

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 05 December 2017 15:59  
**To:** WEB\_Local Plan  
**Cc:** [REDACTED]  
**Subject:** Stroud District Local Plan Review Issues and Options Consultation  
**Attachments:** Local PAn Review\_4.12.17.pdf; Stroud Issues and Options rep form Question 1.0a and 1.0b.pdf; Stroud Issues and Options rep Question 2.3a.pdf; Stroud Issues and Options rep form Question 2.3b.pdf; Stroud Issues and Options rep form Question 3.1.pdf; Stroud Issues and Options rep Question 3.4.pdf; local-plan-review\_consultation-form\_Question 3.5a.pdf; local-plan-review\_consultation-form\_Question 3.5b.pdf; local-plan-review\_consultation-form\_rep Question 3.6.pdf; Tilsdown Cam - Indicative Red Line Plan (002).pdf; STHN.PP.01 - Promotion Plan.pdf; Land off Bristol Road Stonehouse - Indicative Red Line Plan (002).pdf; Land NW Cam.pdf; Whitminster East - Indicative Red Line Plan (002).pdf; Whitminster West - Indicative Red Line Plan (002).pdf; call-for-sites-form\_local-plan-review-2017\_NW Cam.pdf; Land NW Cam.pdf

Pegasus has been instructed by Robert Hitchens Limited to prepare and submit representations in response to the Stroud Local Plan Review Issues and Options Consultation October 2017.

Please find attached representation forms in response to the following questions:

- Question 1.0a and 1.0b
- Question 2.3a
- Question 2.3b
- Question 3.1
- Question 3.4
- Question 3.5a
- Question 3.5b
- Question 3.6

Question 3.6 also includes the following site plans:

1. Tilsdown;
2. Land North West Cam
3. Land north of the west of Stonehouse site (Land west of Stagholt Farm)
3. Land South of Bristol Road, Stonehouse
4. Land at Whitminster: Land east of School Lane
5. Land at Whitminster: Land west of School Lane

In addition to the representation forms a SALA form has completed for Land NW Cam (For ease of reference I have included two copies of the site plan, one is included in the SALA, the other is included in response to question 3.6. All other sites have previously been submitted to the SALA.

A hard copy of all the attached documents will be in the post.

I would be grateful if you could acknowledge receipt of this email.

If you have any queries, please do not hesitate to contact me.

Kind regards,

[REDACTED]  
Regional Director

# Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | GL7 1RT

T 01285 641717 | [REDACTED]

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester



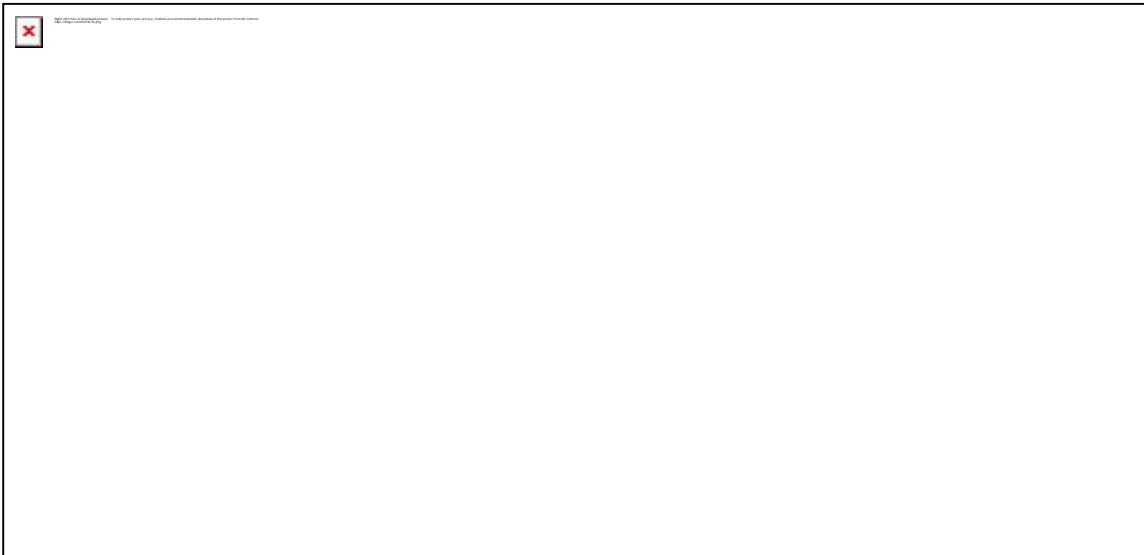
The Cirencester Office's Environmental Management System is certified to the international ISO 14001: 2004 standard.



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Cert no. FS 577092

SHF/BAC/P17-2258

4<sup>th</sup> December 2017

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

Dear Sir

**Stroud District Local Plan Review – Issues and Options Paper – October 2017  
Call for Sites**

Pegasus Group have been instructed by Robert Hitchins Limited to respond to the Issues and Options consultation. The review of the adopted Stroud Local Plan is welcomed and in accordance with Policy CP2.

The following representation forms are submitted:

- Question 1.0a and 1.0b
- Question 2.3a
- Question 2.3b
- Question 3.1
- Question 3.4
- Question 3.5a
- Question 3.5b
- Question 3.6

I also enclose a completed SALA Call for Sites form for Land NW Cam. All other sites which are promoted by Robert Hitchins Ltd have already been submitted in response to a previous Call for Sites.

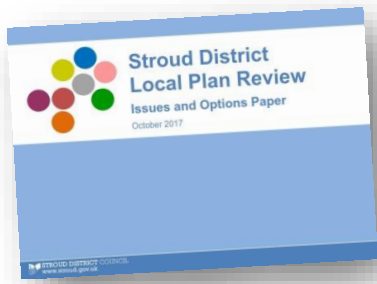
Pegasus on behalf of Robert Hitchins Limited look forward to engaging in the review of the Local Plan; in the meantime, if you require any further information or we can be of assistance in any way please do not hesitate to call me on the above number.

Yours faithfully

  
**Regional Director**  


cc Robert Hitchins Ltd.

Encs



Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

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The consultation closes on Tuesday 5<sup>th</sup> December 2017. Please email completed electronic responses to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

## Consultation response form PART A

### Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

#### Your name

(title): <input type="text"/>	name: <input type="text"/>
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#### Your company name or organisation (if applicable)

<b>Pegasus Group</b>
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#### Your address (optional)

Pegasus House, Querns Business Centre Whitworth Road, Cirencester Gloucestershire GL7 1RT
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#### Your email address \*

<input type="text"/>
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#### Your phone number (optional)

<input type="text"/>
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If you are acting on behalf of a client, please supply the following details:

#### Your client's name

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

<b>Robert Hitchins Limited</b>
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### Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (\* we will do this via email)

- |      |  |            |                                     |           |                          |
|------|--|------------|-------------------------------------|-----------|--------------------------|
| i)   | When the findings from this consultation are made public | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| ii)  | The next formal round of public consultation             | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| iii) | No further contact please                                |            | <input type="checkbox"/>            |           |                          |

## Consultation response form PART B:

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**Your organisation or company**

**Your client's name/organisation  
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Question number: 1.0a and 1.0b

Please use this box to set out your comments:

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

Pegasus welcome the early review of the Local Plan which is consistent with the Inspector's report and Policy CP2.

The key issues for the Local Plan need to be addressed in the context provided by the NPPF and PPG. The NPPF sets out 12 core planning principles for plan making and decision making.

National Planning Policy Framework (NPPF) states that the Council should be proactively supporting sustainable development to deliver a significant boost to the supply of housing to meet identified housing needs. The Council should ensure that its Local Plan meets Objectively Assessed Housing Needs (OAHN) in full as far as is consistent with the NPPF including identifying key sites critical to the delivery of the housing strategy over the plan period. The Housing White Paper also emphasises that the Council should be planning for the right homes in the right places by making enough land available to meet assessed housing requirements. Therefore the Council's top priority should be meeting housing needs of both the District and the Gloucestershire Housing Market Area (HMA) as a whole in accordance with the NPPF. There should be no mismatch between the Council's housing and economic growth priorities.

A Statement of Co-operation was agreed between Stroud and the JCS authorities in 2014.

The latest version of the JCS refers to a wider memorandum of understanding being maintained between all Gloucestershire districts covering issues which require joint working. In addition, the Gloucestershire authorities have entered into a devolution bid which sets out the commitment to work together to progress strategic plans in the event of the creation of a devolved authority. The JCS authorities have also specifically agreed with Stroud

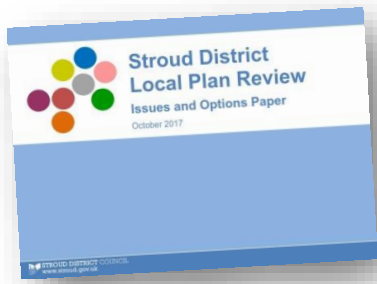


District Council to take a strategic approach in the review of their development plans, and to develop strategies which seek to meet objectively assessed development and infrastructure requirements in the review of their respective development plan documents.

It is noted that at this stage there is no discussion of the overall level of future housing growth and that the intention is for this to be investigated by all the Gloucestershire authorities once the Government has confirmed the new national methodology for calculating housing needs. However, there is no timescale for the authorities to undertake this work next year even based on the current timetable set out in the DCLG consultation. It is acknowledged that the DCLG timescale may change depending on the outcome of the consultation.

The list of 40 issues identified in the consultation document reflects the matters that the Plan will continue to address. These are set out under 4 broad headings, the Economy, Affordable Housing, Environment, Health and Wellbeing. It is considered that the Affordable housing issues relate to general housing and are not just specific to affordable housing.

Transport is not identified as a separate issue, however, it is acknowledged that this cuts across all issues. Nevertheless in achieving sustainable development this is a fundamental issue to be addressed.



Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

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## Consultation response form PART A

### Your details

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#### Your name

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#### Your company name or organisation (if applicable)

<b>Pegasus Group</b>
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#### Your address (optional)

Pegasus House, Querns Business Centre Whitworth Road, Cirencester Gloucestershire GL7 1RT
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#### Your email address \*

<input type="text"/>
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#### Your phone number (optional)

<input type="text"/>
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<b>Robert Hitchins Limited</b>
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| iii) | No further contact please                                |            | <input type="checkbox"/>            |           |                          |

## Consultation response form PART B:

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**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: 2.3a

Please use this box to set out your comments:

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

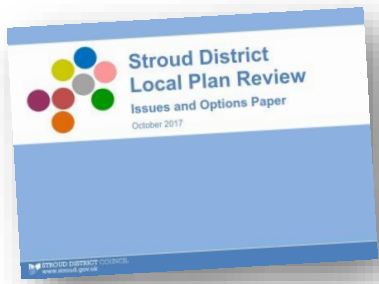
Any approach that seeks to prescribe the mix of market homes to be provided by developers should be avoided. Any restriction on the floor area of market housing on sites for example will in turn impact on scheme viability (and this would need to be reflected in any viability evidence) and the appeal of sites to developers.

It would be overly restrictive to require developers to demonstrate how the proposed mix of market housing proposed will meet local housing demand, and care should be taken when interpreting long range conclusions within SHMA evidence on market housing mix; these are dependent on a range of variables and are unable to reflect the subtleties and sometimes rapidly changing demands of house purchasers during different economic cycles throughout the life of a Local Plan.

Developers will not seek to provide a development which does not meet the needs and aspirations of their intended customers. They need to be able to be free to market homes that can be sold within reasonable timescales (and in line with timescales assumed in the Council's viability evidence) and which can generate revenues sufficient to assist schemes with meeting the numerous policy and / or CIL costs (and on large sites the significant site opening up and infrastructure costs). Where restrictive market housing mix policy approaches are imposed this will have a negative impact on scheme viability and on the desire to invest in housing development schemes (due to increased risks and potentially lower returns).

The inclusion of any policy requiring a specific market housing mix is strongly advised against for the above reasons.





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## Consultation response form PART A

### Your details

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#### Your name

(title): <input type="text"/>	name: <input type="text"/>
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#### Your company name or organisation (if applicable)

#### Your address (optional)

#### Your email address \*

#### Your phone number (optional)

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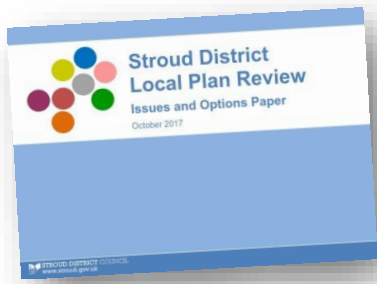
Question number: 2.3b.

Please use this box to set out your comments:

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

Housing Need.

Whilst there are no housing figures in the Issues and Options consultation it does raise the question whether there should be local housing needs surveys to assess communities specific needs. The key issue here is how this then relates to the strategy and the fact that it is not necessarily sustainable to meet every village's needs in every village as facilities and services cannot be provided at this scale, consequently scattering development through the district would not be consistent with the NPPF.



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#### Your company name or organisation (if applicable)

<b>Pegasus Group</b>
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#### Your address (optional)

Pegasus House, Querns Business Centre Whitworth Road, Cirencester Gloucestershire GL7 1RT
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Question number: 3.1

Please use this box to set out your comments:

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

Future Growth Strategy.

The Council has embarked on the review of the Local Plan 2016 - 2036, however at this stage the amount of future housing and also employment growth has yet to be determined. The current approach to assessing housing need is set out in the NPPF, although it is recognised that this may change as a result of the recent DCLG consultation - "Planning for the Right Homes in the Right Places" September 2017.

Before determining where the new dwellings should be put, the Council has to establish its full OAHN. The adopted Local Plan sets out a housing requirement of 11,400 dwellings (456 dwellings per annum) for the period 2006 – 2031.

Currently the National Planning Practice Guidance (NPPG) advises that OAHN should be unconstrained (ID 2a-004) and assessed in relation to the relevant functional area known as the HMA (ID 2a-008). Stroud District Council is part of the Gloucestershire HMA together with Tewkesbury, Gloucester, Cheltenham, Cotswold and Forest of Dean. The NPPG methodology is a three stage process comprising :-

- Demographic (based on past population change and Household Formation Rates (HFR)) (ID 2a-015 – 017) ;
- Economic (in order to accommodate and not jeopardise future job growth) (ID 2a-018) ;
- Market signals (to counter-act worsening affordability caused by undersupply relative to demand) (ID 2a-019 & 020).

Whilst affordable housing need is separately assessed (ID 2a-022 – 028). The delivery of affordable housing can be a consideration for increasing planned housing provision (ID 2a-029).



However, the Government has been critical that honest assessments of housing needs have not been undertaken by Councils. In the recent DCLG consultation “Planning for the Right Homes in the Right Places” the Government sets out its proposals for a standard methodology for the calculation of OAHN. The Government’s proposed methodology is summarised as :-

- Demographic baseline based on annual average household growth over a 10 year period ;
- Workplace-based median house price to median earnings ratio ;
- Adjustment factor =  $\frac{\text{Local affordability ratio} - 4 \times 0.25}{4}$  ;
- Local Housing Need = (1 + adjustment factor) x projected household growth.

The consultation indicated that the new methodology will be introduced in spring 2018. Consequently, by the time the Stroud Local Plan Review is submitted for Examination the Government’s standard methodology will have been implemented. Using the proposed methodology the minimum OAHN for the Gloucestershire HMA is estimated as 3,255 dwellings per annum and for Stroud 632 dwellings per annum. The Council should give consideration to the implications of the Government’s proposal for a standardised methodology for OAHN. It is important that Stroud’s OAHN is not under-estimated.

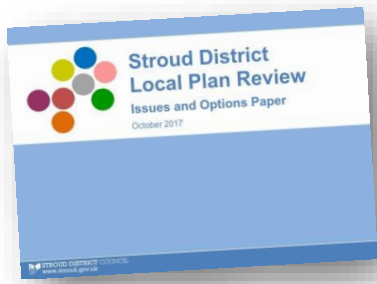
It is imperative that the future growth needs of the districts are not examined in isolation, but that joint working is undertaken from the start. The JCS required an immediate review to address the housing shortfall in both Gloucester and Tewkesbury.

By the time of the Examination of the Stroud Local Plan Review a Statement of Common Ground (SoCG) explaining cross boundary working as proposed in the Housing White Paper “Fixing The Broken Housing Market” and “Planning for the Right Homes in the Right Places” consultation document will be required.

Consequently, it is important that the Stroud Local Plan Review is co-ordinated with plan making processes in neighbouring authorities so that housing needs are met in full. The Stroud Local Plan Review should be co-ordinated with the early review commitments set out in the Gloucester Cheltenham & Tewkesbury Joint Core Strategy Inspector’s Final Report and the soon to be adopted version of the JCS.

The current Local Plan strategy of allocating housing and employment needs on the edge of Cam, south of Gloucester, at Stonehouse, at Sharpness and in the Stroud Valleys is broadly supported, given the benefits of locating new residents close to places with facilities and services and where there are employment opportunities.

It is recognised that if the significant boost to housing supply is required then the strategy needs to reflect a combination of the Options set out in Question 3.1. Pegasus supports a combination of Option 1 ie the current plan and Option 2 medium sized housing and employment development on the edge of larger villages as well as the towns.



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The consultation closes on Tuesday 5<sup>th</sup> December 2017. Please email completed electronic responses to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

## Consultation response form PART A

### Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

#### Your name

(title): <input type="text"/>	name: <input type="text"/>
-------------------------------	----------------------------

#### Your company name or organisation (if applicable)

<b>Pegasus Group</b>
----------------------

#### Your address (optional)

Pegasus House, Querns Business Centre Whitworth Road, Cirencester Gloucestershire GL7 1RT
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#### Your email address \*

<input type="text"/>
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#### Your phone number (optional)

<input type="text"/>
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If you are acting on behalf of a client, please supply the following details:

#### Your client's name

(title): <input type="text"/>	name: <input type="text"/>
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#### Your client's company or organisation (if applicable)

<b>Robert Hitchins Limited</b>
--------------------------------

### Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (\* we will do this via email)

- |      |  |            |                                     |           |                          |
|------|--|------------|-------------------------------------|-----------|--------------------------|
| i)   | When the findings from this consultation are made public | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| ii)  | The next formal round of public consultation             | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| iii) | No further contact please                                |            | <input type="checkbox"/>            |           |                          |

## Consultation response form PART B:

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Your name

Your organisation or company

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](http://www.stroud.gov.uk/localplanreview)).**

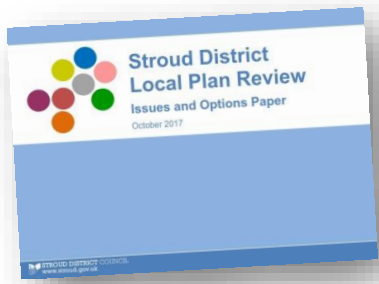
**We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:**

Question number: 3.4

Please use this box to set out your comments:

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

The Towns & Villages settlement hierarchy of the current Local Plan and the scale of development proposed for each tier should be re-considered during the Local Plan Review.



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#### Your name

(title): [REDACTED]	name: [REDACTED]
---------------------	------------------

#### Your company name or organisation (if applicable)

Pegasus Group

#### Your address (optional)

Pegasus House  
Querns Business Park  
Whitworth Road  
Cirencester  
Gloucestershire  
GL7 4RT

#### Your email address \*

[REDACTED]

#### Your phone number (optional)

[REDACTED]

If you are acting on behalf of a client, please supply the following details:

#### Your client's name

(title): [REDACTED]	name: [REDACTED]
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#### Your client's company or organisation (if applicable)

Robert Hitchins Limited

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| iii) | No further contact please                                |            | <input type="checkbox"/>            |           |                          |



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Robert Hitchins Limited

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**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: 3.5a

Please use this box to set out your comments:

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

The Local Plan Review should avoid an overly prescriptive inflexible approach to development proposals on the edge of towns and villages given the likely necessity to meet a higher housing requirement in the future.

This was an issue discussed at the last Local Plan Examination. The NPPF and PPG are clear that all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence. Rural housing is essential to ensure viable use of local facilities such as retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship.

Settlement boundaries have commonly been used as a planning tool to limit development, but the opportunity exists to manage and deliver change by community agreement through the Local Plan and the Neighbourhood Plan process.

It is clear that the settlements in the Local Plan have been assessed in terms of their role and function ( December 2014 Settlement Study).

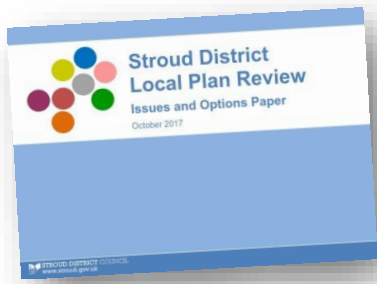
The defined settlement boundaries do not reflect the sustainability of a site. Settlement boundaries through the Local Plan review should be revised as appropriate to the settlement role in the hierarchy and the level of growth that can be accommodated.



It is suggested that settlement boundaries are in fact an out-dated policy tool, are inflexible, and have no value on the basis of sustainability. A more flexible approach would be to rely on criteria to judge the suitability of development, rather than when a site lies within or outside a line on a map.

The HLS over the plan period should not be planned to a minimum with no flexibility to respond to changing circumstances. Therefore, sufficient headroom should be provided within the overall HLS.

In accordance with government guidance there is a need to provide a diverse portfolio of housing sites to maximise housing delivery. By supporting a wide variety of sites by size, location and market type provides house builders of all types with access to suitable land in order to offer the widest possible range of products. This approach is also promoted in the Housing White Paper because a good mix of sites provides choice for consumers, allows places to grow in a sustainable way and creates opportunities to diversify the construction sector.



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#### Your name

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#### Your company name or organisation (if applicable)

<b>Pegasus Group</b>
----------------------

#### Your address (optional)

Pegasus House Querns Business Park Whitworth Road Cirencester
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#### Your email address \*

<input type="text"/>
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#### Your phone number (optional)

<input type="text"/>
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If you are acting on behalf of a client, please supply the following details:

#### Your client's name

(title): <input type="text"/>	name: <input type="text"/>
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#### Your client's company or organisation (if applicable)

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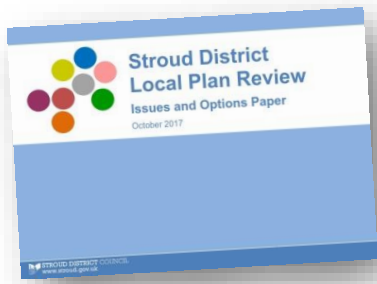
**We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:**

Question number: 3.5b

Please use this box to set out your comments:

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

If settlement boundaries are to remain in the Local Plan Review then, Pegasus propose that there are changes to the existing settlement boundaries, these are set out in response to Question 3.6.



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#### Your name

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#### Your company name or organisation (if applicable)

#### Your address (optional)

#### Your email address \*

#### Your phone number (optional)

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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)*

1. Tiltdown;
2. Land North West Cam
3. Land north of the west of Stonehouse site (Land west of Stagholt Farm)
3. Land South of Bristol Road, Stonehouse
4. Land at Whitminster: Land east of School Lane
5. Land at Whitminster: Land west of School Lane

Cam and Dursely Broad Locations and Potential Sites:

Cam:

Land adjacent to Tiltdown House

Land adjacent to Tiltdown House has been promoted through the SALA, ref CAM008 in the May 2017 SALA. The site comprises 0.80 hectares and within the Settlement Development limit of Cam. It is outside the conservation area and there are no identified constraints. As the site is located within the identified settlement limits the site has not been assessed as part of the Landscape Sensitivity Assessment.

Land at Tiltdown House, Cam is according to the SALA suitable, available and deliverable for residential development. Moreover it lies within the development boundary of Cam as defined in the adopted Local Plan and can come forward to deliver housing numbers in the short term. The site is surrounded by housing, except



to the south east which adjoins open grassland north of Tilsdown House. It is acknowledged that Tilsdown House, is a historic building. Part of this site could be developed to provide for 15 dwellings.

The site is suitable, achievable and available. It is noted that the SALA assessment concludes that the site could be developed for medium/high density development typically comprising a mix of semi-detached and terraced dwellings at an average density of 40dph.

#### Land NW Cam

Land NW of Cam is promoted, this site does not appear in the SALA, but is adjacent to CAM013 included in Appendix 3 of the SALA May 2017 which is recognised as land with future potential. It is a greenfield site and comprises 5.48 hectares and has capacity for 175 dwellings. It is not within the AONB and is not subject to any other constraints.

As CAM013 is considered to be suitable for medium density housing and some employment use. It is considered that the site adjacent to it, ie Land at NW Cam is also considered to have potential for development.

In the Landscape Sensitivity Assessment the area, Segment C08, which includes land NW Cam has been assessed as having medium to low landscape sensitivity. The Landscape Assessment suggests that C08 may be able to accommodate some employment development as part of a mixed development, ensuring that there are appropriate buffers with residential areas. "The most appropriate area may be to the East extending existing development or near the M5."

In the Issues and Options consultation the preferred direction for housing growth in landscape terms is to the north/north east and east of the settlement and the preferred location for employment growth in landscape terms is to the north/north east. The site is with CAM B which is considered as a broad location for the future growth of Cam. This is supported. The site is adjacent to CAM013 but included in the purple area as suitable for future development. Pegasus consider that the site should be included in the Local Plan review as Cam is a Tier 1 settlement with access to facilities and services and its development is therefore consistent with the settlement strategy. The site is available, suitable and achievable.

#### Stonehouse Cluster - Broad Locations and potential sites:

##### Land north of the West of Stonehouse (Land west of Stagholt Farm)

Land North of the West of Stonehouse is included in the SALA May 2017, it is part of the site ref STO016 in the parish of Standish included in Appendix 3 as sites with future potential. It is a greenfield site and comprises 33.77 hectares of which 24 hectares is developable, with a capacity for 800 dwellings and mixed use development. Access to the site would be via the West of Stonehouse allocation in the adopted Local Plan (Policy SA2 and planning ref. s.14/0810/OUT). There are no constraints. The site rises gradually from east to west and is largely flat towards the north. The site is bisected by an unsurfaced track, which provides vehicular access to Stagholt Farm and fields.

It is note that the SALA states that an initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset and that an initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. ( It is noted that the assessment does not consider whether there are protected species on this site.)

The Landscape Sensitivity Assessment has identified this site within the area ( ST07) as having a Medium sensitivity to housing uses and High/medium sensitivity to employment uses. The landscape sensitivity report states that "Housing would definitely extend the current settlement form and if implemented on the rising



slopes to the north may become visible further north. Housing could be implemented on the lower areas and employment on land to the south east. Consideration should be given to potentially implementing this with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.” The SALA concludes that “Although not currently policy compliant, the lower land below the higher northern boundary may have future potential for housing, employment and community development as an extension to the planned West of Stonehouse development, should the Local Plan strategy identify the need for growth in this location. There is potential for planning development with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.”

In the Issues and Options consultation the site is included in the area STO B2 as a broad location for future growth around the settlement of Stonehouse and it is noted that the preferred direction of housing and employment growth in landscape terms is to the west and/or to the north of the settlement. Pegasus consider that the site should be included in the Local Plan review being well related to a Tier 1 settlement at Stonehouse with access to facilities and services and is therefore consistent with the settlement strategy. The site is available, suitable and achievable and could start to deliver housing in 2021/22.

Land south of Bristol Road.

Land south of Bristol Road is included in the SALA May 2017, i.e. ref STO006 and included in Appendix 3 as sites with future potential. The site is located on land immediately adjacent to the built up area of Stonehouse. The town forms part of the Stroud Urban Area along with the settlements of Stroud, Thrupp and Brimscombe, North and South Woodchester and Nailsworth and lies approximately 4km to the west of Stroud Town centre. The site is itself located on the south western edge of Stonehouse approximately 0.8km from the town centre. It lies to the south of the A419 Bristol Road which acts as key arterial route linking Stroud to the M5 motorway. The site is a flat arable field on the southern side of the A419, Bristol Road. From the adopted Local Plan Proposals Map it can be seen that the site is located immediately adjacent to, but outside of the defined settlement boundary. The site is however enclosed by existing development on three sides with residential and large scale industrial development to the north, modern Industrial and business units to the west and a commercial training centre and established areas of residential development beyond a railway embankment to the east. To the south beyond a line of trees is the Stroudwater Canal, which separates the site from the open countryside beyond.

The site is situated immediately opposite the residential area of Avenue Terrace and the industrial area of Stonehouse Commercial Centre both on the northern side of the main road. The site consists of a roughly rectangular parcel of land contained by the Stroudwater Canal to the south with Bonds Mill to the west and the elevated railway to the east. The site comprises 4.5ha of which 2.12ha is considered developable. A planning application was refused on 19th December 2014 (ref. S.13/1348/OUT) . It is considered that the site has a capacity for 90 dwellings.

The Landscape Sensitivity Assessment (December 2016) has identified this site ST13 as “Medium sensitivity to housing uses and Medium sensitivity to employment uses. Housing or employment south of the road would remove the openness of the area, and therefore the green gap, and would therefore reinforce the ribbon development character of the A419. It would also, potentially, adversely affect the setting of the canal. If housing or employment is considered, it should strictly follow the Conservation Area policies and guidelines and strong green gaps should be retained which allow views towards the canal corridor. It would however be very important that it addresses both the Bristol Road and canal edges in an appropriate way as well as providing gaps in the frontage.”

The Heritage Impact Appraisal ( May 2017) identifies that there are “significant constraints” although the site itself has no structures of historic interest, it lies within the IHCA and contributes to the setting of the conservation areas character.





The SALA concludes that: “Development of housing or employment should be small scale and there would need to be green gaps retained to allow views towards the canal corridor and to emphasise the physical separation between the historic mills. In terms of housing, this site could be part developed for medium density development typically comprising a mix of detached, semi -detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is 70 units.”

In the Issues and Options consultation the site is included in the area STO A South of Bristol Road and identified as a broad location for development around the settlement of Stonehouse. Pegasus consider that the site should be included in the Local Plan review being well related to a Tier 1 settlement at Stonehouse with access to facilities and services and is therefore consistent with the settlement strategy. The site is available, suitable and achievable and could start to deliver housing in 2018/19.

#### Severn Vale Broad Location and potential sites

##### Land at Whitminster: Land East of School Lane

Land East of School Lane is included in the SALA May 2017, i.e. ref WHI001. It is a greenfield sites comprising 6.2 hectares and adjoins the settlement boundary. It is considered that the site has a capacity of 200 dwellings. There are no significant physical constraints. Whitminster is a third tier settlement in policy CP3. It provides a range of local services and facilities that meet the day-to-day needs of residents, including a Primary School, convenience store and post office, 2 no. pubs / restaurants, a village hall, children’s play area and playing fields. The village is also served by regular bus services between Gloucester and Dursley that stop outside the Whitminster Inn on the A38.

Whilst the site lies outside the existing settlement boundary for Whitminster it adjoins existing built form and the existing settlement boundary to the south east and a number of residential properties. The site adjoins agricultural land to north, east and, on the opposite side of School Lane, to the west with houses on Holbury Crescent to the south. The site is therefore well related to the existing built form of Whitminster.

The site is also well related to existing local facilities in the village of Whitminster, in particularly Whitminster CoE Primary School which is less than 100m to the south east of the application site. Whilst other local facilities (including bus stops) are located towards the east of the village they are all within a 5-10 minute walking distance of the site and therefore fully accessible to the application site without reliance upon the private car. There are no known physical constraints that would prevent development of this site. The site is relatively level; a public footpath crosses the site, there are no known ground contamination or land stability issues; there is good access to School Lane; there is reasonable access to services and facilities in the local area.

The Landscape Sensitivity Assessment (ref Wh04) has identified the site as Medium sensitivity to Housing Use and High sensitivity to Employment use.

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. The assessment did not consider whether there are protected species on this site.

The SALA has concluded that: “Although not currently policy compliant, there may be some potential for housing development in the future on the south eastern part of the site, south east of the public right of way, should the Local Plan strategy identify the need for growth in this location although substantial tree screening on the North Eastern boundary would be necessary to limit the impact on views from the north, north east and east. Employment development is not suitable.”

It is noted that the SALA considers the development potential of the site, “Taking account of the character of the site and its surroundings, the south eastern part of the site could be developed for medium density development



typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 25dph, and the suggested yield is 45 units.”

The site is environmentally unconstrained and will not lead to any harm in terms of impact on highway safety, flooding, heritage assets, landscape or biodiversity. The proposed development is therefore considered to represent sustainable development in accordance with paragraph 14 of the NPPF with no unacceptable adverse or severe impacts that would significantly and demonstrably outweigh the benefits of delivering housing in a sustainable location which would contribute towards the Council’s five year housing land supply requirement. In the Issues and Options consultation the site is included in the area WHI E East of School Lane (for housing and community uses only and identified as a broad location for development around the settlement of Whitminster. Pegasus consider whole of the SALA site WHI001 should be included as it is within the same landscape assessment area of WH04 and that mitigation can be discussed in respect of the north eastern boundary. The site is available, suitable and achievable and could start to deliver housing in 2018/19.

#### Land West of School Lane Whitminster

Land West of School Lane is included in the SALA May 2017, i.e. ref WHI005. It is a greenfield sites comprising 4.18 hectares and adjoins the settlement boundary. It has a capacity of 120 dwellings.

Whilst the site lies outside the existing settlement boundary for Whitminster it adjoins existing built form and the existing settlement boundary to the south east and a number of residential properties and agricultural buildings to the north west. Development of the site will therefore involve the infilling of a gap between the existing settlement boundary and an area of built form to the northwest. The site is therefore well related to the existing built form of Whitminster.

The site is also well related to existing local facilities in the village of Whitminster, in particularly Whitmister CoE Primary School which is less than 100m to the south east of the application site. Whilst other local facilities (including bus stops) are located towards the east of the village they are all within a 5-10 minute walking distance of the site and therefore fully accessible to the application site without reliance upon the private car. The Landscape Sensitivity Assessment (ref Wh03) has identified the site as Medium sensitivity to Housing Use and High sensitivity to Employment use.

The SALA concludes that; “Although not currently policy compliant, there may be some potential for housing or community uses in the future on the south eastern half of the site, south east of the public right of way and subject to substantial tree screening on the South Western boundary, should the Local Plan strategy identify the need for growth in this location. Employment development is not suitable.”

“Taking account of the character of the site and its surroundings, the south eastern part of this site could be developed for community, sports and leisure or medium density housing development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 25 dph, and the suggested yield is 40 units.”

The site is environmentally unconstrained and will not lead to any harm in terms of impact on highway safety, flooding, heritage assets, landscape or biodiversity. The proposed development is therefore considered to represent sustainable development in accordance with paragraph 14 of the NPPF with no unacceptable adverse or severe impacts that would significantly and demonstrably outweigh the benefits of delivering housing in a sustainable location which would contribute towards the Council’s five year housing land supply requirement.

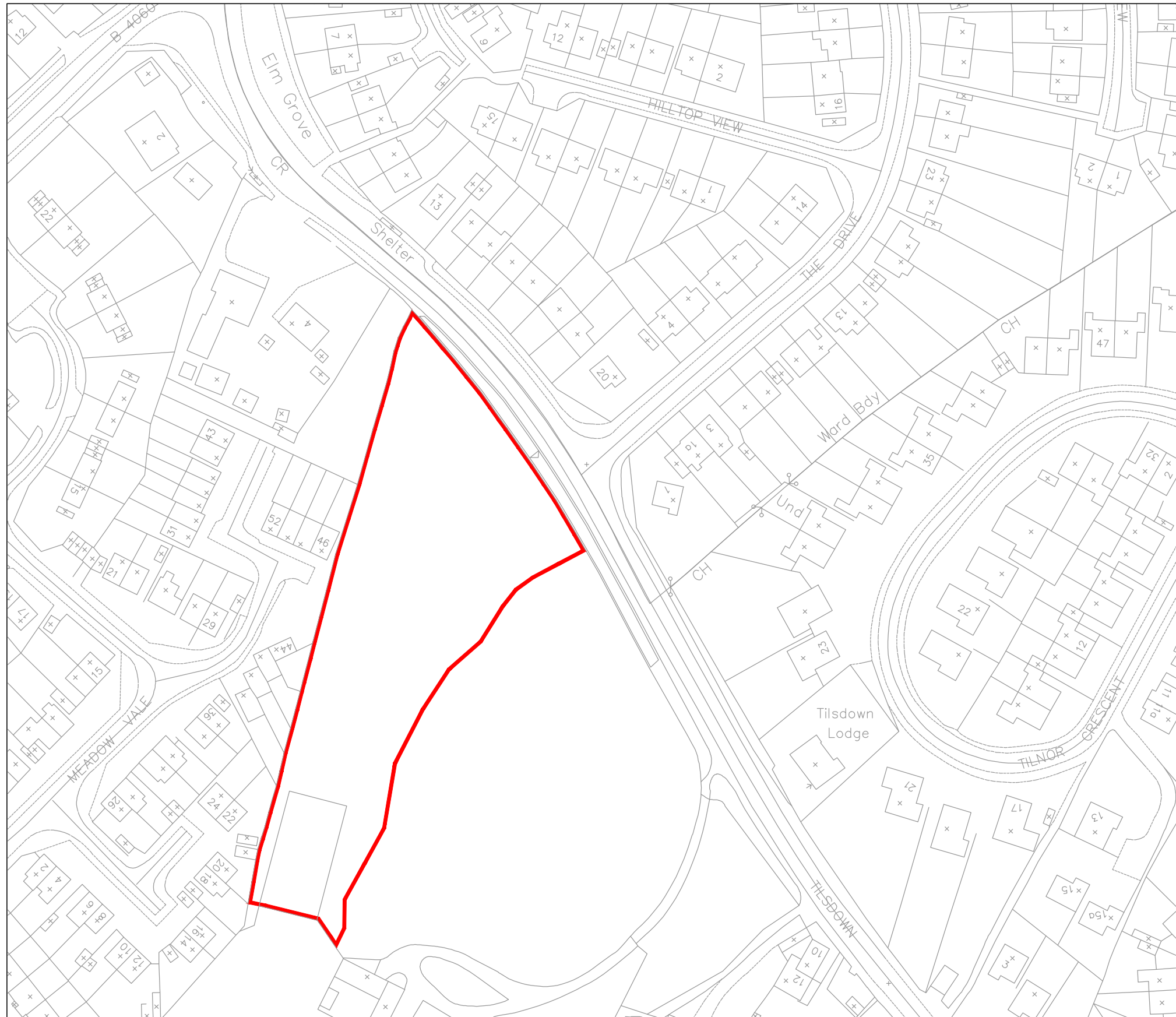
This SALA concludes that only part of the site should be developed and this is identified in the Issues and Options.

The entire site was the subject of a planning application ref. S.14/1829/OUT and refused 19th December 2014. However, it has been demonstrated through the submission of various technical reports that the application site is environmentally unconstrained and will not lead to any material harm in terms of impact on highway safety, flooding, heritage assets, landscape or biodiversity. The proposed development is therefore considered to



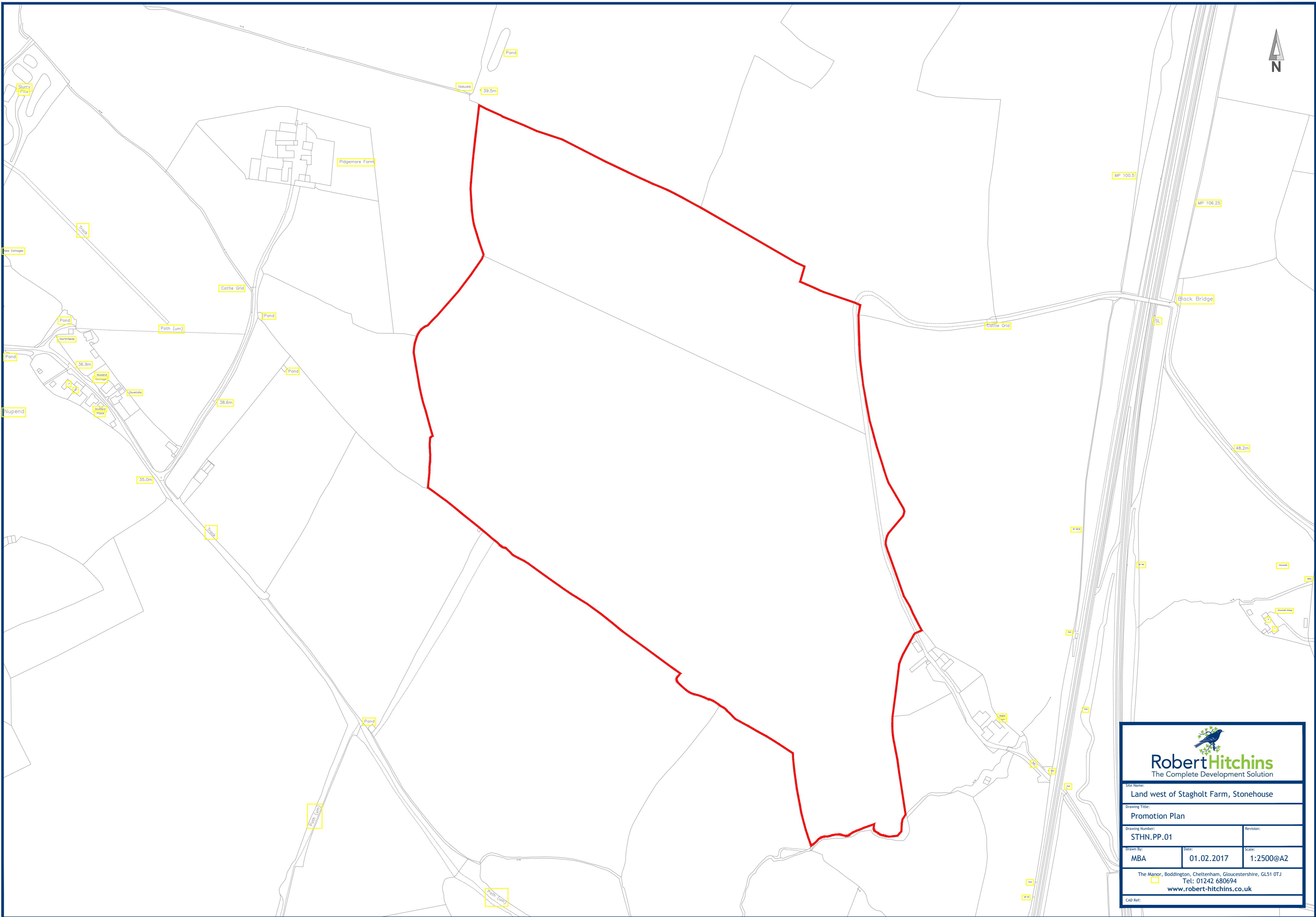
represent sustainable development with no unacceptable adverse or severe impacts that would significantly and demonstrably outweigh the benefits of delivering housing in a sustainable location which would contribute towards the Council's five year housing land supply requirement. Part of the site ( iethe are south of the footpath) was the subject of a planning application S.17/0563/OUT for 60 dwellings. The application was refused on 30<sup>th</sup> May 2017.

In the Issues and Options consultation the site is included in the area WHI A West of School Lane (for housing and community uses only and identified as a broad location for development around the settlement of Whitminster. Pegasus consider whole of the SALA site WHI005 should be included ( for 120 dwellings) as it is within the same landscape assessment area of WH03 and that mitigation can be discussed in respect of the boundary. The site is available, suitable and achievable and could start to deliver housing in 2018/19.



Tilsdown, Cam,

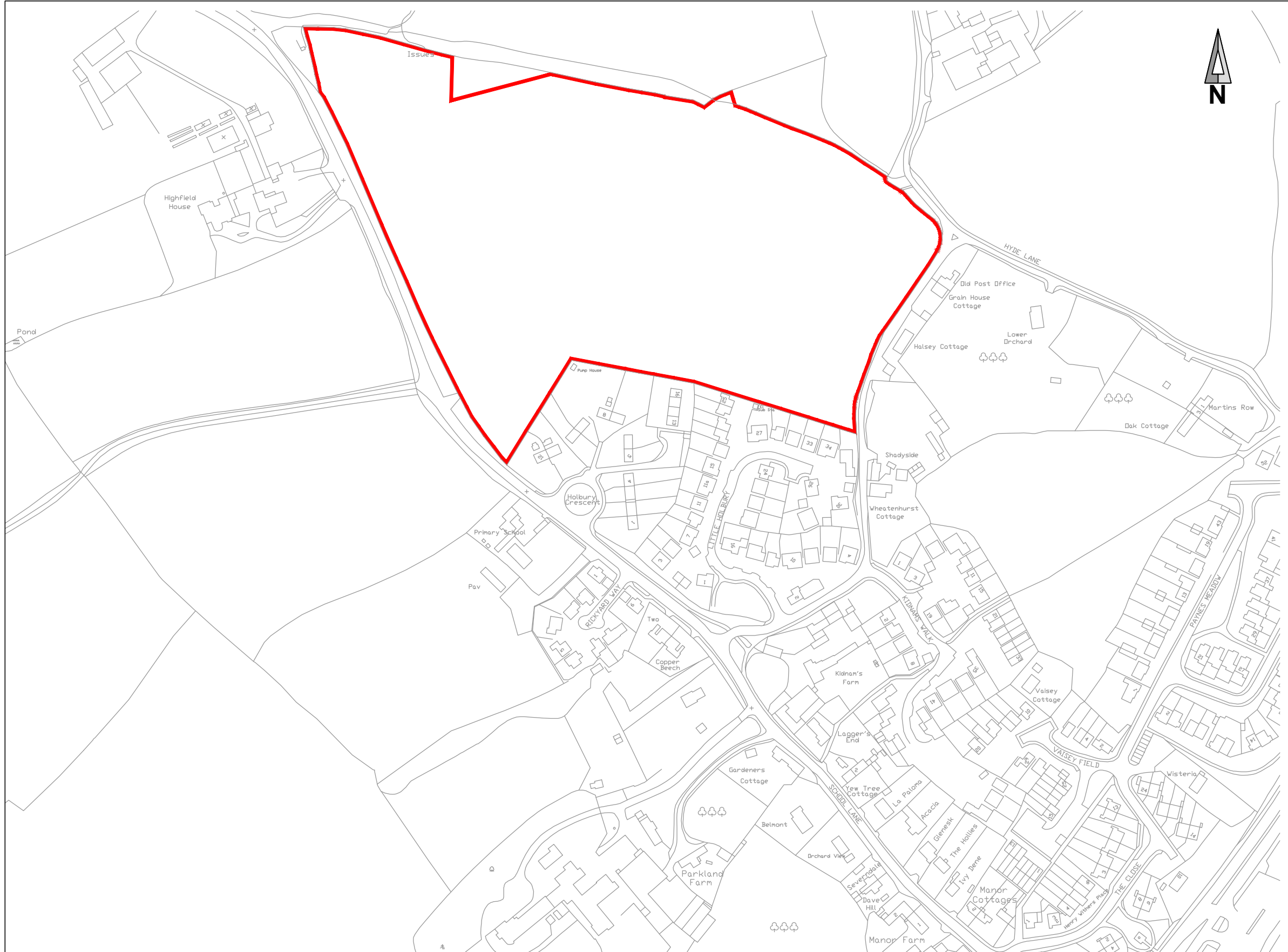
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**Robert Hitchins**  
 The Complete Development Solution

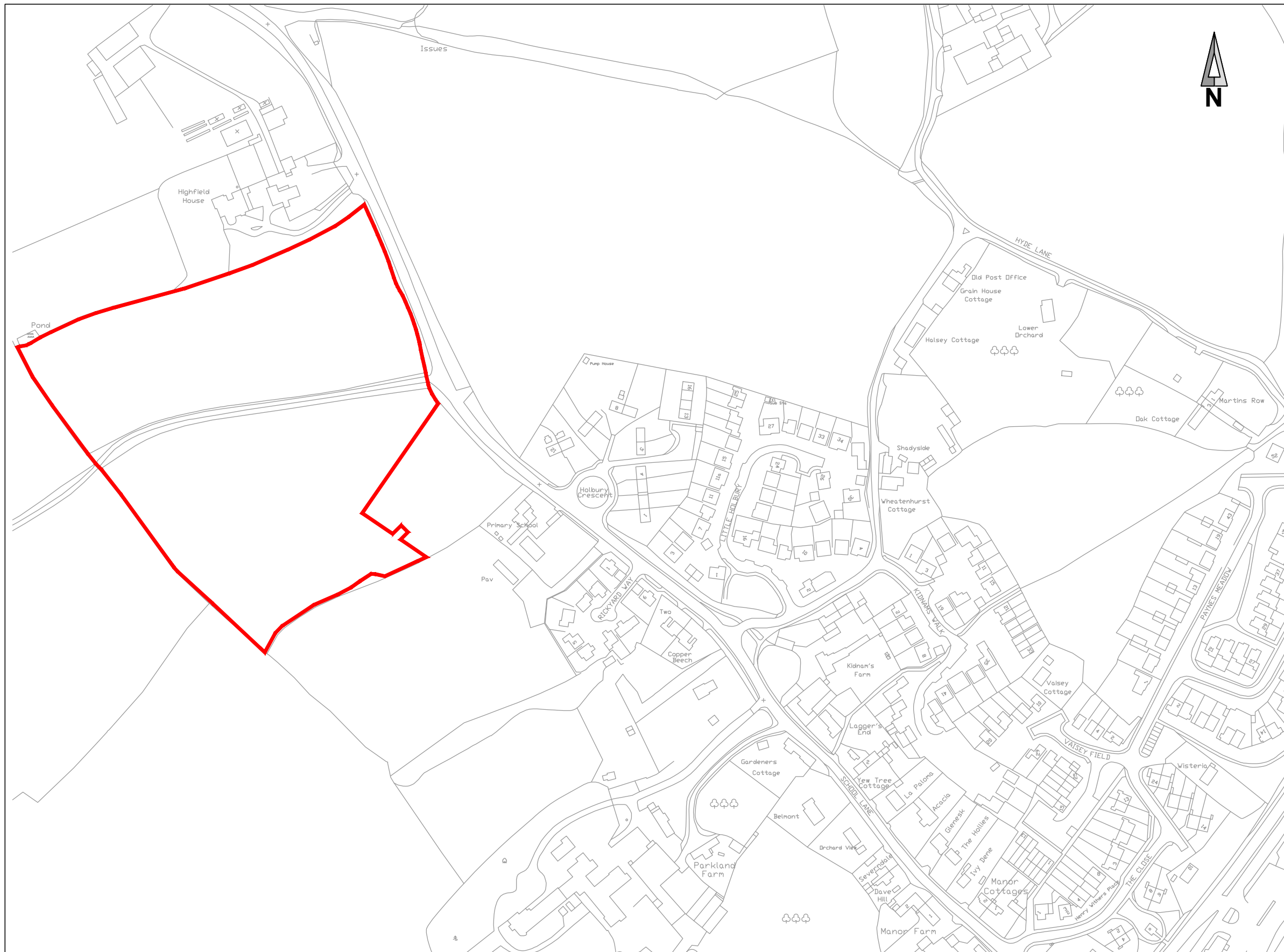
Site Name: <b>Land west of Stagholt Farm, Stonehouse</b>		
Drawing Title: <b>Promotion Plan</b>		
Drawing Number: <b>STHN.PP.01</b>		Revision:
Drawn By: <b>MBA</b>	Date: <b>01.02.2017</b>	Scale: <b>1:2500@A2</b>
The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ Tel: 01242 680694 <a href="http://www.robert-hitchins.co.uk">www.robert-hitchins.co.uk</a>		
CAD Ref:		





Whitminster, East of School Lane

Scale: 1:2500@A3



Whitminster, West of School Lane

Scale: 1:2500@A3



**The Stroud District Local Plan Review: Issues and Options Paper** identifies a number of sites around the District's main settlements with potential for future growth. The Council is inviting the submission of **alternative potential sites** for consideration as part of the review of the Local Plan, including sites at smaller villages that could also benefit from some future development.

Please use this form to provide information on sites in Stroud District, which you would like to suggest as suitable for:

- New housing development of **five dwellings or more**;
- Sites of **0.25 hectares** or **at least 500 square metres of floorspace**, which could be suitable for economic development, other residential development, retail or community uses.

Please fill out an individual site submission form for each site you would like to submit for consideration. Your form must be accompanied by a site location plan (on an Ordnance Survey base), clearly identifying the site boundaries and the site access point(s).

This call for sites closes **on Tuesday 5<sup>th</sup> December 2017**. Sites submitted as part of the Local Plan Issues and Options consultation will automatically be considered for inclusion in future updates to the Strategic Assessment of Land Availability (SALA) and the Brownfield Land Register, as appropriate.

Please email completed electronic responses to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

## Site Submission form PART A

All sites submitted through this Call for Sites will be assessed for their suitability, availability and achievability and cannot be treated confidentially. Please note we will not process any anonymous responses.

### Your details

Please fill out your personal information in PART A. This part of the form (PART A) **will not be made public** and your contact details will only be used for the purposes described above.

#### Your name

(title): <input type="text"/>	First name: <input type="text"/>	Last name: <input type="text"/>
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#### Site name

#### Site address (including post code)

#### Your company name or organisation (if applicable)

#### Your address

#### Your email address

#### Your phone number

If you are acting on behalf of a client, please supply the following details:

#### Your client's name

(title): <input type="text"/>	name: <input type="text"/>
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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)	<b>S074</b>	Total site area (hectares)	<b>5.48</b>
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	<b>4.45</b>

 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"/>
<b>If Yes:</b>	<b>Number of houses</b>		<b>175</b>
	<b>Number of flats</b>		
	<b>TOTAL number of units</b>		<b>175</b>
<i>Where possible, please tick to indicate which of the following apply:</i>			<b>Number of units</b>
<b>Market housing</b>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Affordable housing</b>	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 :		<b>Number of bed spaces</b>	
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"/>
<b>If Yes:</b>	<b>TOTAL floorspace:</b>		<b>m<sup>2</sup></b>
<i>Where possible, please tick to indicate which of the following apply:</i>			<b>Floor space</b>
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>
Other: ( If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>

**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<sup>2</sup> to be built on site per annum (1<sup>st</sup> April to 31<sup>st</sup> March)**

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

**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**

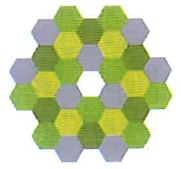
**Each Site Submission Form must be accompanied by a site location plan** on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

**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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