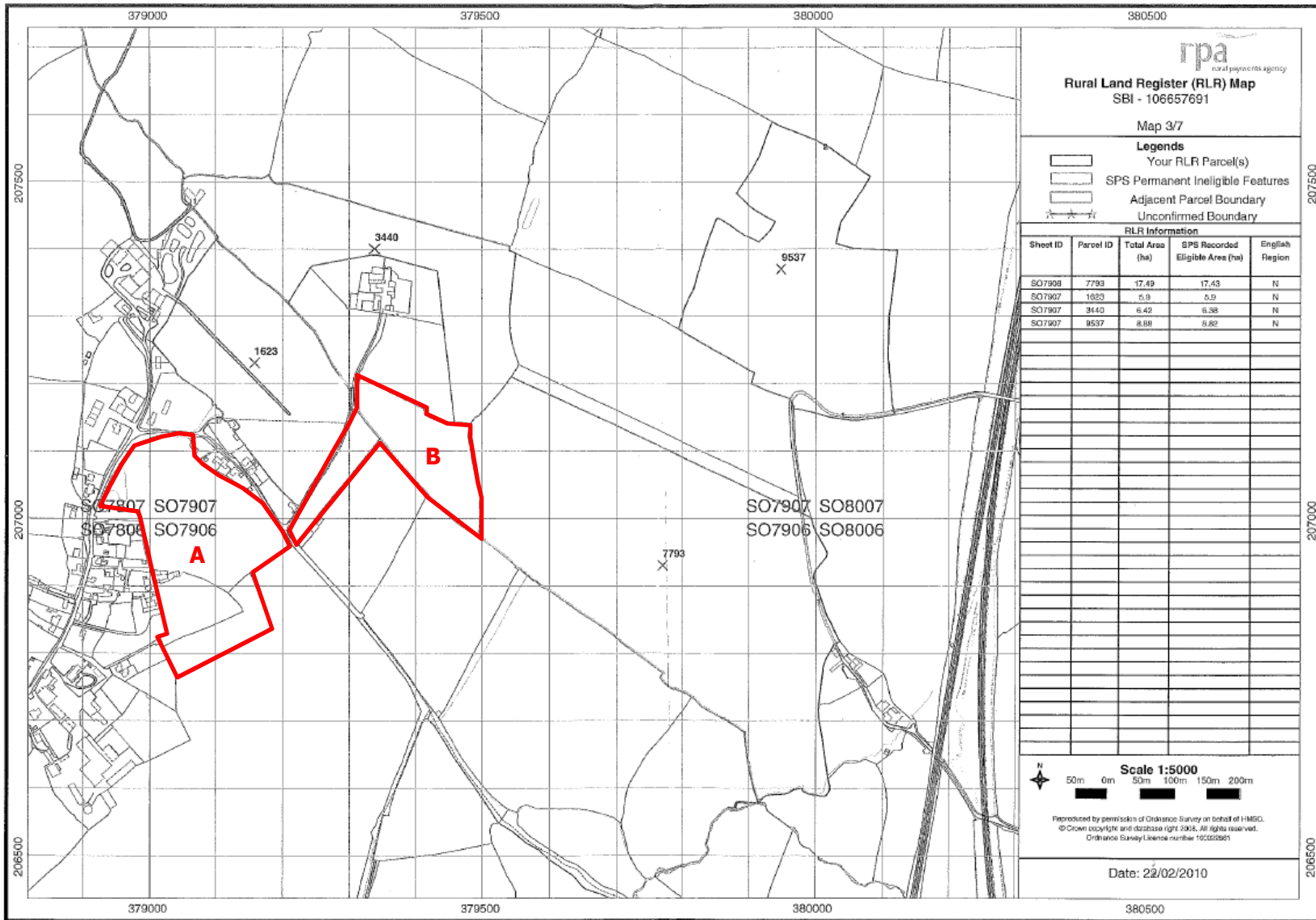
6: Please indicate the current market status of the site

<i>Please click all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please click on box to confirm you have included the required site location plan Yes





Site Submission form PART B

Your name

██████████

Site name and address

Former caravan touring site, Southview		
Nupend Lane, Nupend	Postcode	GL10 3SU

Your organisation or company

PJT Developments Ltd

Your client's name/organisation
(If applicable)

n/a

1: Your interest in the site

Please click on box to indicate

Owner of the site	<input checked="" type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	7907	Total site area (hectares)	1
Is the site in single ownership? <i>Please click on box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	1
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: vacant			
Past uses: garden / touring caravan site			
Planning history <i>(Please include reference numbers, planning application/ SHLAA site, if known):</i> s.15/1227/out			
Access to the site (vehicle and pedestrian): via Nupend Lane to south of site			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please click on box to indicate</i>			
			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



3a: Is the site proposed for RESIDENTIAL development? Yes No
Please click to indicate

If Yes:	Number of houses	6
	Number of flats	0
	TOTAL number of units	6

<i>Where possible, please click to indicate which of the following apply:</i>		Number of units
Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	

Is the site proposed to meet a particular need? (e.g. older people housing, self build) Yes No
If Yes, please specify:

3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential college) Yes No
Please click to indicate

If Yes, please indicate number of bed spaces and specify use : **Number of bed spaces**
Use:

3c: Is the site proposed for NON RESIDENTIAL development? Yes No
Please click to indicate

If Yes:	TOTAL floorspace	m²
<i>Where possible, please click to indicate which of the following apply:</i>		Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²



[For office use only]
ID ref. _____

4: Possible constraints

Please provide as much information as possible

4a: To the best of your knowledge is there anything restricting the development potential of the site?

Please click to indicate *If Yes, please provide brief details*

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	



4b: Do you believe constraints on the site can be overcome? Click box

Yes

No

If Yes, please provide details below of how they will be overcome and the likely time frame

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2016/17		2023/24		2030/31	
2017/18	6	2024/25		2031/32	
2018/19		2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

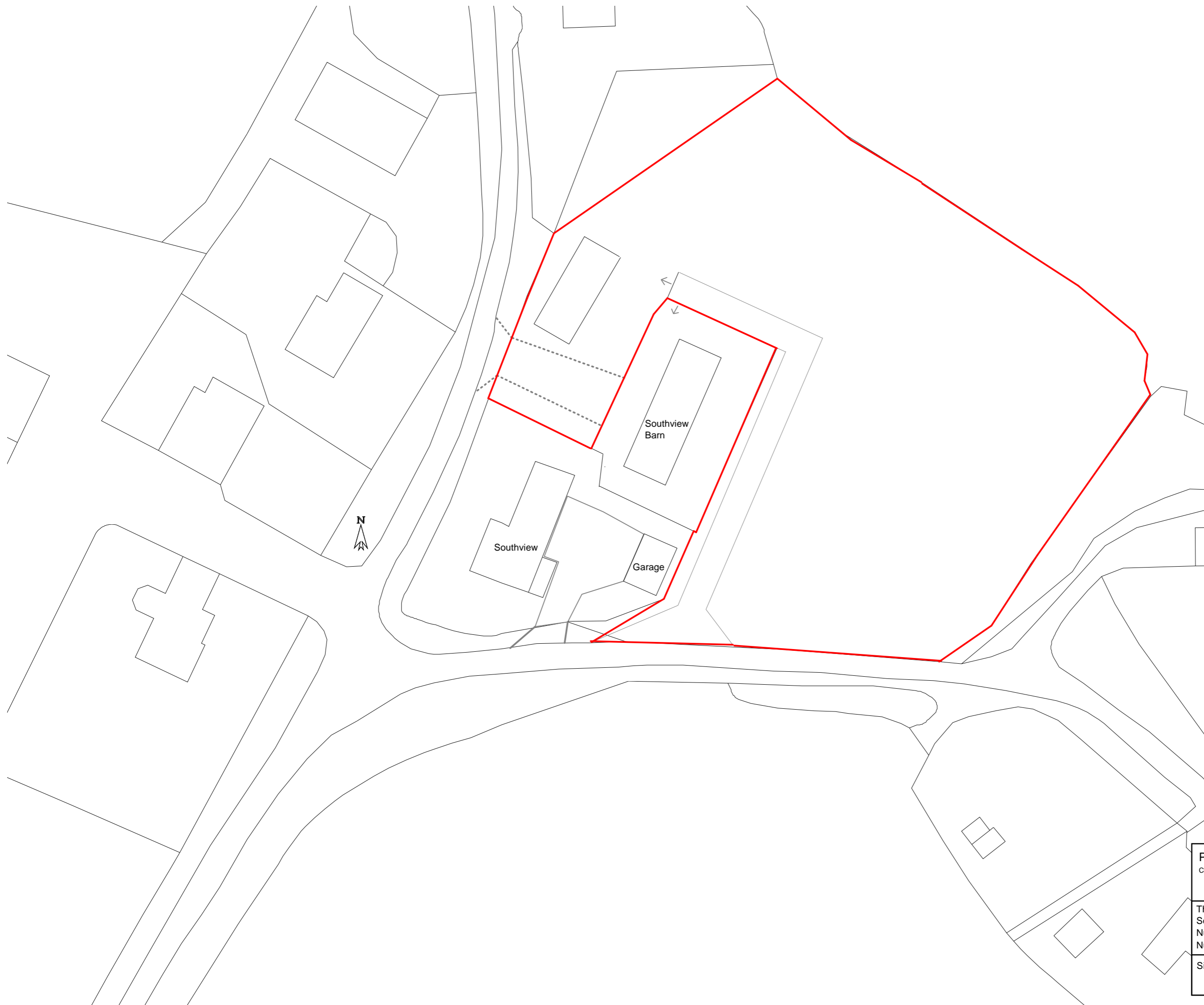
<i>Please click all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input checked="" type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please click on box to confirm you have included the required site location plan

Yes



PJT Developments Ltd Clarose House, Regent St, Stonehouse. GL10 2AA.	
The Old Touring Caravan Site Southview, Nupend Lane Nupend, GL10 3SU	Scale at A3: 1 : 500 02/08/2017
Site Plan	08.0001v1

Site Submission form PART B:

Your name

Your organisation or company

BRUTON KNOWLES

Your client's name/organisation (if applicable)

C/O Agent

Site name

LAND AT WESTEND FARM

Site address (including post code)

 LAND AT WESTEND FARM, WESTEND,
STONEHOUSE, GL10 3SL

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input checked="" type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>

Other (please specify)

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	3720	Total site area (hectares)	5.6
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	5.6

Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:

Agricultural Land

Past uses:

Agricultural Land

Planning history (Please include reference numbers, planning application/ SHLAA site, if known):

There is no recorded planning history since January 2000.

Access to the site (vehicle and pedestrian):

Access to the site is gained via an agricultural entrance from Grove Lane.

Can the site be seen from a public road, public footpath, bridleway or other public land?

Please tick box to indicate

 Yes No

3a: Is the site proposed for RESIDENTIAL development? Please tick to indicate Yes No

If Yes:	Number of houses	140
	Number of flats	
	TOTAL number of units	140
<i>Where possible, please tick to indicate which of the following apply:</i>		Number of units
Market housing	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Affordable housing	Affordable rent Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:		

3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home) Please tick to indicate Yes No

If Yes, please indicate number of bed spaces and specify use :	Number of bed spaces	
Use:		

3c: Is the site proposed for NON RESIDENTIAL development? Please tick to indicate Yes No

If Yes:	TOTAL floorspace:	m²
<i>Where possible, please tick to indicate which of the following apply:</i>		Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²

4: Possible constraints	
<i>Please provide as much information as possible</i>	
4a: To the best of your knowledge is there anything restricting the development potential of the site?	
<i>Please tick to indicate</i>	<i>If Yes, please provide brief details</i>
Contamination/ pollution Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

4b: Do you believe constraints on the site can be overcome? *Please tick to indicate*

If Yes, please provide details below of how they will be overcome, and the likely time frame:

Yes No

There would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a medium to large scale housing scheme.

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19		2024/25		2030/31	
2019/20	140	2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

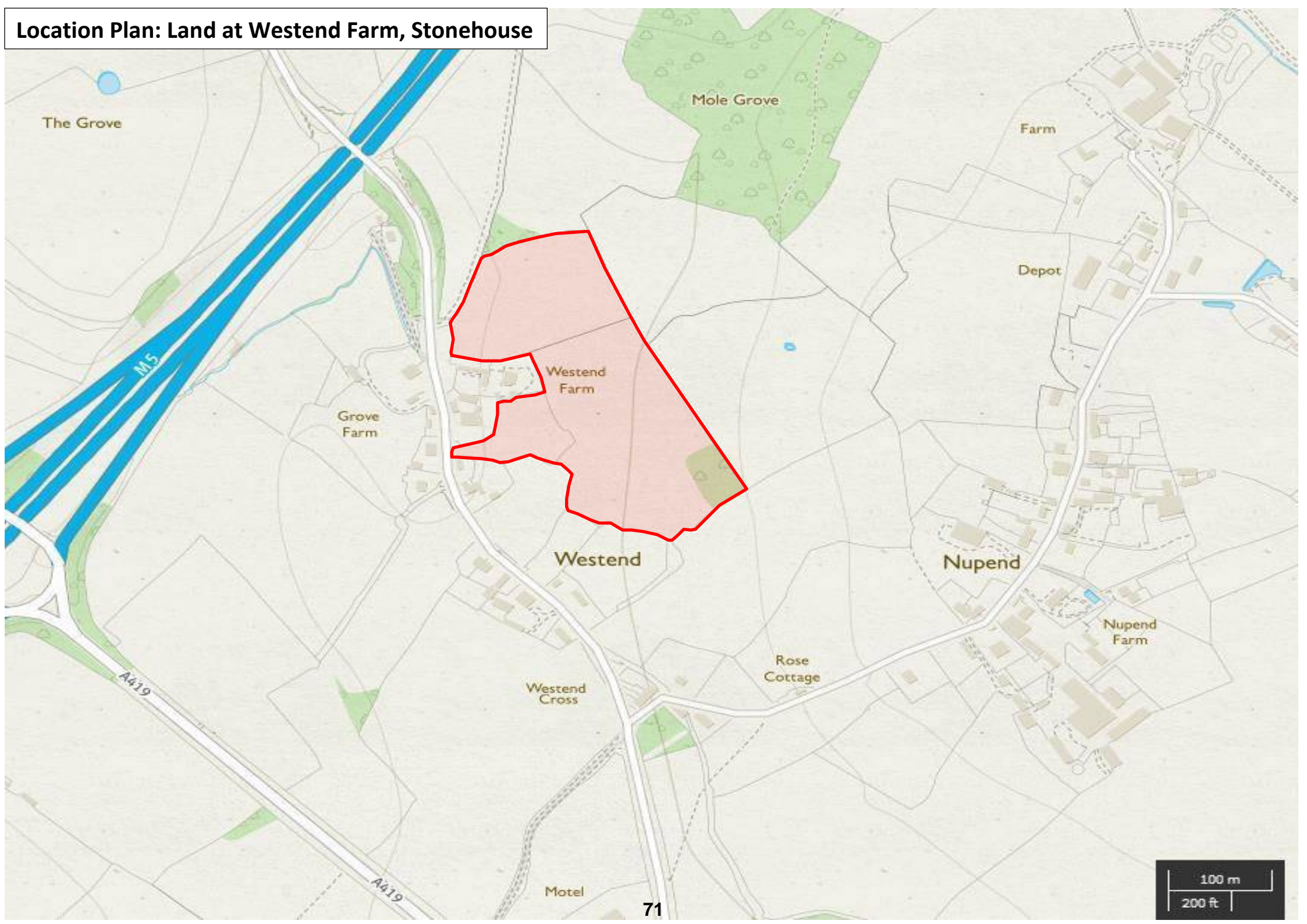
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input checked="" type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please tick box to confirm you have included the required site location plan Yes

Location Plan: Land at Westend Farm, Stonehouse



100 m
200 ft

71

Site Submission form PART B:

Your name

Your organisation or company

BRUTON KNOWLES

Your client's name/organisation (if applicable)

C/O Agent

Site name

LAND TO THE NORTH OF WESTEND FARM

Site address (including post code)

 LAND TO THE NORTH OF WESTEND FARM,
WESTEND, STONEHOUSE, GL10 3SL

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input checked="" type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	3720	Total site area (hectares)	36
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	36
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural Land			
Past uses: Agricultural Land			
Planning history (<i>Please include reference numbers, planning application/ SHLAA site, if known</i>): There is no recorded planning history since January 2000.			
Access to the site (vehicle and pedestrian): Access to the site is gained via an agricultural entrance from Grove Lane.			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please tick box to indicate</i>			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

3a: Is the site proposed for RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes:	Number of houses	TBD
	Number of flats	
	TOTAL number of units	TBD
<i>Where possible, please tick to indicate which of the following apply:</i>		Number of units
Market housing	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Affordable housing	Affordable rent Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:		
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please indicate number of bed spaces and specify use :	Number of bed spaces	
Use:		
3c: Is the site proposed for NON RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes:	TOTAL floorspace:	TBD m²
<i>Where possible, please tick to indicate which of the following apply:</i>		Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²

4: Possible constraints	
<i>Please provide as much information as possible</i>	
4a: To the best of your knowledge is there anything restricting the development potential of the site?	
<i>Please tick to indicate</i>	<i>If Yes, please provide brief details</i>
Contamination/ pollution Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

4b: Do you believe constraints on the site can be overcome? *Please tick to indicate*

If Yes, please provide details below of how they will be overcome, and the likely time frame:

Yes No

There would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a large scale mixed use scheme.

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19		2024/25		2030/31	
2019/20	TBD	2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input checked="" type="checkbox"/>	

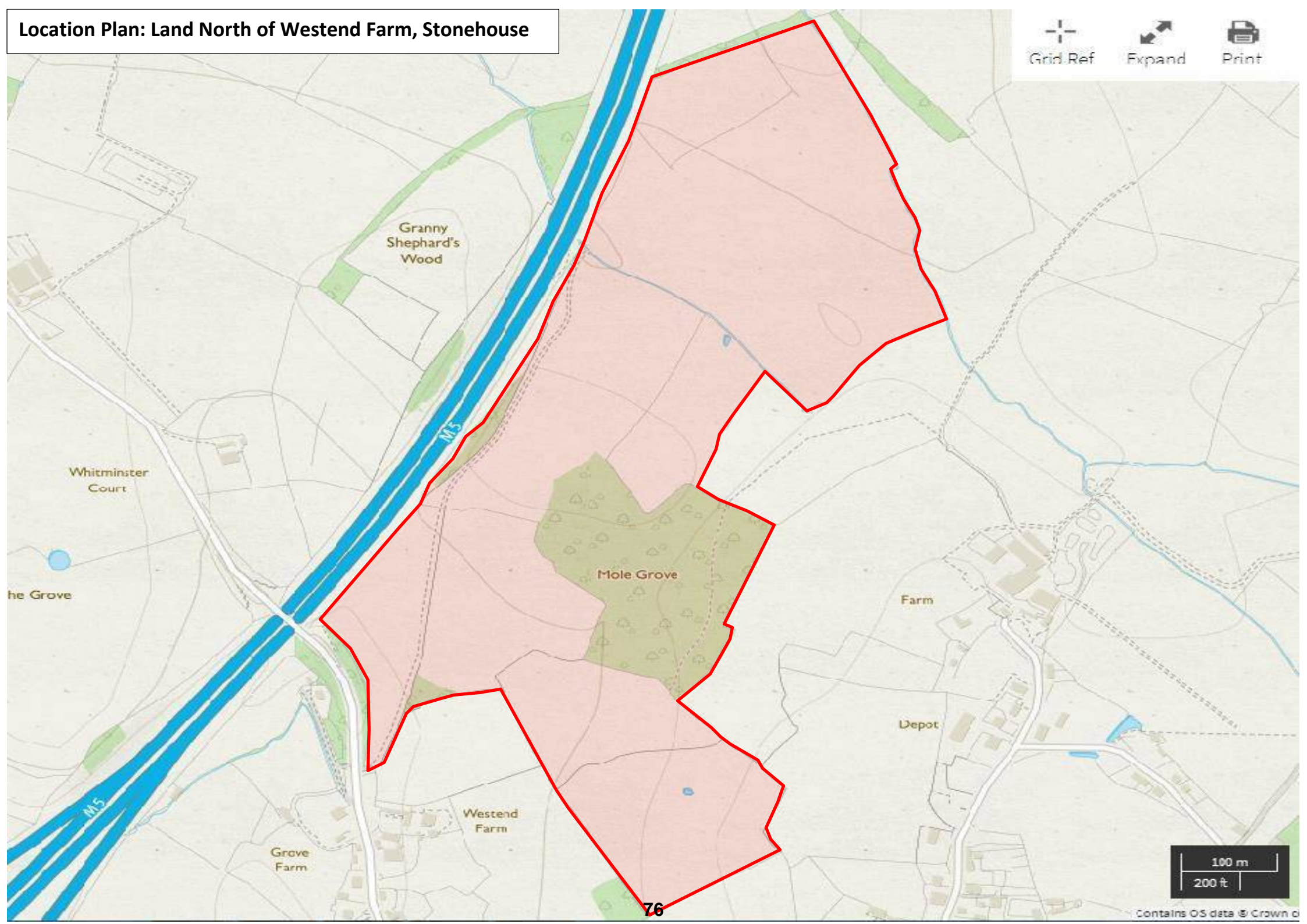
7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please tick box to confirm you have included the required site location plan Yes

Location Plan: Land North of Westend Farm, Stonehouse

Grid Ref Expand Print



From:
Sent:
To:
Subject:
Attachments:

[REDACTED] ublic Consultation
Stroud LPR - Land at Horsemarling Lane.pdf; Stroud LPR - land at Stroud Green.pdf;
Stroud LPR - Land at Cambridge and Coaley.pdf; Stroud LPR - Land at Coaley.pdf;
Stroud LPR - Land at Claypits Eastington.pdf; Stroud LPR - Land at Townsend Farm
Stinchcombe.pdf

[REDACTED]

As you know following our meeting to discuss the Stroud District Council (SDC) Local Plan Review (LPR), the County Council (GCC) owns significant land within the District. Some of this land is already identified as potential broad locations for housing, employment and or community facilities and SALA sites with some future potential. The purpose of this email is to confirm the latest position on this land and to also propose additional potential sites owned by GCC for consideration as part of the review of the Local Plan.

GCC land identified as Potential Broad Location for Housing, Employment and /or community facilities and SALA sites with some Future Potential:

- **Land at Church Road, Hardwicke (SALA reference HAR002):**
 - Identified in LPR as part of G1 - potential broad location for growth with adjacent HAR001 at Hardwicke. GCC Asset Management and Property Services (AMPS) confirms this site is available and deliverable for development.
- **Land South of Primary School and Land at Sanigar Lane, Newtown (SALA reference NEW003a and NEW003b):**
 - Identified in LRP as part of A1 – potential broad location for growth with adjacent land at Newtown and Sharpness. GCC AMPS confirms the land is available and deliverable for development.
- **Land at Stagholt Farm, West of B4008, Standish (SALA reference STO015):**
 - Identified in LRP as B1 – potential broad location for growth at Stonehouse. GCC AMPS confirms the land is available and deliverable for development.

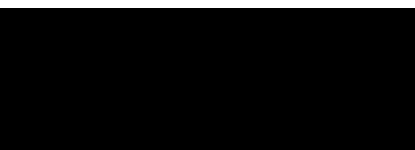
GCC land to be considered as additional potential sites as broad location for growth:

- **Land at Horsemarling Farm, Horsemarling Farm, Standish (SALA reference STO013):**
 - STO013 was rejected in the SALA due to the high landscape impact. The Landscape Sensitivity Assessment 2016 that informed the SALA, identified part of STO013 (ST10) as having high landscape sensitivity. GCC AMPS has removed ST10 and submits the amended site (plan attached) as a potential location for growth. Please note if there is a preference to omit the field at the eastern end of the site due to its proximity to the high landscape sensitivity area, the plan can be amended accordingly.
- **Land at Stroud Green, West of the B4008:**
 - Land owned by GCC north of STO015 (plan attached). Land is outside the AONB.
- **Land at Cambridge and Coaley:**
 - GCC owns significant areas of land in this location (plan attached). Given its location close to Cam and Dursley station and the A38 it is considered to be a potential sustainable location for growth. GCC AMPS is willing to have further discussions with SDC regarding this land, including identifying part or parts as a location for growth.
- **Land at Coaley:**

- GCC owns a significant land holding to the west of the settlement of Coaley (plan attached). GCC AMPS is willing to have further discussions with SDC regarding identifying part of parts of this landholding adjacent to the settlement as a suitable location for growth.
- **Land at Claypits, Eastington:**
 - Land owned by GCC (see plan attached).
- **Land at Townsend Farm, Stinchcombe (SALA reference STI001):**
 - Land owned by GCC (see plan attached). Site not assessed in SALA as not a tier 1, 2 or 3 settlement. GCC AMPS willing to have further discussion with SDC regarding identifying part or parts of the land holding adjacent to the settlement boundary as a suitable location for growth.

Please let me know if you require any more information or would like to discuss these sites in more detail.

Regards,



Asset Management and Property Services
Gloucestershire County Council
6th Floor, Block 5 East
Shire Hall, Westgate Street, Gloucester GL1 2TG.



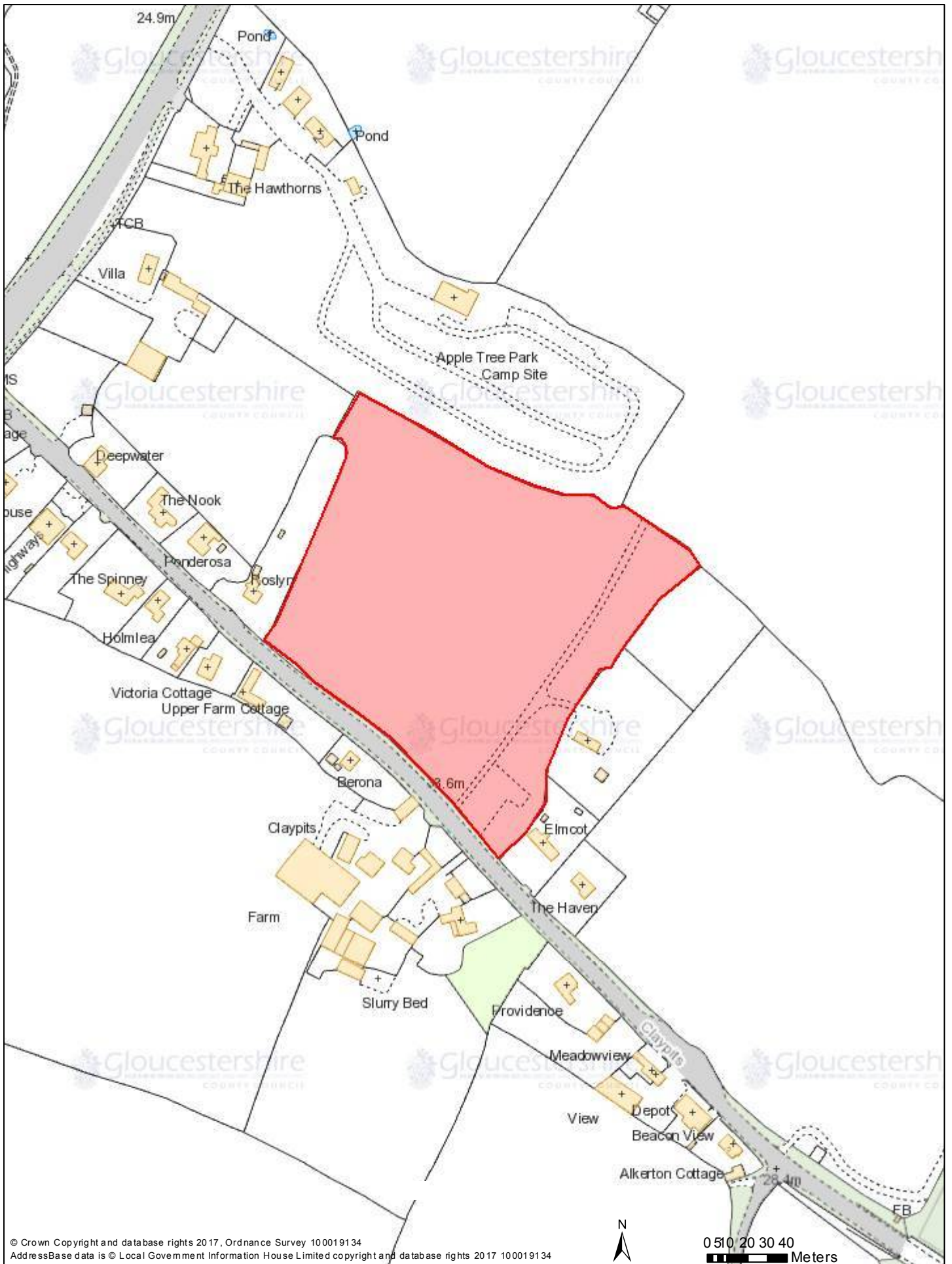
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Gloucestershire County Council,
Shire Hall, Westgate Street,
Gloucester, GL1 2TG

Print size : A4 portrait
SCALE: 1:2,500

DATE: 05-Dec-2017

Your client's company or organisation (if applicable):

Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation (if applicable)

Site name

Site address (including post code)

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input checked="" type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)		Total site area (hectares)	8
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	8
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: N/A			
Past uses: Agricultural			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): N/A			
Access to the site (vehicle and pedestrian): Vehicle and pedestrian			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please tick box to indicate</i>			
			Yes <input type="checkbox"/> No <input type="checkbox"/>

3a: Is the site proposed for RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes:	Number of houses	0	
	Number of flats	0	
	TOTAL number of units	TBC	
<i>Where possible, please tick to indicate which of the following apply:</i>			Number of units
Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes, please specify: Affordable housing for young village residents			
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please indicate number of bed spaces and specify use :	Number of bed spaces		
Use:			
3c: Is the site proposed for NON RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes:	TOTAL floorspace:	m²	
<i>Where possible, please tick to indicate which of the following apply:</i>			Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	

4: Possible constraints	
<i>Please provide as much information as possible</i>	
4a: To the best of your knowledge is there anything restricting the development potential of the site?	
<i>Please tick to indicate</i>	<i>If Yes, please provide brief details</i>
Contamination/ pollution Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Over head Cables
Highway access and servicing Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

4b: Do you believe constraints on the site can be overcome?

Please tick to indicate

If Yes, please provide details below of how they will be overcome, and the likely time frame:

 Yes No

Through detailed design the over head cables can be avoided.

(Please continue on additional sheets and attach as required)
5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19		2024/25		2030/31	
2019/20		2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input checked="" type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please tick box to confirm you have included the required site location plan

 Yes



Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation (if applicable)

Site name

Site address (including post code)

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input checked="" type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>

Other (please specify)

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)		Total site area (hectares)	8
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	8

 Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:
 vacant employment land

 Past uses:
 formerly an RAF supplies base

 Planning history (Please include reference numbers, planning application/ SHLAA site, if known):
 none

Access to the site (vehicle and pedestrian):

Vehicle and pedestrian access from Davy Way

Can the site be seen from a public road, public footpath, bridleway or other public land?

Please tick box to indicate

 Yes No

3a: Is the site proposed for RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes:	Number of houses	160
	Number of flats	0
	TOTAL number of units	160
<i>Where possible, please tick to indicate which of the following apply:</i>		Number of units
Market housing Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:		
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please indicate number of bed spaces and specify use :		Number of bed spaces
Use:		
3c: Is the site proposed for NON RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes:	TOTAL floorspace:	m²
<i>Where possible, please tick to indicate which of the following apply:</i>		Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²
Warehousing (B8)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²

4: Possible constraints		
<i>Please provide as much information as possible</i>		
4a: To the best of your knowledge is there anything restricting the development potential of the site?		
<i>Please tick to indicate</i>	<i>If Yes, please provide brief details</i>	
Contamination/ pollution Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	inert contaminants spread across former RAF base	
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Ground levels Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	some remodelling will be required to create development platforms	
Mains water/ sewerage Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	only at the boundary	
Electricity/ gas/ telecommunications Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	only at the boundary	
Highway access and servicing Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	existing access from Davy Way is suitable for residential access	
Ownership/ leases/ tenancies/ occupiers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Easements/ covenants Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Drainage/ flood risk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Heritage/ landscape/ wildlife assets Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Other abnormal development costs Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	land for swales/ SUDs noise and visual screening.	

4b: Do you believe constraints on the site can be overcome?
Please tick to indicate
If Yes, please provide details below of how they will be overcome, and the likely time frame:

 Yes No

see attached layout. Once planning permission is obtained works to clean and prepare the site for development could be completed with 6-9 months

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19	3	2024/25		2030/31	
2019/20	36	2025/26		2031/32	
2020/21	36	2026/27		2032/33	
2021/22	36	2027/28		2033/34	
2022/23	36	2028/29		2034/35	
2023/24	13	2029/30		2035/36	

6: Please indicate the current market status of the site

<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input checked="" type="checkbox"/>	Owner's agents have confirmed market interest
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

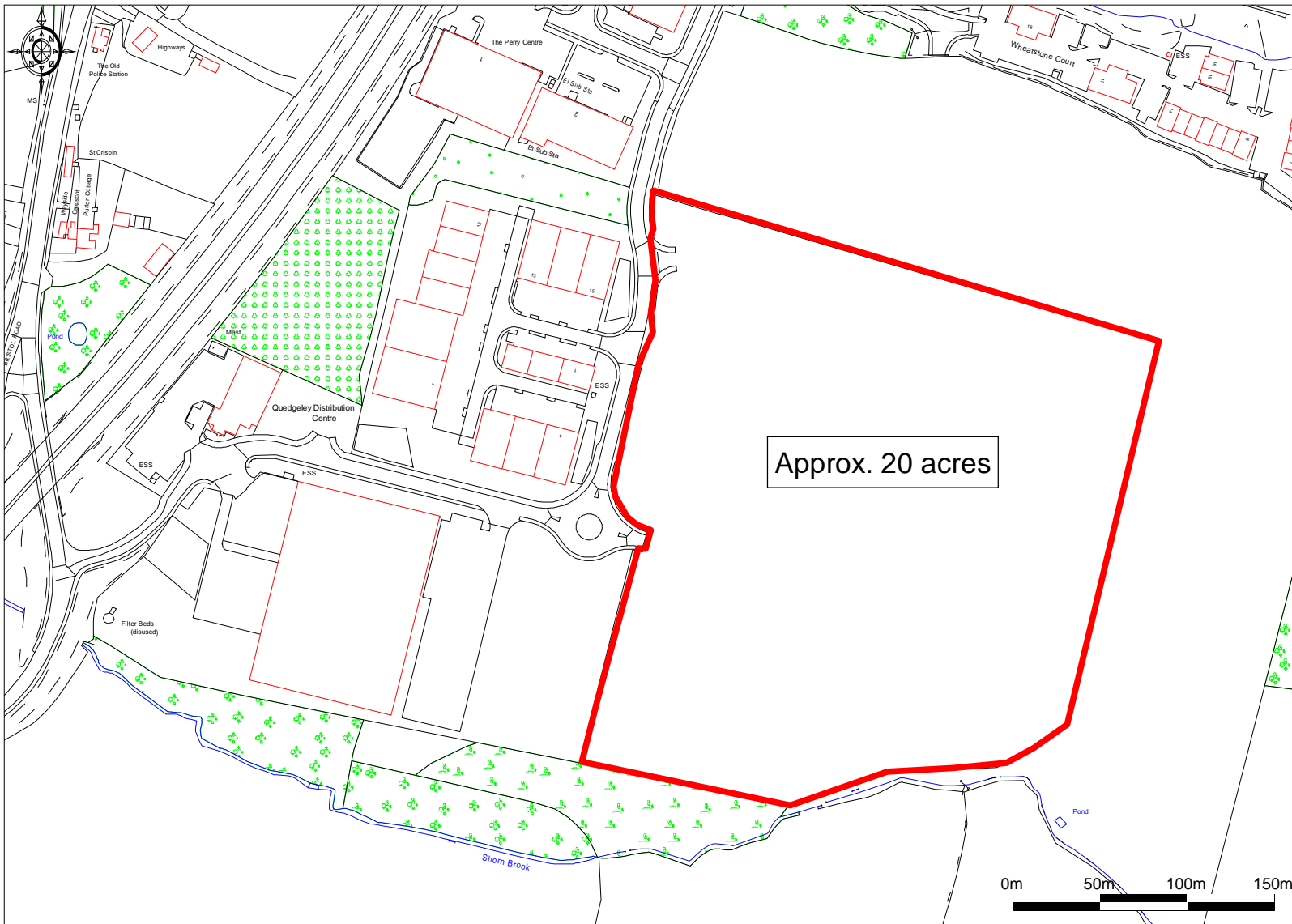
7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

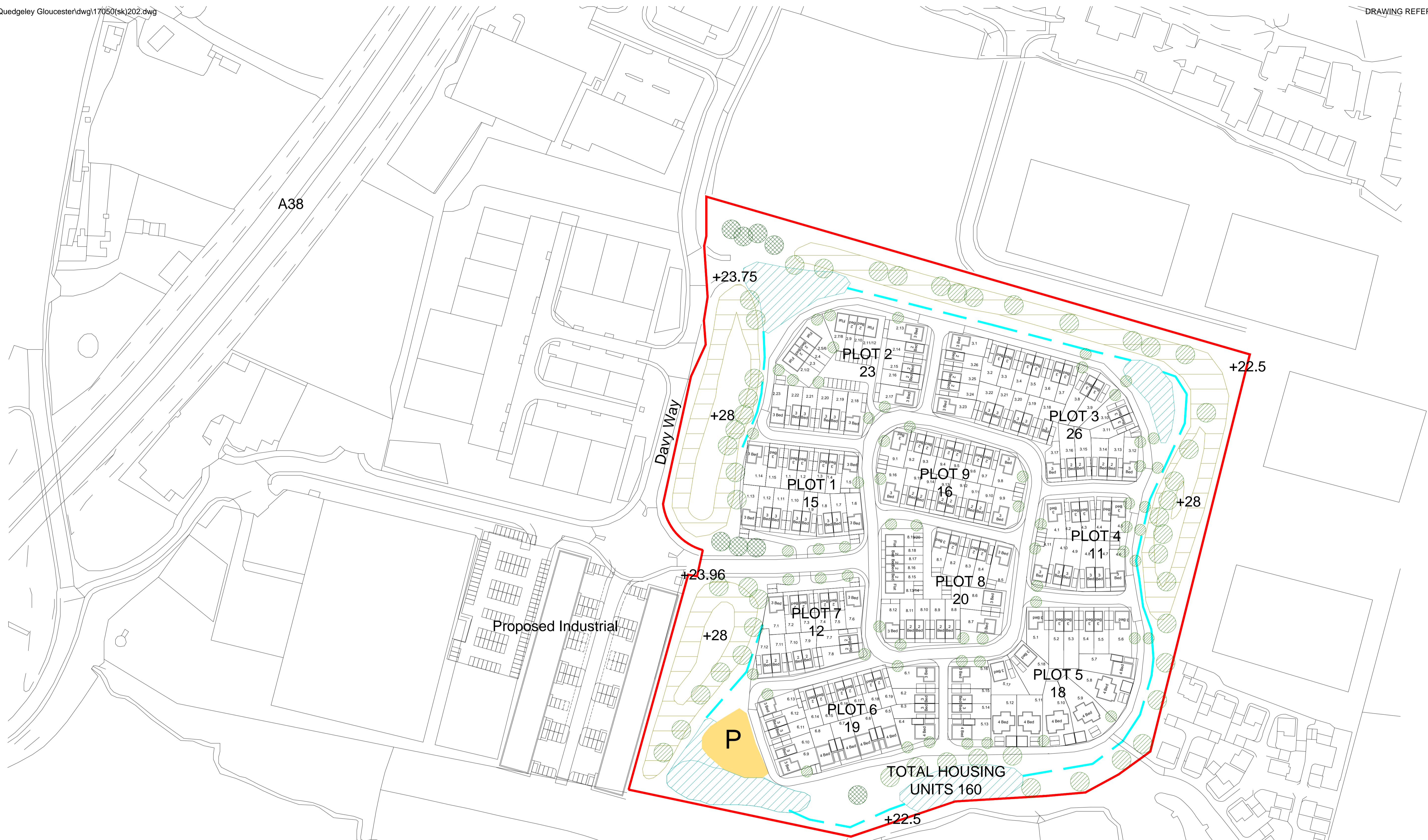
Please tick box to confirm you have included the required site location plan

 Yes

Quadrant Distribution Centre Gloucester - Remaining Land



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Getmapping plc 2010. Plotted Scale - 1:3500



PROPOSED

- Suds Area
- Swales
- Landscape Buffer
- Trees
- Play

EXISTING

- Trees in Site
- Site Boundary



CLIENT	REVISIONS	DATE	STATUS	SCALE	PROJECT	DRAWING NAME	DRAWING NUMBER
Hansteen Holding PLC	Rev A: 08/11/17	01-11-17	PRELIMINARY	1:1000 @ A1	QUEDGELEY GLOUCESTER	PROPOSED MASTERPLAN	17050(sk)202

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