

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 5th 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 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):	First name: [REDACTED]	Last name: [REDACTED]
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Site name

SUMMERHOUSE

Site address (including post code)

SUMMERHOUSE FARM
BATH ROAD
HARDWICH GLOUCESTER G.L 2 2RG

Your company name or organisation (if applicable)

NIGEL CANT PLANNING

Your address

[REDACTED]

Your email address

[REDACTED]

Your phone number

[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):

SUMMERHOUSE FARM EQUESTRIAN & TRAINING CENTRE

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)		Total site area (hectares)	6.5
Is the site in single ownership? Please tick box to indicate	Yes <input type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	6
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: EQUESTRIAN & TRAINING CENTRE			
Past uses: AGRICULTURE			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): M.S.A. & EQUESTRIAN & TRAINING BUILDINGS ETC			
Access to the site (vehicle and pedestrian): FROM BATH RD			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please tick box to indicate			
			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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

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

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

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

If Yes, please specify:

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

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

Use:

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

If Yes:	TOTAL floorspace: 40,000 m ²
<i>Where possible, please tick to indicate which of the following apply:</i>	
Offices, research and development, light industrial (B1)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 15,000 m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/> m ²
Warehousing (B8)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 15,000 m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/> m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/> m ²
Sports/ leisure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 5000 m ²
Other: (If Yes, please specify)	HOTEL Yes <input type="checkbox"/> No <input type="checkbox"/> 5000 m ²

4: Possible constraints

Please provide as much information as possible

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

Please tick to indicate

If Yes, please provide brief details

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

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

Please tick to indicate

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

 Yes No

(Please continue on additional sheets and attach as required)

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

2018/19		2024/25		2030/31	
2019/20		2025/26		2031/32	
2020/21	10,000	2026/27		2032/33	
2021/22	10,000	2027/28		2033/34	
2022/23	10,000	2028/29		2034/35	
2023/24	10,000	2029/30		2035/36	

6: Please indicate the current market status of the site

Please tick all relevant boxes		Please provide brief details where possible
Site is owned by a developer	<input type="checkbox"/>	
Site is under option to a developer	<input type="checkbox"/>	
Enquiries received from a developer	<input checked="" type="checkbox"/>	NO ACCEPTANCE AT PRESENT
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

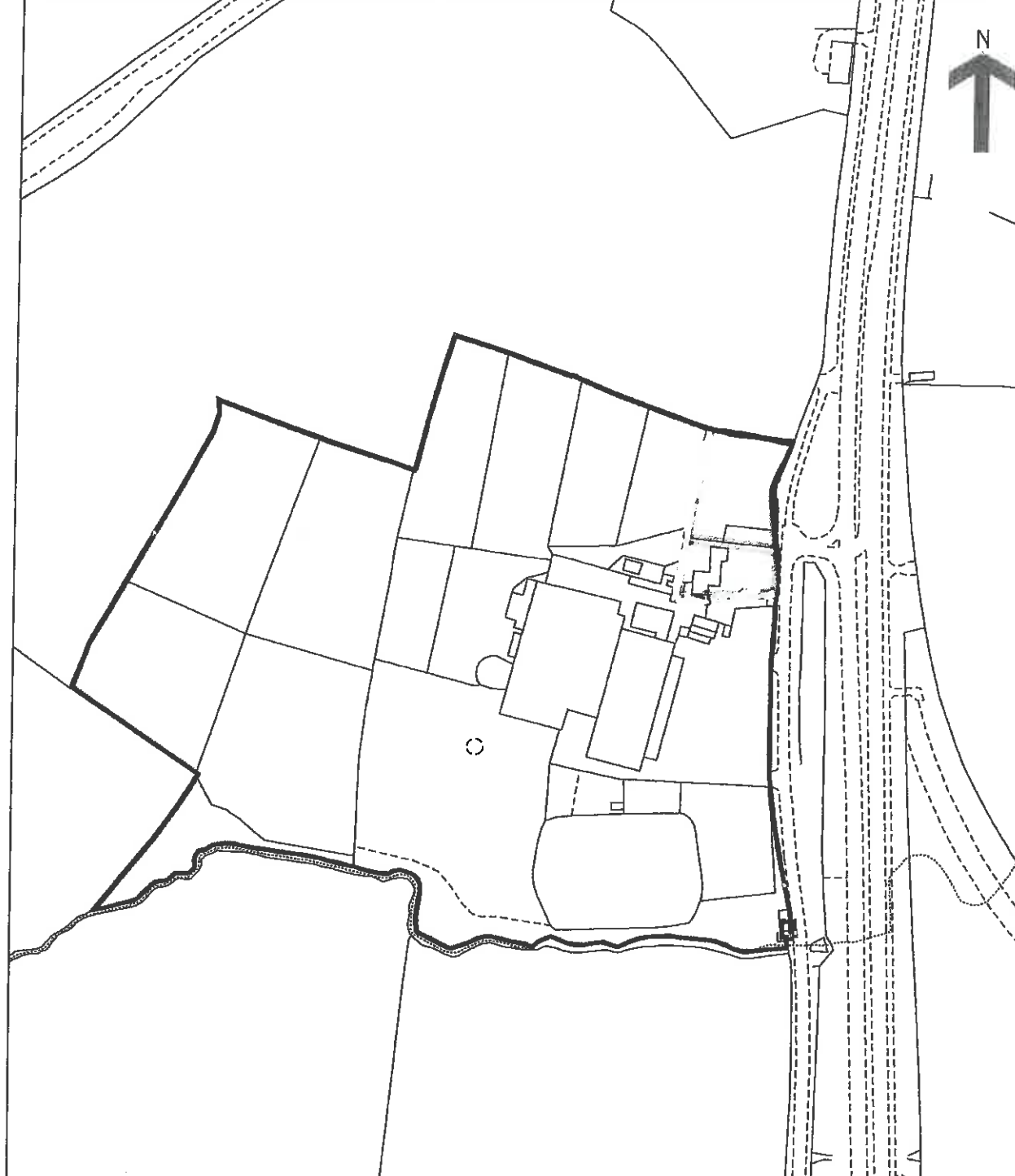
 Yes

HM Land Registry
Current title plan

Title number **GR198229**
Ordnance Survey map reference **SO7911NE**
Scale **1:2500**
Administrative area **Gloucestershire : Stroud**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 13 June 2017 at 10:38:26. 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.

**LAND COMPRISING SUMMERHOUSE FARM
EDUCATION & TRAINING CENTRE
HARDWICKE**

1. This is a site of about 6ha located on the east side of the B4008 between Junction 12 on the M5 motorway and the A38 roundabout at Cross Keys, Hardwicke.
2. The site is mainly previously developed land, being an education and training centre with an extensive range of large modern portal-framed buildings, stables and event arenas.
3. Access to the site is via a new access formed about 12 years ago as part of the upgrade of Junction 12 on the M5.
4. The site is located at a very sustainable location just beyond the existing urban fringe at the southwest extremity of the Gloucester conurbation.
5. There is substantial commercial development to the north of the site around the Cross Keys roundabout and it is understood that further land to the east of the B4008 is soon to be developed as part of Hunts Grove.
6. There is substantial residential development committed in both the Stroud District Local Plan and the Gloucester Local Plan for significant housing development at Hunts Grove and at Whaddon.
7. This site is ideally located for further employment development for offices, warehouse and distribution purposes.
8. The site could be made available for development within two to three years dependent on relocation of the education and training facility. The site could also be developed in conjunction with further land immediately to the north and west of this site which is understood to belong to the Hardwicke Court Estate and was previously promoted as part of a scheme for a new motorway service area which was recommended for approval by officers of the council, but refused on appeal.
9. There are no other known constraints on the site apart from a small area of the site possibly subject to flood risk on its southern boundary. Adequate land is available for landscape mitigation purposes.
10. The site is located with immediate access to the M5 motorway via Junction 12 and would therefore be ideal to meet both local and regional needs for employment land. Part of the site may be a good location for a hotel and leisure development.