

Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

No Response

Q3. Your clients name/company/organisation (where applicable)

No Response

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

[REDACTED]

Q7. Client's name (if applicable)

No Response

Q8. Site name

Land attached to Foxfield House

Q9. Site address

Foxfield House
Berkeley Heath
Berkeley
Gloucestershire
G1139EW

Page 2: Your interest in the site

Q10. Please tick box to indicate

Owner of the site

Page 3: Site information

Q11. OS Grid reference (EENN)

369834/199284

Q12. Total site area (hectares)

1 acre

Q13. Developable area (hectares)

1 acre

Q14. Is the site in single ownership?

Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

paddock

Q16. Past uses

paddock

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

14/1920/ful

Q18. Access to the site (vehicle and pedestrian)

Vehicle and pedestrian

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing	X	
Self Build	X	

If YES, please indicate the TOTAL number of residential units:
1 to 15

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

No Response

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

No

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

	Number of dwellings
2019/20	-
2020/21	-
2021/22	1 to 15
2022/23	-
2023/24	-
2024/25	-
2025/26	-
2026/27	-
2027/28	-
2028/29	-
2029/30	-
2030/31	-
2031/32	-
2032/33	-
2033/34	-
2034/35	-
2035/36	-
2036/37	-
2037/38	-
2038/39	-
2039/40	-

Page 7: Market status

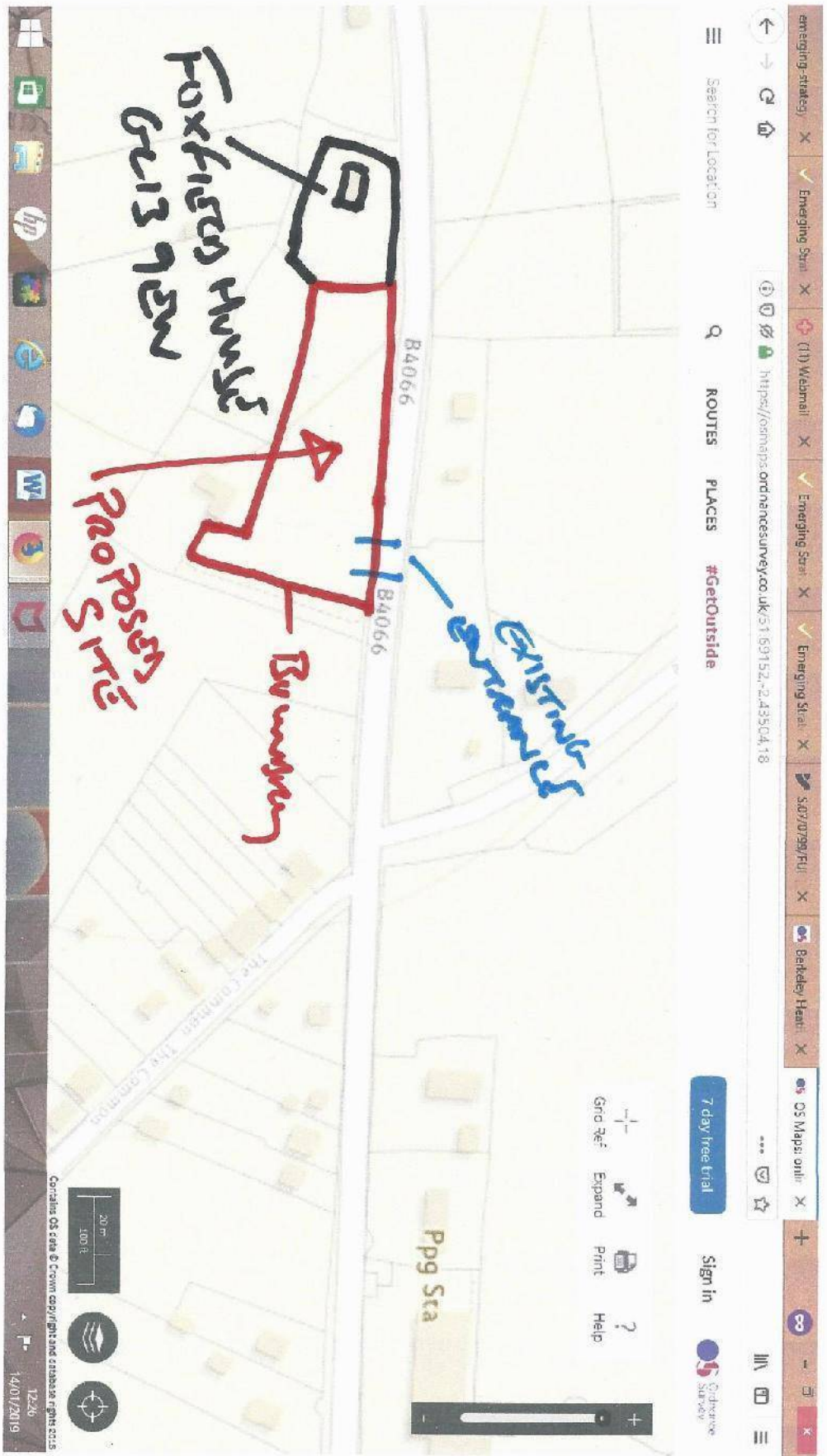
Q24. Please indicate the current market status of the site:

Enquiries received from a developer

Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: castledine os foxfield.pdf - [Download](#)



Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

CBRE Ltd

Q3. Your clients name/company/organisation (where applicable)

No Response

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

[REDACTED]

Q7. Client's name (if applicable)

No Response

Q8. Site name

Land East of Taits Hill Road, Stinchcombe, Cam

Q9. Site address

Land East of Taits Hill Road, Stinchcombe, Cam, Nr GL11 6PR

Page 2: Your interest in the site

Q10. Please tick box to indicate

Land agent

Page 3: Site information

Q11. OS Grid reference (EENN)

ST 73515 99693

Q12. Total site area (hectares)

5.31

Q13. Developable area (hectares)

5.31

Q14. Is the site in single ownership?

Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

Vacant / grazing land

Q16. Past uses

Same as existing use

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

No planning applications made on the site.
SHLAA RTP ID : 8
Referred to as 'Land East of Taits Hill Road, Cam'.

Q18. Access to the site (vehicle and pedestrian)

The site is accessed via two gates both situated on Taits Hill Road.

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing	X	
Self Build		X

If YES, please indicate the TOTAL number of residential units:

53

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

Yes

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

53

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

No Response

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

No

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

	Number of dwellings
2019/20	-
2020/21	25
2021/22	28
2022/23	-
2023/24	-
2024/25	-
2025/26	-
2026/27	-
2027/28	-
2028/29	-
2029/30	-
2030/31	-
2031/32	-
2032/33	-
2033/34	-
2034/35	-
2035/36	-
2036/37	-
2037/38	-
2038/39	-
2039/40	-

Page 7: Market status

Q24. Please indicate the current market status of the site:

Enquiries received from a developer

Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: 8.pdf - [Download](#)

Stroud District Council - Strategic Housing Land Availability Assessment, December 2011

RTP ID: **8**

Site Name: **Land east of Taits Hill Road, Cam**

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Site Details

Included in 2011 Assessment?: Yes

Reason for not assessing the site:

Site Source: Call for Sites

Parish: Stinchcombe CP

District Ward: Vale

Site Classification: Edge of Urban Area

Easting: 373,592

Northing: 199,745

Gross Site Area (ha): 5.31

Local Plan Allocation:

Potential for 'town centre' mixed use development: No

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Estimate of Housing Potential

Gross Site Area (ha): 5.31

Net developable area (ha): 5.31

Proportion of net developable area available after taking account of physical obstacles(%): 25

Effective developable area (ha): 1.33

Density (dph): 45

Suitability Assessment

Physical problems or limitations: Access; Topography

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2021-2026

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 75% reduction

Reason for impact on yield or general deliverability issue: Topography/accesss/road capacity

Information from Site Visit / Call for Sites

Single / multiple ownership: Multiple

If multiple ownership, are all owners prepared to develop?: Yes

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Number of dwellings:	
Yield (no of dwgs): 2011-2016:	
53	
2016-2021:	
Density (dph): 2021-2026:	53
45	
2026 onwards:	

Is site suitable for housing development?:

Is site available immediately?:

Is site likely to be deliverable?:

Possibly

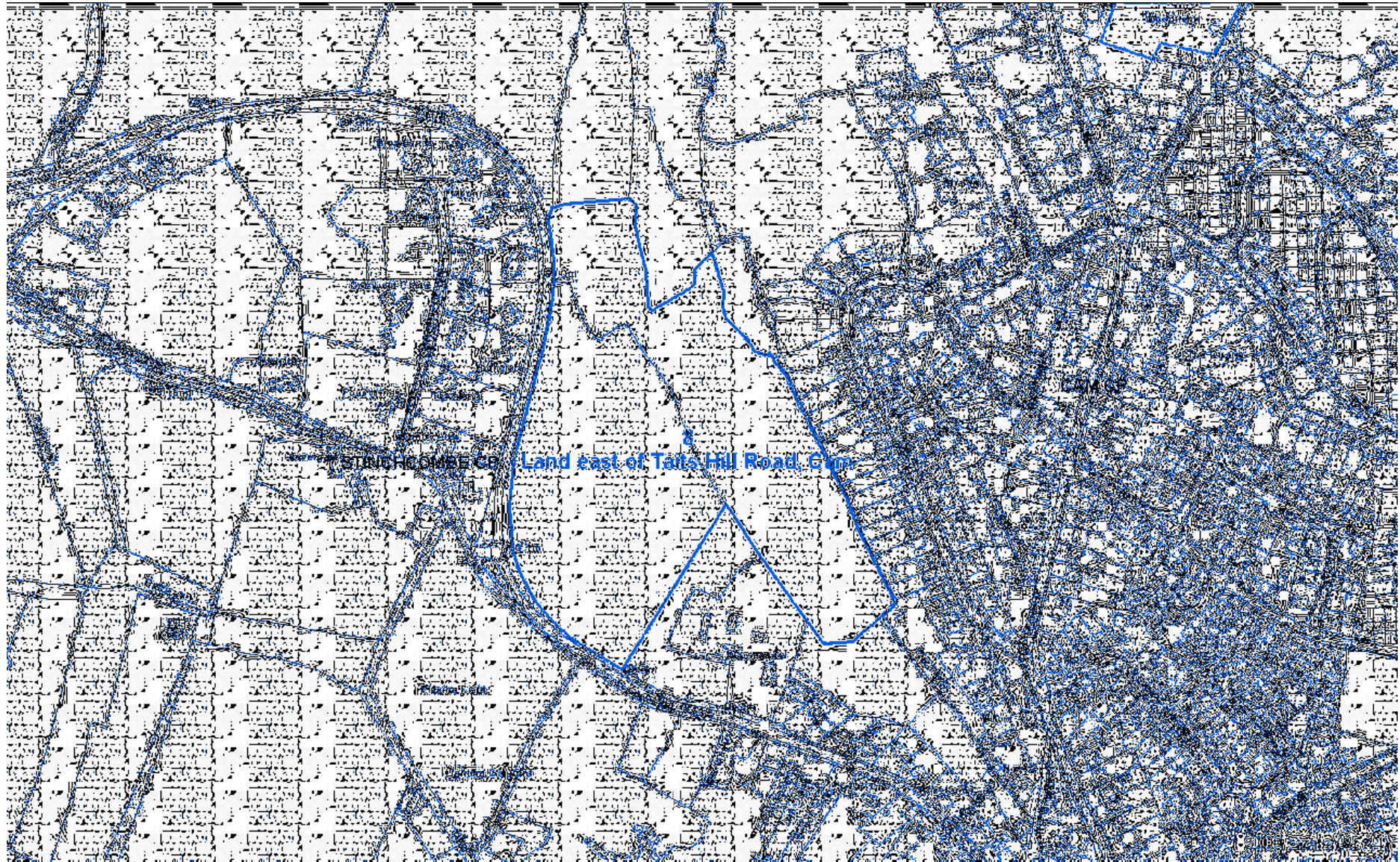
Yes

Yes

What actions are needed to bring site forward?:

1. Determine whether access issue can be addressed. 2. Determine whether topography issue renders site unviable.

Stroud District SHLAA, Site Analysis, September 2011



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Job ref: P502/OM
Date: 14 January 2018

Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham B16 8SP

Local Plan Review
The Planning Strategy Team
Stroud District Council
Ebley Mill
Stroud GL5 4UB

BY POST AND EMAIL: [REDACTED]@stroud.gov.uk

Dear Sir/Madam,

**Stroud District Council Local Plan Review – Emerging Strategy Paper Consultation
Response on behalf of the Sylvia Pearce Children’s Settlement**

Thank you for providing Harris Lamb with the opportunity to participate in the Stroud District Local Plan Review and we welcome the opportunity to comment at this time. Harris Lamb are instructed to submit representations to the Emerging Strategy Paper consultation document by the Sylvia Pearce Children’s Settlement. The Sylvia Pearce Children’s Settlement (“SPCS”) own land at Upthorpe Farm to the east of Cam. SPCS are promoting part of their land (as per the attached plans) and confirm that it is available for development to meet the longer-term growth requirements of the settlement and wider district. In effect, we are promoting two parcels, the smaller of which could be developed as a single phase if the Council considers the larger parcel is not required this time round.

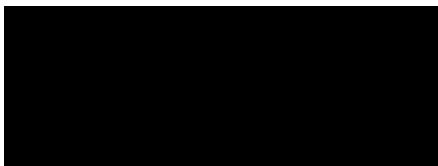
The land is greenfield and adjoins the urban area of Cam. The attached location plan shows the extent of the land within our client’s ownership which is being promoted for development. We believe that the smaller parcel, which adjoins the old person’s complex opposite Cam Hopton Church of England Primary School, would form a logical extension to the settlement boundary and therefore has development potential. The site has the potential to provide community facilities, such as a playing field or car parking for the local school, with an appropriate amount of housing.

Set out below is a response to the various questions raised in the Emerging Strategy Paper consultation document.

Question 1.0a & 1.0b

Issue 1: Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development:

We support in principle Issue 1 and what it seeks to achieve, as we contend that the delivery of sustainable new development is key to the creation of strong and stable communities. We agree that housing development should be located in the right place, by concentrating



development where there is good access to shops, services and facilities and consequently better levels of sustainability can be achieved. However, we wish to highlight that, in order to ensure that an appropriate range of sites that are suitable for residential development are allocated, this will necessitate the allocation of greenfield sites.

The settlement of Cam should be a preferred location for additional development and growth. Whilst Cam is classed as a village, it has a larger population than the neighbouring town of Dursley. The 2011 census indicated that there are approximately 8,162 residents in Cam, compared to 6,697 residents in Dursley. Cam also has a good range of shops and services, including a Tesco supermarket. As the largest and most sustainable village in Stroud District, Cam should be the focus for additional housing development.

Issue 2: Conserving and enhancing Stroud District's countryside and biodiversity including maximising the potential for a green infrastructure network across the District.

We have no objection to the principles set out in Issue 2, however, we wish to point out that brownfield land can often be proven to support as much, if not more biodiversity than a greenfield site.

Issue 3: Maximising the potential of brownfield and underused sites to contribute to housing supply

We have no objection to Issue 3, which seeks to maximise the potential of brownfield and underused sites in order to contribute towards the housing supply. We believe that the District should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plan and planning decisions, however, we contend that there will still be a need to use greenfield sites in order to have an appropriate mix of suitable sites.

We wish to see more small and medium sized sites allocated in order to meet the varying housing needs of the District, including care provision and self-build opportunities. We believe that it is important to maintain a mix of sites in order to properly assist the social and economic requirements of smaller service settlements such as Cam. It is our view that the Local Plan Review should seek to adopt a more equitable distribution of growth and take a more dispersed approach with a greater number of housing and employment sites being allocated at the larger villages such as Cam, as well as the District's larger towns.

Development should be focused in Cam as one of the District's most sustainable settlements. Additional development would help improve infrastructure provision and create a critical mass of development to support and deliver new shops, services and facilities. It would also result in a reduced requirement to deliver new homes in the District's less sustainable and more visually sensitive villages. There are Greenfield sites adjacent to the built up area of Cam, such as the southern sections of Upthorpe Farm, that could be developed without compromising the setting of the village.

Issue 4 – Developing strategies to avoid, reduce and mitigate the indirect impacts of development on the natural environment.

We agree with the principle of Issue 4, however, the adverse impact and loss of existing biodiversity as a result of development can be mitigated through various measures and strategies that can be put in place in order to ensure the delivery of good quality development. Such strategies include ecological and environmental management schemes.

Issue 5 – Tackling the acute lack of affordable housing in the District

We agree with the objectives set out in relation to Issue 5. There is a clear need for affordable housing in the District, however, we believe that this will need to be addressed, in part, through the allocation of the correct number of sites. It is necessary to consider whether the over-reliance on larger sites, which may have extensive infrastructure requirement could actually affect the viability of some developments, and, act as a barrier to housing delivery.

Housing requirement

Question 2.3a & 2.3b

We note that the Preferred Strategy Paper proposes a housing requirement of at least 12,800 new homes. The Government has recently consulted on proposed changes to the NPPF and, specifically, the standard method and the use of the 2014 based household projections. We have undertaken a calculation using the 2014 based household projections for Stroud and have included a 5% buffer, which has established a figure of 13,541 dwellings. This figure is therefore, greater than that set out in the Emerging Strategy Paper and we would therefore recommend the Council plan accordingly in anticipation of the NPPF adopting the standard method of the 2014 based household projections.

We note that the Local Plan review is required to provide for at least 638 homes per year and that this is a significant increase from the requirement of 456 as set out in the current Local Plan. Robust and deliverable allocations are needed to ensure that the step-change in delivery proposed can be achieved. Therefore, this would need to comprise a variety of sites, including small and medium sites as advocated in paragraph 68 of the Framework.

It is our view that medium and small sites should play a greater role in housing delivery across the District and the Council should pro-actively support well-designed development on smaller and medium sized sites through both plan making and planning decisions. This will significantly increase the contribution of small and medium sized sites to meeting the District's housing needs, as well as diversifying the sources, location and type and mix of housing supply. Furthermore, this will also help to support/revive the role of small and medium sized developers in delivering new homes across the District. As well as providing support for those wishing to bring forward custom self-build and community-led housing, whereby these developments are integrated with existing neighbourhoods and support mixed and inclusive communities.

The definition of small and medium sites should be 10-60 units in order to meet the needs of small and medium sized housebuilders. Notwithstanding the fact that we do not see the need for there to be a limit to the contribution of small and medium sized sites, we do however contend that there should be a significant proportion allocated in order to ensure a greater contribution towards the Districts Housing Land Supply. It is therefore our view that the Local Plan Review should provide more clarity in regard to the role of small and medium sized sites in meeting the housing needs of the District.

Question 3.1a

We contend that the vision for 2040 as drafted in Section 3.1 does not, in our opinion appear to explain that this includes meeting the housing requirements for all sectors of the community.

Question 3.2a and 3.2b

We generally support Strategic Objective S01, however we reiterate our view that in order to meet these needs, it will be necessary to identify a range of small and medium sized sites.

Question 4.2 -The emerging growth strategy

We generally support a blend of Option 1 and Option 2. We agree that most development should be directed towards the main settlements, but this should not, however, be limited to just a few large sites. We contend that a wide variety of small, medium and large sites should be identified.

Despite the strategy set out in Chapter 4.2, which we agree with the approach that the amount of development at Stroud and Dursley is limited because of environmental constraints and, therefore, it is necessary that Cam takes a greater proportion of development in order to maintain sustainability and to provide a proportion of housing which can be released to meet the needs of Dursley. There are unconstrained sites in Cam which are suitable for this purpose, such as the parcel of land that form part of Upthorpe Farm to the east of Cam which we are promoting on behalf of the SPCS.

Accordingly, we do not support the Growth Strategy in terms of the distribution of sites but also the size and the scale of sites. It is our view that there is a need for more small and medium sized sites as previously stated. We believe that in order to ensure that the delivery of housing on new Growth Option sites, the plan should over-allocate sites in order to take account of the potential non-implementation of sites.

Question 4.3 – Settlement Hierarchy

It is our view that allocations should be confined to tiers 1, 2 and 3a and that no allocations should be made in any of the settlements beyond these three tiers. Mixed housing allocations could include market, affordable, car and self-build options.

Question 5 – Making Places

We refer now to the 2011 SHLAA entry for Upthorpe Farm, Cam. The SHLAA has incorrectly allocated all of the land in our clients control, not the more modest parcels which have been the subject of forward promotion through the Local Plan process and it is in fact our intention to present a much more modest proposal as shown in the attached plans (ref: P502-02 and P502-01B). Notwithstanding this point, the SHLAA exercise has demonstrated through the various assessments undertaken, that other than access, the site is considered deliverable and under single ownership. It has been determined that there are no principle constraints in terms of Flood Risk and AONB. The overall assessment confirms that the site is available, suitable and deliverability.

Question 6 – Background Studies

We support the inclusion of Cam as a tier 1 settlement, however it is our view that the quantum and range of sites allocated do not meet its role within the hierarchy.

Conclusion

In light of the above, we wish to promote the land at Upthorpe Farm on behalf of the Sylvia Pearce Children's Settlement. The site would form a logical extension to the settlement boundary and would be suitable for a mixed housing allocation, to include two acres for Care, two acres for market/affordable housing and one acre of self-build, of which would be subsidised by the market element in the first instance We are seeking approx. five acres of

net developable, therefore the allocation would need to allow for the provision of 40 percent green infrastructure. This would therefore result in the requirement of approximately 7.5 acres of allocation overall. The Upthorpe Farm site provides the opportunity to deliver housing in a sustainable location with supporting community infrastructure.

Alternatively, a larger area of land could be brought forward, again to provide a mixed tenure housing scheme with open space and parking for the school.

I trust you have found these representations of assistance. If you have any queries, or would like to discuss this matter further, please do not hesitate to contact me.

Yours sincerely

[Redacted Signature]

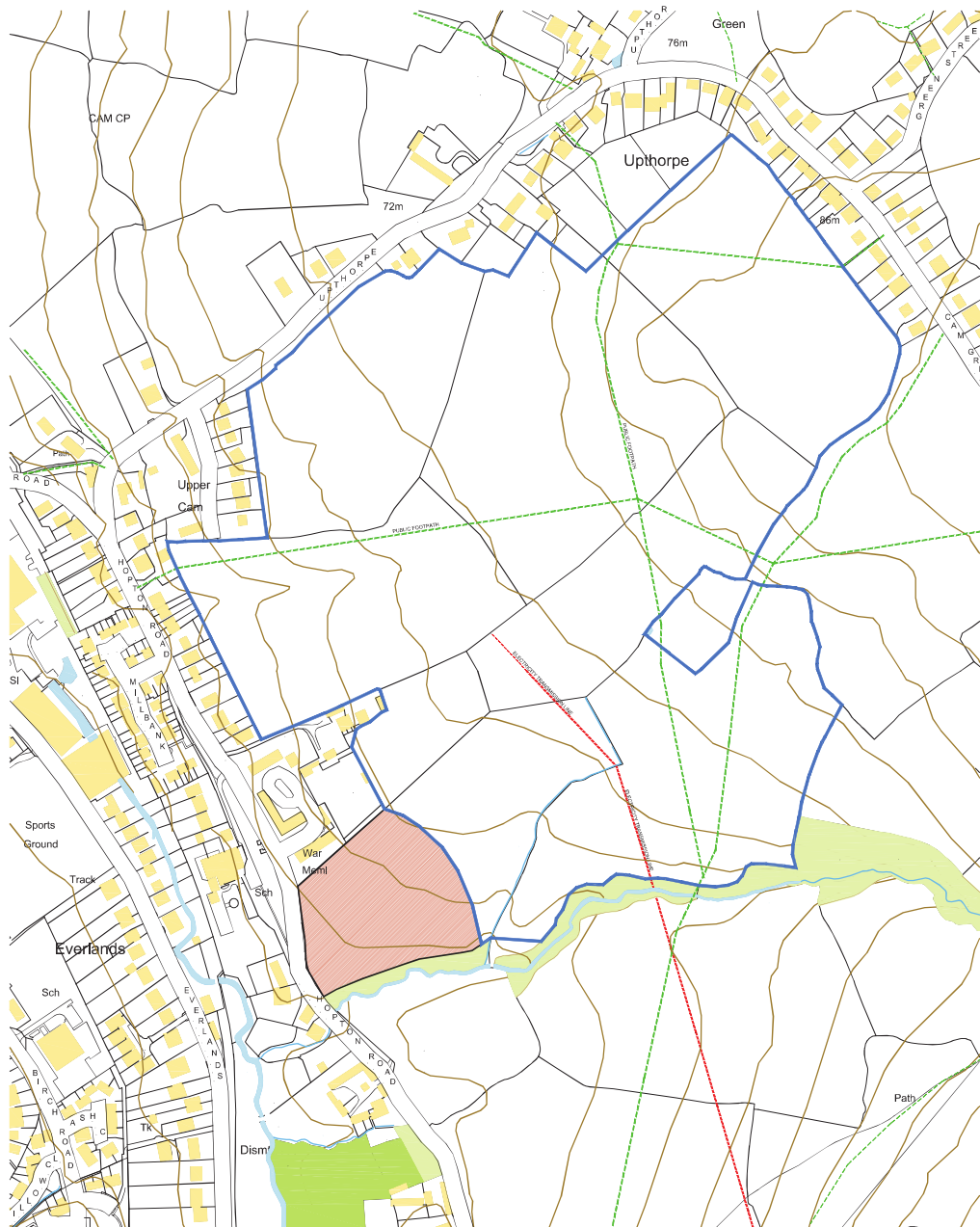
[Redacted Name] 3A (Hons)
Graduate Planner

[Redacted Contact Information]


These drawings have been prepared to the stated scale and, provided they are reproduced to the same scale using accurately calibrated equipment and suitable media which are not unduly susceptible to changes in humidity and temperature, they are sufficiently accurate for the purpose for which they have been prepared, being the planning application purpose. They should not be used for other purposes.

All dimensions and levels to be checked on site, and discrepancies reported before works commence.

FOR PLANNING PURPOSES ONLY




NOTATION:

 Land with potential for:

- School overflow car park (30 spaces): 0.3 acres
- Care / older persons: 1 acre
- Housing: 3.25 acres
- Open space: 0.5 acres

(20443 m² / 2.04 Has / 5.05 acres approx.)

 Adjoining land under the landowner's control
(324134 m² / 32.41 Has / 80.05 acres approx.)

 Existing Public Footpath

 Existing electricity transmission line



Rev. B: Proposal revised. Project Stage updated.
11-01-19 (agh)

Rev. A: Notes revised. 17-01-18 (agh)

CLIENT	The Sylvia Pearce Children's Trust	
SITE	Land at Hopton Road, Cam,	POSTCODE n/a
PROJECT	Gloucestershire	
PROJECT STAGE	Proposed Mixed Use Development	
DRAWING	Stroud Local Plan: Emerging Strategy Paper	
	Location Plan	

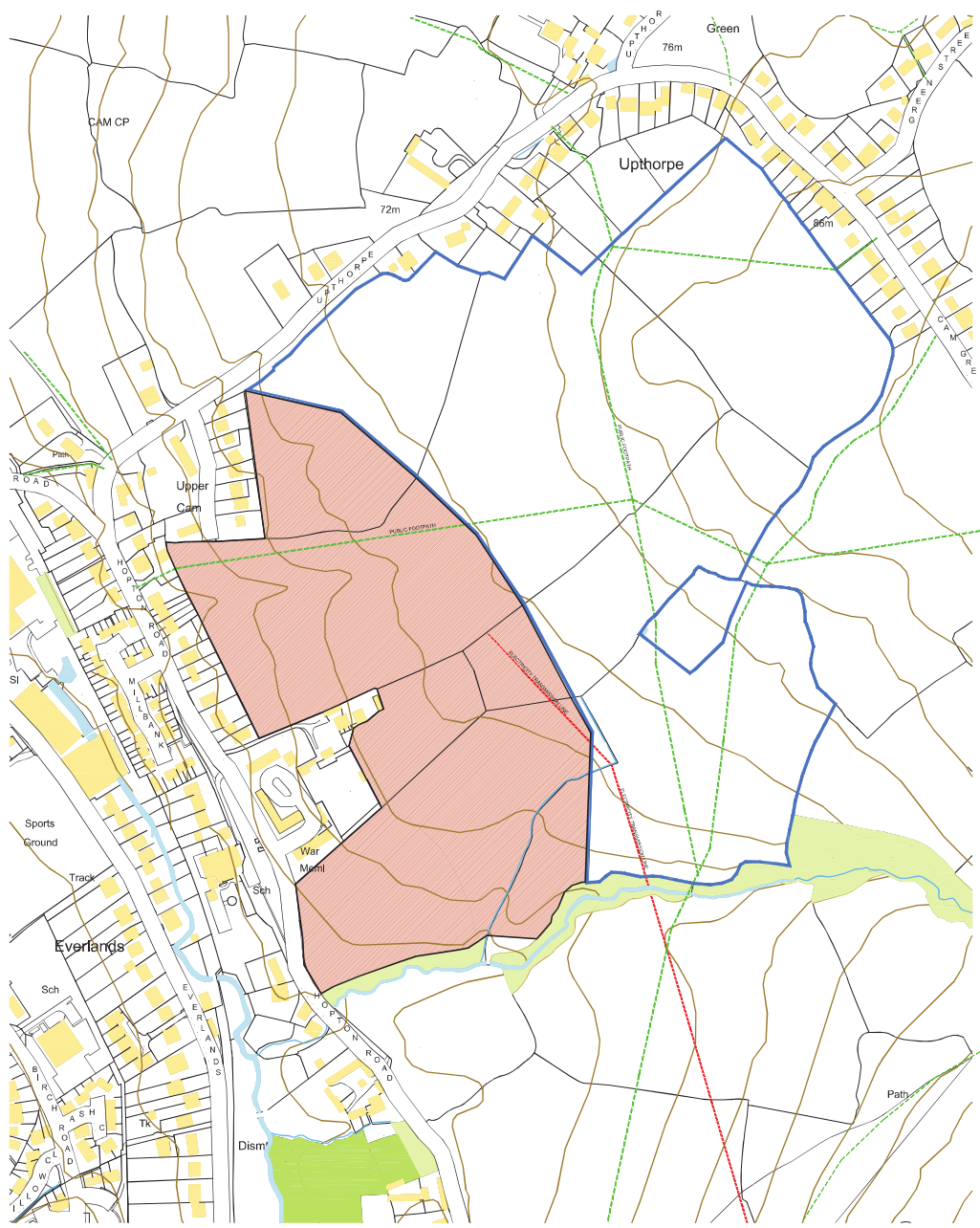
SCALE 1:5000 @ A3 BY agh DWG No. P502-01B
DATE January 2018 CHECKED CM



These drawings have been prepared to the stated scale and, provided they are reproduced to the same scale using accurately calibrated equipment and suitable media which are not unduly susceptible to changes in humidity and temperature, they are sufficiently accurate for the purpose for which they have been prepared, being the planning application purpose. They should not be used for other purposes.

All dimensions and levels to be checked on site, and discrepancies reported before works commence.

FOR PLANNING PURPOSES ONLY



NOTATION:

- Land to be considered for future development, to include:
 - School overflow car park (30 spaces)
 - Care / older persons
 - Housing
 - Open space

(130821 m² / 13.07 Has / 32.32 acres approx.)
- Adjoining land under the landowner's control
(213756 m² / 21.38 Has / 52.78 acres approx.)
- Existing Public Footpath
- Existing electricity transmission line



CLIENT	The Sylvia Pearce Children's Trust		
SITE	Land at Hopton Road, Cam,	POSTCODE	n/a
PROJECT	Gloucestershire Proposed Mixed Use Development		
PROJECT STAGE	Stroud Local Plan: Emerging Strategy Paper		
DRAWING	Location Plan		

SCALE	1:500 @ A3	BY	hlp	DWG No.	P502-02
DATE	January 2019	CHECKED	CM		



THIS DRAWING MAY NOT BE REPRODUCED WITHOUT OUR WRITTEN CONSENT

Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

Ridge and Partners

Q3. Your clients name/company/organisation (where applicable)

[REDACTED]

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

[REDACTED]

Q7. Client's name (if applicable)

[REDACTED]

Q8. Site name

D E Spencer and Sons

Q9. Site address

Nupend
Stonehouse
Gloucestershire
GL10 3SS

Page 2: Your interest in the site

Q10. Please tick box to indicate

Planning consultant

Page 3: Site information

Q11. OS Grid reference (EENN)

378925 207164

Q12. Total site area (hectares)

0.35 Hectares

Q13. Developable area (hectares)

0.35 Hectares

Q14. Is the site in single ownership?

Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

Currently in commercial use

Q16. Past uses

Prior to the yard being built, the site was an orchard and fields and was built in the 1960's and extended in the 1970's.

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

None

Q18. Access to the site (vehicle and pedestrian)

Access is via the existing entrance.

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing	X	
Self Build	X	

If YES, please indicate the TOTAL number of residential units:
6-10

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

No Response

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

Yes

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

Footpath runs through the centre of the site. A scheme could be developed to accommodate the footpath.

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

	Number of dwellings
2019/20	-
2020/21	-
2021/22	-
2022/23	5
2023/24	5
2024/25	-
2025/26	-
2026/27	-
2027/28	-
2028/29	-
2029/30	-
2030/31	-
2031/32	-
2032/33	-
2033/34	-
2034/35	-
2035/36	-
2036/37	-
2037/38	-
2038/39	-
2039/40	-

Page 7: Market status

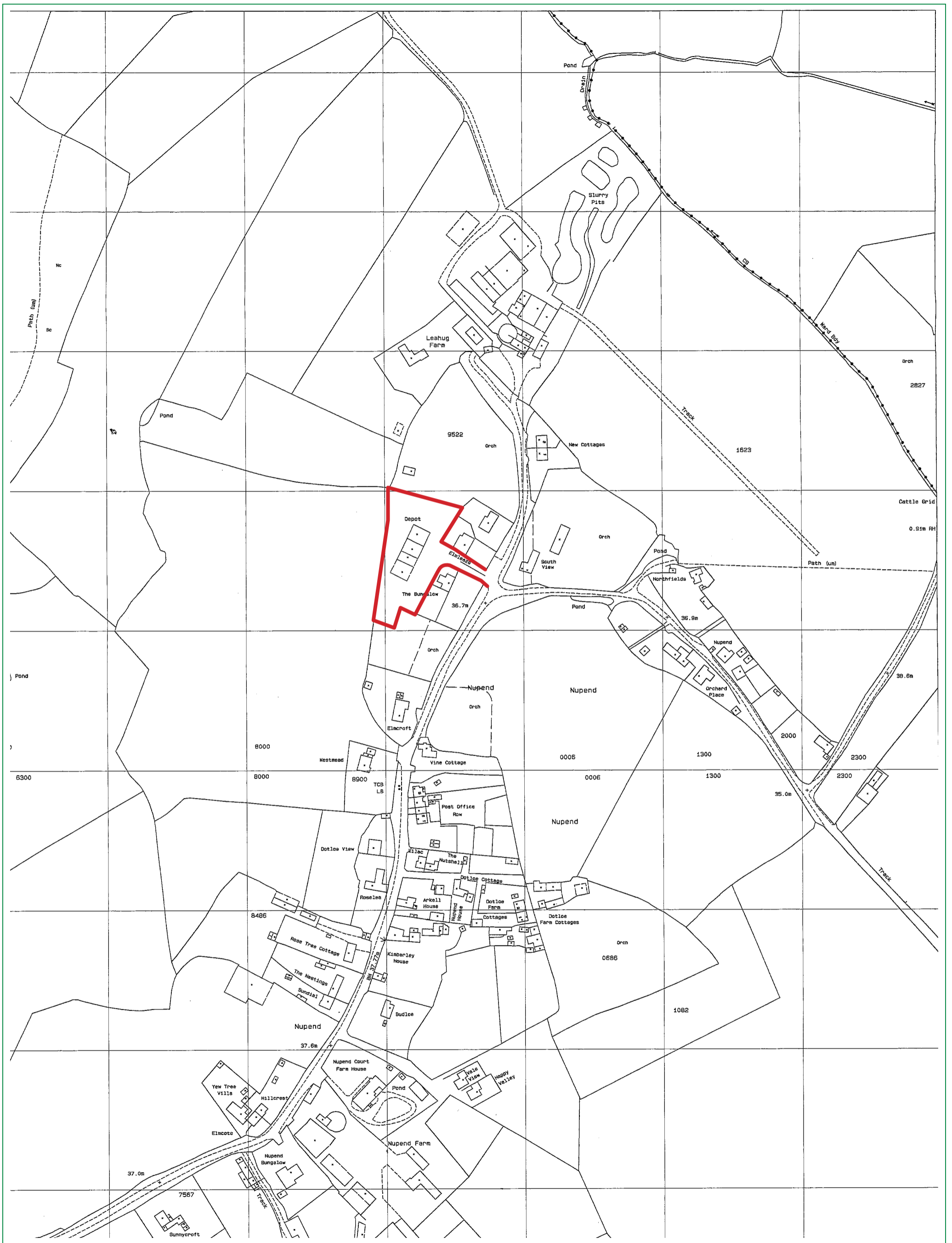
Q24. Please indicate the current market status of the site:

No interest currently

Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: 5008555 Nupend Site Plan.pdf - [Download](#)



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Thornbury House
 18 High Street
 Cheltenham GL50 1DZ
 01242 230066
 www.ridge.co.uk

Location: Land to the west of Nupend

Scale: 1:2500

Date: 10/01/2019

Job Number: 5008555

Drawn By: KM

Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

[REDACTED]

Q3. Your clients name/company/organisation (where applicable)

redundant farm land

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

[REDACTED]

Q7. Client's name (if applicable)

as above

Q8. Site name

sites near Grove Lane, chipmans Platt, Oldbury Service Lodge field

Q9. Site address

Westend/ Grove lane, A417 , GL10 3 SQ

Page 2: Your interest in the site

Q10. Please tick box to indicate

Owner of the site

Planning consultant

Page 3: Site information

Q11. OS Grid reference (EENN)

EAS008

Q12. Total site area (hectares)

2h,& 1h,& 0.754h, & 0.884h, & 2h,& 1.04h

Q13. Developable area (hectares)

7.5h

Q14. Is the site in single ownership?

Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

vacant

Q16. Past uses

agriculture

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

1. Chipmans Platt on SHLAA EAS008

2, Lodge Field, Pike LockLane. S17/2331

Q18. Access to the site (vehicle and pedestrian)

1. Chipmans Platt, quiet lane and access to field and proposed access off roundabout.
2. Lodge Field tarmac road old Stroud Road now dead end, gateway into field, due to be used by GLCC for utility vehicles and materials for 6 months during road alteration

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing		
Self Build		

If YES, please indicate the TOTAL number of residential units:

32

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

Yes

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

not stated depending on local demand

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

Other non residential (please specify):

leisure -Country restaurant with 20 rooms next to Canal

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

No

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

	Number of dwellings
2019/20	6
2020/21	5
2021/22	5
2022/23	10
2023/24	-
2024/25	-
2025/26	-
2026/27	-
2027/28	-
2028/29	-
2029/30	-
2030/31	-
2031/32	-
2032/33	-
2033/34	-
2034/35	-
2035/36	-
2036/37	-
2037/38	-
2038/39	-
2039/40	-

Page 7: Market status

Q24. Please indicate the current market status of the site:

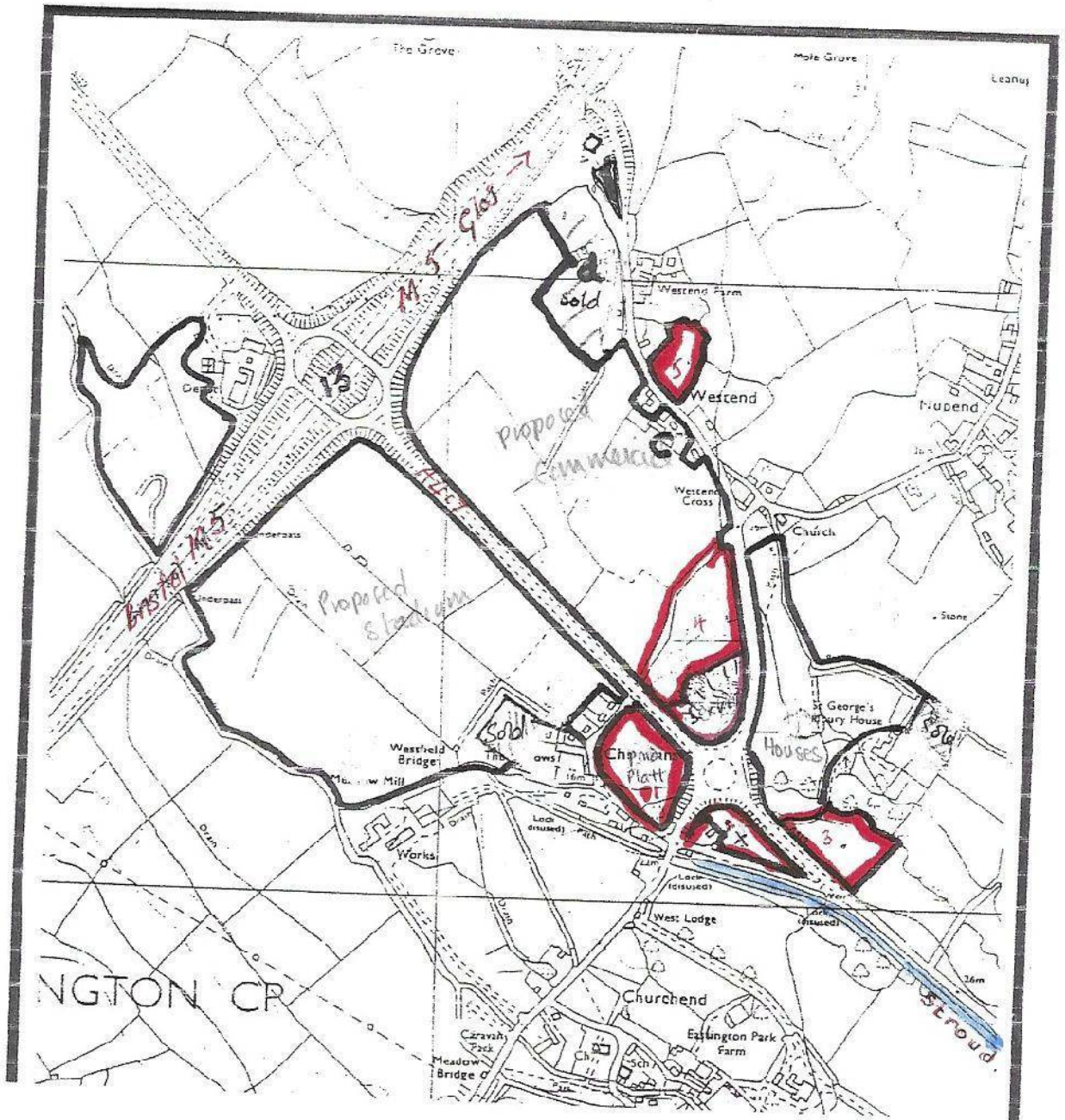
Enquiries received from a developer



Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: GL10 3SQ available sites.pdf - [Download](#)

LOCATION PLAN



-  Stroud water canal.
-  available sites for housing & commercial

Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

New Dawn Homes Ltd

Q3. Your clients name/company/organisation (where applicable)

New Dawn Homes Ltd

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

01242233510

Q6. Your address

The White House

Q7. Client's name (if applicable)

No Response

Q8. Site name

Frocester Manor

Q9. Site address

Frocester Manor
Bath Road
Frocester
GL10 3TF

Page 2: Your interest in the site

Q10. Please tick box to indicate

Owner of the site

Developer

Page 3: Site information

Q11. OS Grid reference (EENN)

SO 78551 03242

Q12. Total site area (hectares)

5.67

Q13. Developable area (hectares)

5.67

Q14. Is the site in single ownership?

Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

CURRENTLY VACANT

Q16. Past uses

CARE HOME FOR MENTAL HEALTH ISSUES
AGRICULTURAL USE
EMPLOYMENT

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

EXISTING MANOR HOUSE
S.05/0202/FUL
S.05/0205/COU
S.04/1684/COU
00/1606

Q18. Access to the site (vehicle and pedestrian)

Vehicle 2 entrances, also 2 x pedestrian entrance

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing	X	
Self Build		X

If YES, please indicate the TOTAL number of residential units:

30

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

No Response

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

Yes

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

S.17/0423/TPO

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

	Number of dwellings
2019/20	5
2020/21	25
2021/22	-
2022/23	-
2023/24	-
2024/25	-
2025/26	-
2026/27	-
2027/28	-
2028/29	-
2029/30	-
2030/31	-
2031/32	-
2032/33	-
2033/34	-
2034/35	-
2035/36	-
2036/37	-
2037/38	-
2038/39	-
2039/40	-

Page 7: Market status

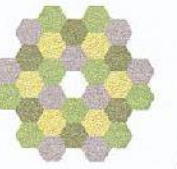
Q24. Please indicate the current market status of the site:

Site is owned by a developer

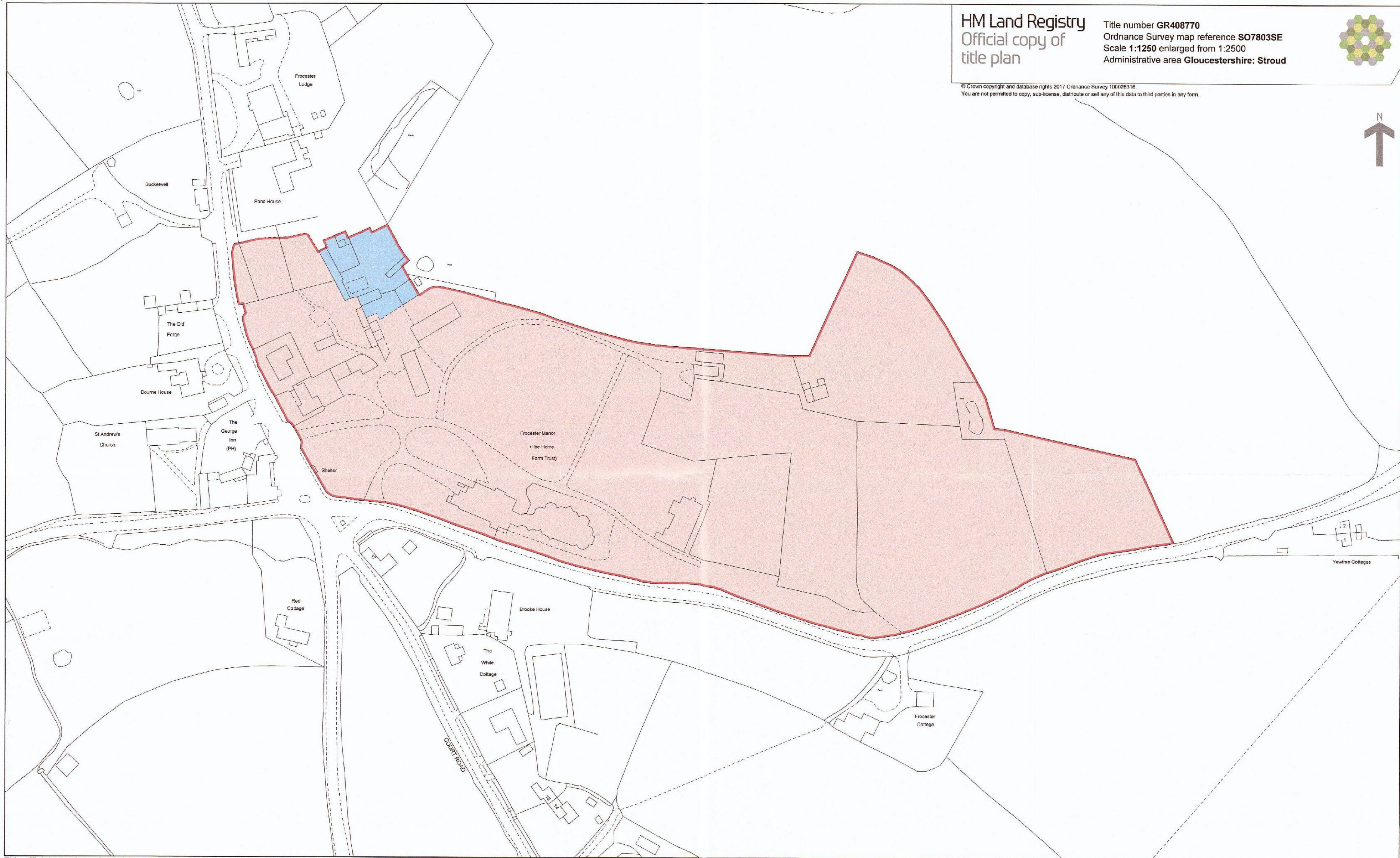
Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: Title Plan GR408770 as at 31.05.2017.pdf - [Download](#)



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This official copy issued on 31 May 2017 shows the state of this title plan on 31 May 2017 at 11:24:48. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by HM Land Registry, Gloucester Office.

Stroud District Council recently launched its proposed strategy for the Local Plan Review which outlines ideas being considered to for housing in our district until 2040. Communities will have the opportunity to comment until January 18th 2019.

The Conservative Group believe the current proposals are a missed opportunity. They do not adequately reflect the wishes expressed in last years consultation, fail to meet the needs and aspirations of residents and threaten the precious communities, landscape, infrastructure, towns and villages that make our district such an attractive place to live and work.

The proposed strategy suggests locating 80% of housing to the south of the district in a few large allocations whilst surrendering the north around Hardwicke and Whaddon for Gloucester City Council to offload their responsibilities into our District. This unbalanced approach is unnecessary. It could harm community cohesion and have a catastrophic impact on infrastructure. Whilst planners appear to favour creating urban estates the opportunity for smaller, rural communities to remain sustainable and create affordable homes for new and young people is shunned. These proposals could be so much more imaginative.

Cllr Haydn Jones said 'Conservatives want the right homes in the right place and believe that build numbers proposed for Cam and Stonehouse could be damaging. A large new settlement at Wisloe is completely out of place. A new town at Sharpness is challenged by the community and promoters have some way to go in order to demonstrate its merits. Whaddon must play a part in providing homes for the people of Stroud and rural parishes should have the opportunity to grow where there is a need to support families and young people'.

The sense of community in our district is a distinct and, perhaps, quirky but valued local characteristic. This unique feel is born from generations of gentle change and organic growth. It is threatened by some proposals contained in the Emerging Strategy. People said they favoured dispersal but a refusal to consider where development can help communities remain sustainable is compounded by an apparent ideological planning dogma that big is always beautiful. Dispersed small scale growth combined with sensible, balanced and accepted concentration has been sacrificed in favour of carving up high grade, pristine, protected, and productive land. In a changing world where food miles count and national self-sufficiency is an increasing priority, development needs should respond by targeting lower grade and brownfield sites. Communities should be empowered to remain sustainable and, where concentrated, strategic growth is proposed, developers must be compelled to provide appropriate infrastructure, community engagement and investment.

The Conservative Group have carried out a preliminary assessment and offer our alternative thoughts to inform open debate. We are aware that other political groups harbour concerns regarding the Emerging Strategy and hope to work in partnership with them to turn proposals for planners into a plan for people.

Draft details of the numbers and locations proposed in the SDC Emerging Strategy and alternative Conservative Proposals are available on our website:

<https://www.gloucestershireconservatives.org/news/labours-local-plan-missed-opportunity-say-local-conservatives>

Amberley	0	0	
Berkeley	120	120	PS33
Bisley	0	0	
Brimscombe & Thrupp	40	40	PS03
Bussage	0	0	
Cam	935	345	PS21, PS23,PS24(part)PS25
Chalford	0	0	
Coaley	0	0	
Dursley	105	25	PS26,PS27,PS28,
Eastington	0	0	
Frampton on severn	0	0	
Hardwicke	0	0	
Horsley	0	0	
Kings Stanley	15	15	PS15
Kingswood	50	50	PS38 or PS39
Leonard Stanley	30	30	PS16
Minchinhampton	150	50	PS05(part)
Moreton Valence	0	800	New Allocation
Nailsworth	105	105	PS06,PS07,PS08
Newtown & Sharpness	2470	2470	PS35,PS36
North Nibley	0	0	
North Woodchester	0	0	
Oakridge Lynch	0	0	
Painswick	20	20	PS41
Slimbridge	0	0	
Stonehouse Cluster	680	330	PS17,PS18,PS19a(part)PS19b,PS20a&b
Stroud	265	265	PS10,PS11,PS12,PS13
Uley	0	0	
Upton St Leonards	0	0	
Whaddon	0	1350	Allocated from 2750 possible
Whiteshill & Ruscombe	0	0	
Whitminster	0	40	WHI008
Windfall	920	1150	Windfall
Wisloe	1500	200	PS37 (part)
Wotton-Under-edge	0	0	PS40

Housing requirement is 12800-7100=5700	7405	7405	

WEST ↑

CROSS KEYS ROADWORK
Dobbies Garden Centre Gloucester
Haverwest Ln



NORTH ↑

Map data ©2019 Google 500 ft

SITE OF BOO HOOKS & MORZETTA WATERCO

[REDACTED]

Attachments: Land to East of A38.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Consultation response

Dear [REDACTED]

Thank you for email. I confirm receipt of your submission to the Local Plan Review public consultation. I note that the site includes parcel HAR007 that was considered as part of the SALA 2017 and is identified as an alternative site in the Emerging Strategy.

Regards

[REDACTED]

Stroud District Council

Tel: 01453 754305

Fax: 01453 754945

www.stroud.gov.uk



Working together to make Stroud District a better place to live, work and visit

Please note: Personal data is processed in accordance with the Council's Privacy Notice. Please see our [Privacy Notice web page](#) Sections 1 to 10 and our [policies](#) for details specifically affecting Planning and Building Control.

[REDACTED]

Dear [REDACTED]

Please find attached, plan of a site which has recently become available and will be promoted for our client through the Local Plan Review process with detailed representations made to the Emerging Strategy Paper by 18th January 2019.

The site lies to the east of the A38 and comprises some 55 hectares of unconstrained land in terms of the definitions in the National Planning Policy Framework. It has a dwelling capacity of around 800 dwellings and is considered to be a preferable location for development than other sites included in the Emerging Strategy Paper.

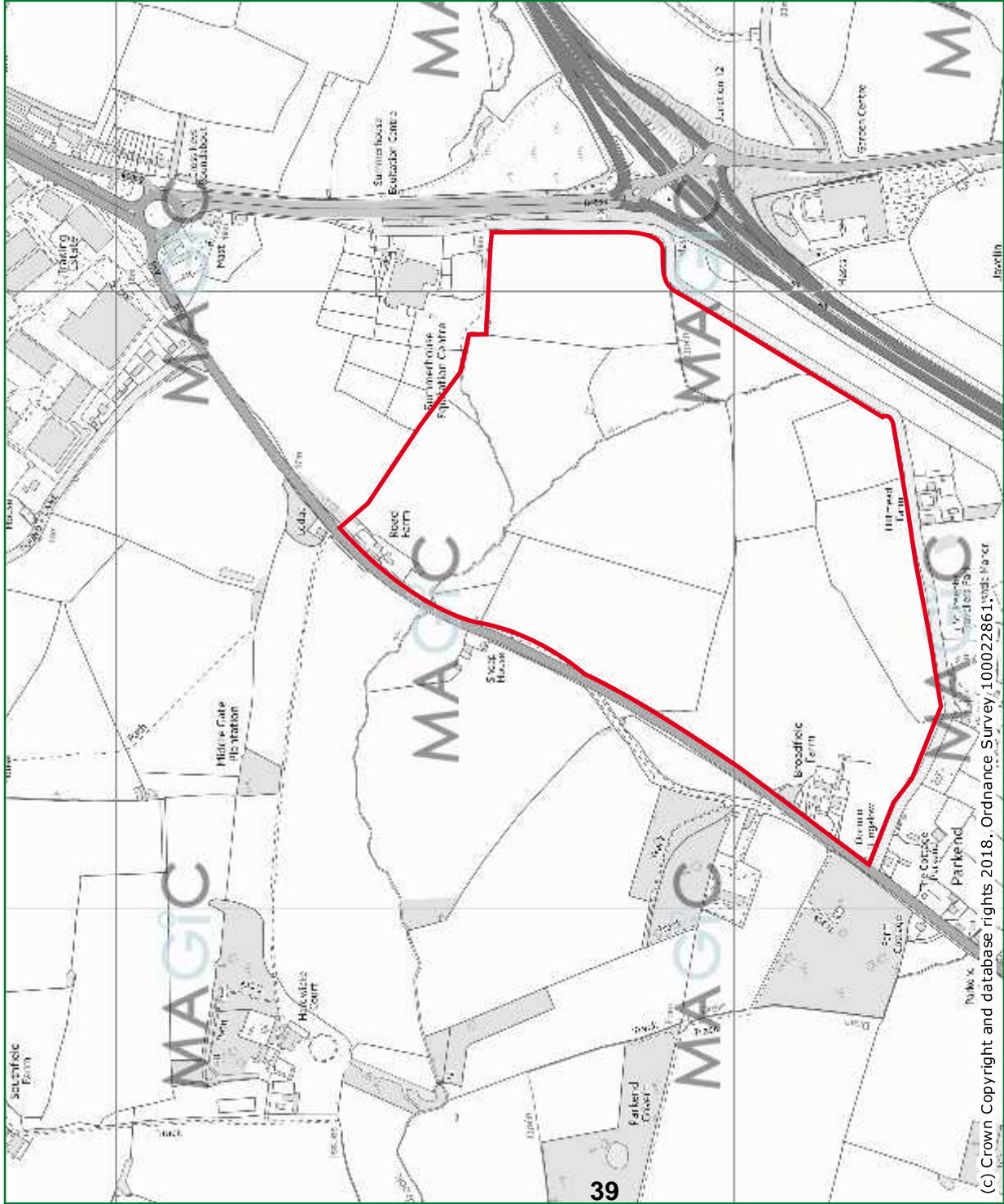
If I can be of further assistance, please do not hesitate to contact me.

Kind regards



Tel: 01242 229262 Office: 01242 230066 Mobile: 07788 147903
Cheltenham office jlewis@ridge.co.uk
[email disclaimer](#)





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Location: Land to the East of A38 Scale: NTS Date: 10/12/2018 Client: xxxxx Job Number: xxxxx Drawn By: RB



Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name
██████████
Q2. Your company name or organisation
Osprey Partners Limited
Q3. Your clients name/company/organisation (where applicable)
Osprey Partners Limited
Q4. Your e-mail address
██████████
Q5. Your telephone number
██████████
Q6. Your address
██████████
Q7. Client's name (if applicable)
<i>No Response</i>
Q8. Site name
3 The Cottages
Q9. Site address
3 The Cottages Little Haresfield

Page 2: Your interest in the site

Q10. Please tick box to indicate

Owner of the site

Page 3: Site information

Q11. OS Grid reference (EENN)

No Response

Q12. Total site area (hectares)

0.2

Q13. Developable area (hectares)

0.1

Q14. Is the site in single ownership?

Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

Garden

Q16. Past uses

Garden

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

none

Q18. Access to the site (vehicle and pedestrian)

Planning Application in progress

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing		
Self Build		

If YES, please indicate the TOTAL number of residential units:

3

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

No Response

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

No

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

None that I know of

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

	Number of dwellings
2019/20	-
2020/21	3
2021/22	-
2022/23	-
2023/24	-
2024/25	-
2025/26	-
2026/27	-
2027/28	-
2028/29	-
2029/30	-
2030/31	-
2031/32	-
2032/33	-
2033/34	-
2034/35	-
2035/36	-
2036/37	-
2037/38	-
2038/39	-
2039/40	-

Page 7: Market status

Q24. Please indicate the current market status of the site:

No interest currently

Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: OS Map 3 The Cottages.PNG - [Download](#)



Grid Ref

The Old

Standish

Vicarage

Elm Tree Farm

Gloucester Road

Dropped Pin [Remove](#)

[OS Grid Ref: SO 80286 09112](#)

[More info](#)



Road

Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

██████████

Q2. Your company name or organisation

Strutt & Parker

Q3. Your clients name/company/organisation (where applicable)

██████████

Q4. Your e-mail address

██████████

Q5. Your telephone number

██████████

Q6. Your address

████████████████████

Q7. Client's name (if applicable)

No Response

Q8. Site name

Land east and west of Gloucester Road (B4008), Haresfield

Q9. Site address

Land east and west of Gloucester Road
Haresfield
Gloucestershire
GL10 3DP

Page 2: Your interest in the site

Q10. Please tick box to indicate

Owner of the site

Planning consultant

Page 3: Site information

Q11. OS Grid reference (EENN)

3845

Q12. Total site area (hectares)

47.6

Q13. Developable area (hectares)

47.6

Q14. Is the site in single ownership?

Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

Largely agricultural but part of western parcel used as overflow car park for garden centre and construction compound for energy from waste plant.

Q16. Past uses

No Response

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

No Response

Q18. Access to the site (vehicle and pedestrian)

Access from Gloucester Road (B4008)

Page 4: Proposed development



Grid Ref

The Old

Standish

Vicarage

Elm Tree Farm

Gloucester Road

Road

[Remove](#)

[Dropped Pin](#)

[OS Grid Ref: SO 80286 09112](#)

[More info](#)



Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

No Response

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

Offices, research and development, light industrial (B1)

General industrial (B2)

Warehousing (B8)

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

No

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

No Response

Page 7: Market status

Q24. Please indicate the current market status of the site:

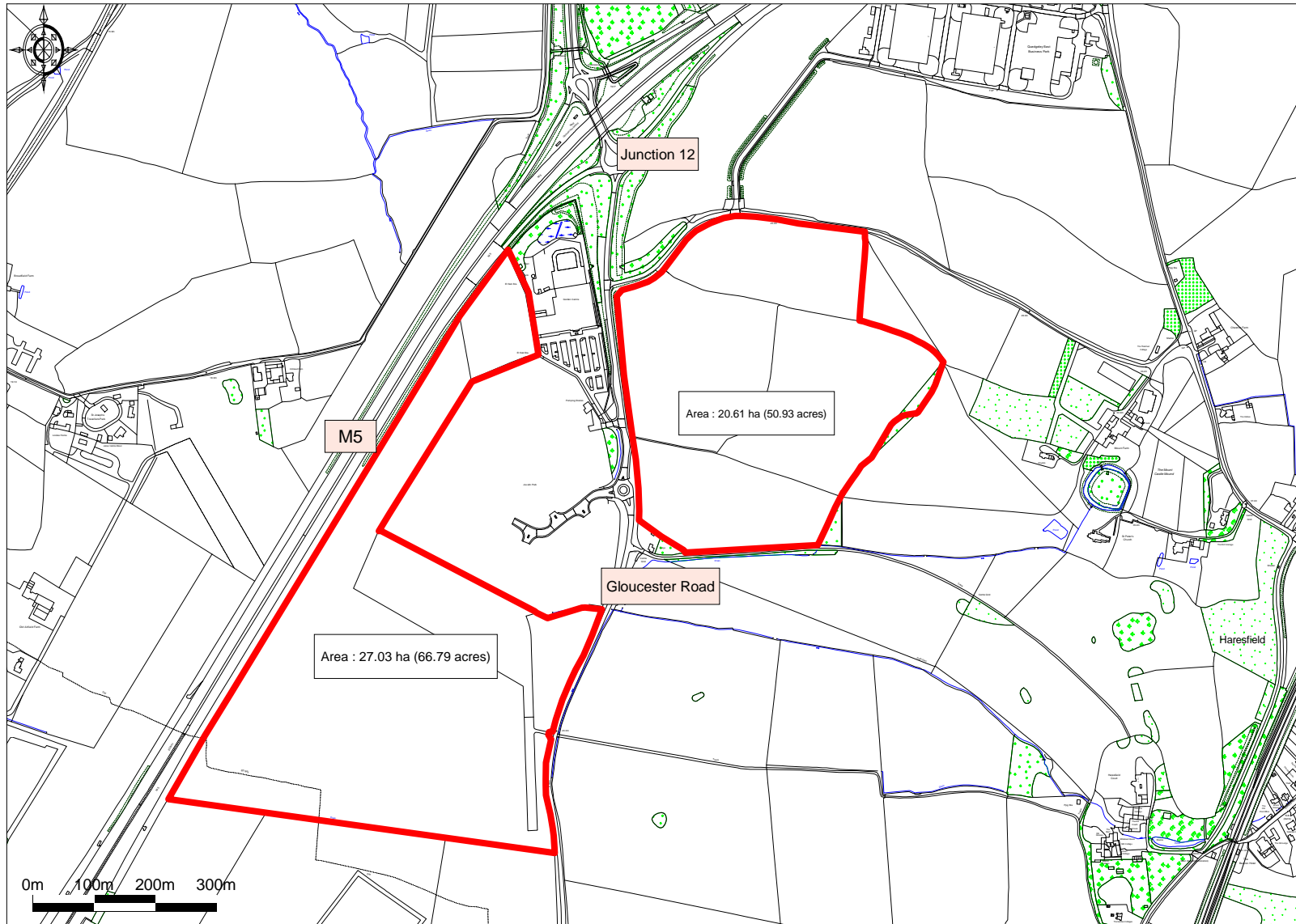
Enquiries received from a developer

Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: Land at Gloucester Road Haresfield Site Location Plan.pdf - [Download](#)

Haresfield, Gloucestershire



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Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

No Response

Q3. Your clients name/company/organisation (where applicable)

No Response

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

[REDACTED]

Q7. Client's name (if applicable)

No Response

Q8. Site name

The Orchard

Q9. Site address

The Orchard
Sugley Lane
Horsley
Stroud
Gloucestershire
GL6 0SU

Page 2: Your interest in the site

Q10. Please tick box to indicate

Owner of the site

Local resident

Page 3: Site information

Q11. OS Grid reference (EENN)

EE383723 NN198528

Q12. Total site area (hectares)

0.247

Q13. Developable area (hectares)

0.2

Q14. Is the site in single ownership?

Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

Orchard and pasture

Q16. Past uses

Orchard and pasture

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

None

Q18. Access to the site (vehicle and pedestrian)

From Sugley Lane

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing	X	
Self Build	X	

If YES, please indicate the TOTAL number of residential units:

3

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

No Response

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

Yes

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

Will need own sewage system (as for most houses in this postcode, so a septic tank or reed bed system. Will need an electricity power supply from nearby power line. Some trees will need to be felled or trimmed, and can be replaced with new planting.

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

	Number of dwellings
2019/20	-
2020/21	3
2021/22	-
2022/23	-
2023/24	-
2024/25	-
2025/26	-
2026/27	-
2027/28	-
2028/29	-
2029/30	-
2030/31	-
2031/32	-
2032/33	-
2033/34	-
2034/35	-
2035/36	-
2036/37	-
2037/38	-
2038/39	-
2039/40	-

Page 7: Market status

Q24. Please indicate the current market status of the site:

No interest currently

Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: The Orchard GL6 0SU.jpeg - [Download](#)

7476
1.845ha
4.56

Scale 1:2500



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