

SALA 2018 SITE SUBMISSIONS STR053 – WHI009

STR053	Individual	Land at Rose Cottage, Randwick	179
STR054	David Scott Designs	Land off Meadow Lane, Ebley	184
STR056	Identified as potential broad location for future growth in Issues and Options Paper October 2017	Land west of Devereaux Crescent, Cainscross	n/a
STR057	Mark Snook Planning	Land at Woodhouse Farm, Rodborough Lane, Stroud	192
STR055	Bruton Knowles	Land south of Bisley Road, Lypiatt	198
UPT011	LRM Planning Ltd	Land at Birchall Lane, Upton St Leonards	203
UPT012	Individual	Field south of Fieldway, Upton St Leonards	210
WHI007	Nigel Cant Planning	Grove End Farm, Whitminster	215
WHI008	Evans Jones Ltd	Land to west of Paynes Meadow, Whitminster	222
WHI009	Identified as potential broad location for future growth in Issues and Options Paper	Northwest of Whitminster Garden Centre, Whitminster	n/a



Site Submission form PART B

Your name

Site name and address

Rose Cottage, Humprey's End, Randwick, Stroud		
Glos	Postcode	GL6 6EW

Your organisation or company

Your client's name/organisation
(If applicable)

1: Your interest in the site

Please click on box to indicate

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

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)		Total site area (hectares)	2
Is the site in single ownership? Please click on box to indicate	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	2
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agriculture			
Past uses: Agriculture			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): None Known			
Access to the site (vehicle and pedestrian): Vehicle			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please click on box to indicate			
			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



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

If Yes:	Number of houses	5
	Number of flats	
	TOTAL number of units	

<i>Where possible, please click 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 college) Yes No
Please click to indicate

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

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

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



[For office use only]
ID ref. _____

4: Possible constraints

Please provide as much information as possible

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

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

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



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

Yes No

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

(Please continue on additional sheets and attach as required)

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

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

6: Please indicate the current market status of the site

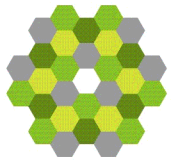
<i>Please click all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>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

7: Site location plan

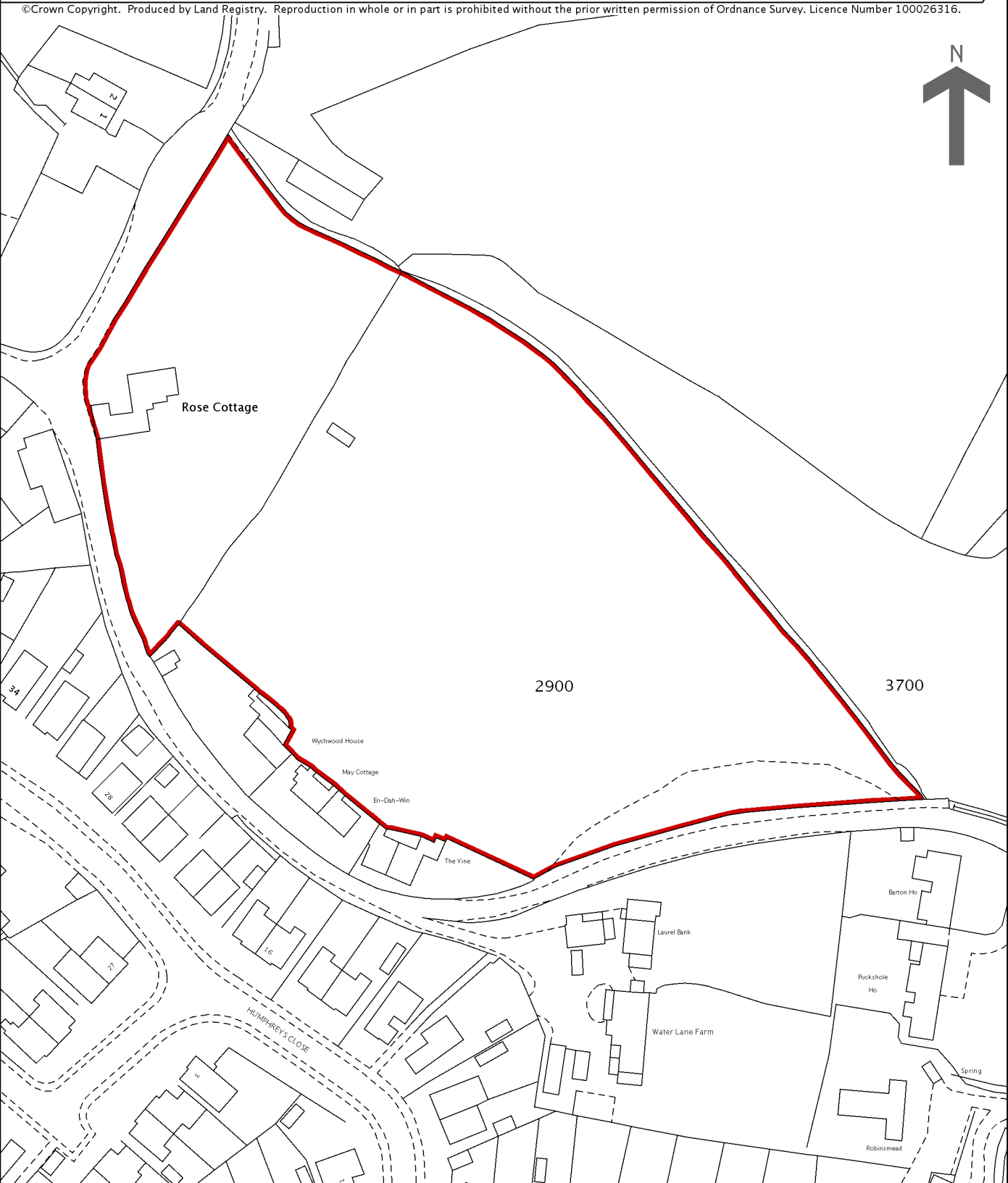
Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

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

Yes



©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 12 October 2015 at 09:50:16. 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 Land Registry, Gloucester Office.

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): Mr	First name: [REDACTED]	Last name: [REDACTED]
-------------	------------------------	-----------------------

Site name

Land off Meadow Lane

Site address (including post code)

Ebley Meadows East GL5 5JR

Your company name or organisation (if applicable)

[REDACTED]



Your address

Bisley House
Middle Street
Stroud
GL5 1DZ

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): Mr

name: [Redacted]

Your client's company or organisation (if applicable): Stroudwater Redevelopment Partnership Ltd

Site Submission form PART B:

Your name

[Redacted]

Your organisation or company

Your client's name/organisation

Stroudwater Redevelopment Partnership Ltd

(if applicable)

Site name

Site address (including post code)

Land off Meadow Lane

Ebley Meadow West GL5 5JR

Please tick box to indicate

Owner of the site

Planning consultant

Parish Council

Land agent

Local resident

Developer

Amenity/ community group

Registered social landlord

Other (please specify)

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)		Total site area (hectares)	4.426
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	0.235
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural common land			
Past uses: Agricultural			
Planning history (<i>Please include reference numbers, planning application/ SHLAA site, if known</i>): none			
Access to the site (vehicle and pedestrian): currently pedestrian vehicle access will be formed as part of the proposal			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please tick box to indicate</i>			

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

If Yes:	Number of houses	12
	Number of flats	
	TOTAL number of units	12
<i>Where possible, please tick to indicate which of the following apply:</i>		Number of units
Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	12
Affordable housing	Affordable rent Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:		

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

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

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

Please tick to indicate

Yes No

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

4: Possible constraints

Please provide as much information as possible

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

Please tick to indicate

If Yes, please provide brief details

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Overhead cables which can be diverted underground and around the housing
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"/>	The developable land is outside the flood zone the capacity of the flood plane on the common land can be enhanced as part of the developmnet.
Heritage/ landscape/ wildlife assets	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Part of Stroud Industrial Heritage Conservation Area
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

Overhead cables will be taken underground around the development. The site is common land but an application can be made to the Planning Inspectorate to offer exchange the development land for private land which is of equal amenity value and adjacent to the common land (see location plan)

*(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	6	2025/26		2031/32	
2020/21	6	2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

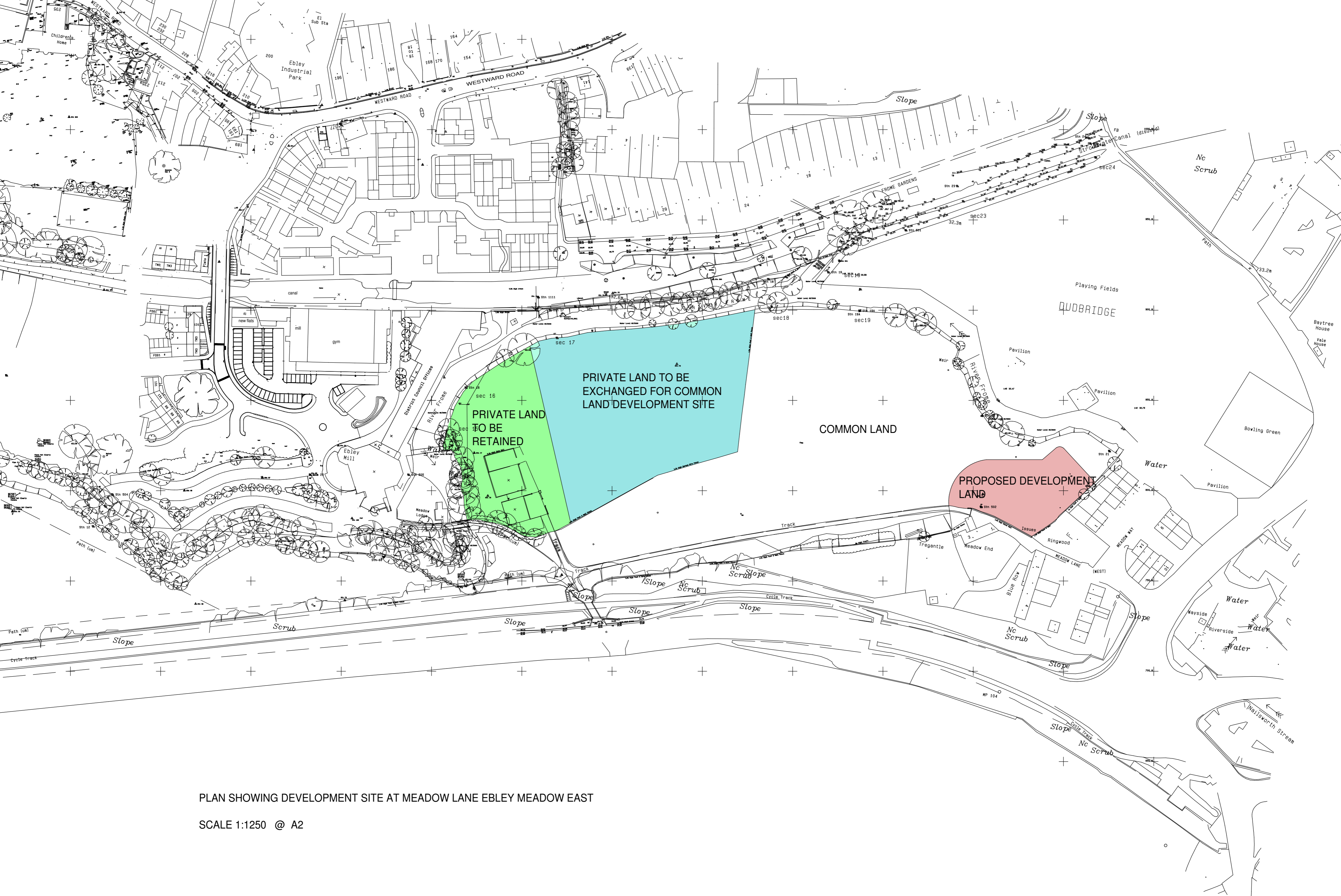
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input checked="" type="checkbox"/>	
Site is being marketed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

7: Site location plan

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

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

Yes



PLAN SHOWING DEVELOPMENT SITE AT MEADOW LANE EBLEY MEADOW EAST

SCALE 1:1250 @ A2

Stroud District Local Plan Review

Call for sites: Site Submission form.

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

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			
<i>Please provide as much detail as possible</i>			
OS Grid reference (EENN)	384953 204790	Total site area (hectares)	26.15
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	26.15
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural			
Past uses: Agricultural			
Planning history (<i>Please include reference numbers, planning application/ SHLAA site, if known</i>): Outline application for up to 100 dwellings, construction of bridge, open space provision – reference S.13/1183/OUT, and resubmission following refusal for same development – reference S.14/2240/OUT. Appeal against refusal of S.14/2240/OUT lodged and subsequently withdrawn.			
Access to the site (vehicle and pedestrian): See plan for possible alternative access points, including, but not limited to, construction of new bridge from Dr Newton's Way.			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please tick box to indicate</i>			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

3a: Is the site proposed for RESIDENTIAL development?			
<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
If Yes:	Number of houses	Up to 200	
	Number of flats		
	TOTAL number of units	Up to 200	
<i>Where possible, please tick to indicate which of the following apply:</i>			Number of units
Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:			

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

3c: Is the site proposed for NON RESIDENTIAL development?			
<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If Yes:	TOTAL floorspace:	m ²	
<i>Where possible, please tick to indicate which of the following apply:</i>			Floor space

Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²

4: Possible constraints	
<i>Please provide as much information as possible</i>	
4a: To the best of your knowledge is there anything restricting the development potential of the site?	
<i>Please tick to indicate</i>	<i>If Yes, please provide brief details</i>
Contamination/ pollution Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Across part of site only, housing number suggested reflects this.
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 checked="" type="checkbox"/> No <input type="checkbox"/>	Key Wildlife Site. Ecological based reasons for refusal on previous applications for development on part of site – but not tested on Appeal.
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

Previous decisions not tested on appeal. Larger site gives greater opportunities for enhancement and provision for wildlife.

(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	Subject to permission site could be developed imminently	2024/25		2030/31	
2019/20		2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

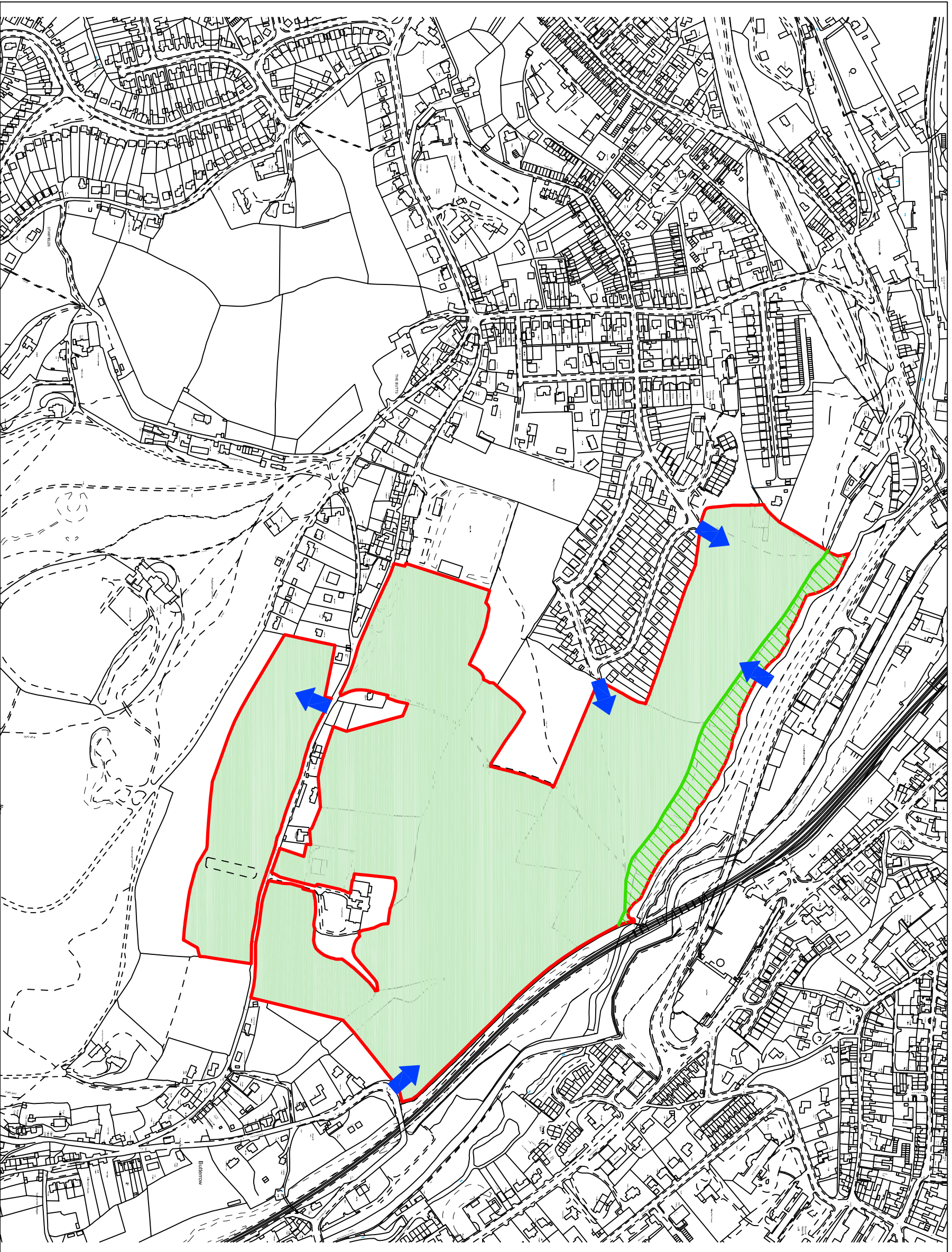
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input checked="" type="checkbox"/>	
Site is being marketed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

7: Site location plan

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

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

Yes

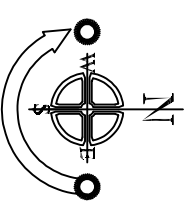


Land included for development

Landscape and wildlife protection zone

Vehicle access points

Total Area = 261449 m²
2814214 ft²
26.15 Hectares



Project Title		Drawing Title		File No:-		Revision	
Land at Woodhouse Farm, Rodborough Lane, Stroud, GL5 2LN		Call for sites Plan		1104		B	
Scale		Drq. No:-		Date:-		Notes	
1:5000 @ A3		001		04/12/2017		Mark Snook Planning accepts no responsibility for any errors made by others in scaling from this drawing. Copyright © Mark Snook Planning 2017. This drawing is Copyright and must not be reproduced, lent, or otherwise disclosed to any third party without the written consent of the owners of the Copyright.	
Drawn By:-		Scale		Date:-		Notes	
M.S.		1:5000 @ A3		04/12/2017		Mark Snook Planning accepts no responsibility for any errors made by others in scaling from this drawing. Copyright © Mark Snook Planning 2017. This drawing is Copyright and must not be reproduced, lent, or otherwise disclosed to any third party without the written consent of the owners of the Copyright.	

Notes

Mark Snook Planning accepts no responsibility for any errors made by others in scaling from this drawing.

Copyright © Mark Snook Planning 2017.
This drawing is Copyright and must not be reproduced, lent, or otherwise disclosed to any third party without the written consent of the owners of the Copyright.

Contact:-
marksnookplanning@hotmail.com
Tel:- 01453 549636



Site Submission form PART B:

Your name

Your organisation or company

Bruton Knowles

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

Site name
Site address (including post code)

 Land to the South of Bisley
Road

 Land South of Bisley Road, Lypiatt, Stroud, GL6
7LQ

1: Your interest in the site

Please tick box to indicate

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

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	3820	Total site area (hectares)	(5.4)
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Paddock			
Past uses: Paddock			
Planning history (<i>Please include reference numbers, planning application/ SHLAA site, if known</i>): No planning history.			
Access to the site (vehicle and pedestrian): Access to the site is currently gained from a gated entrance off of Bisley Old Road.			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please tick box to indicate</i>			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

3a: Is the site proposed for RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes:	Number of houses	150	
	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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:			
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please indicate number of bed spaces and specify use :	Number of bed spaces		
Use:			
3c: Is the site proposed for NON RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes:	TOTAL floorspace:	m²	
<i>Where possible, please tick to indicate which of the following apply:</i>			Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	

4: Possible constraints

Please provide as much information as possible

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

Please tick to indicate

If Yes, please provide brief details

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

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

 Yes No

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

(Please continue on additional sheets and attach as required)

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

2018/19	150	2024/25		2030/31	
2019/20		2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

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

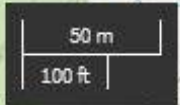
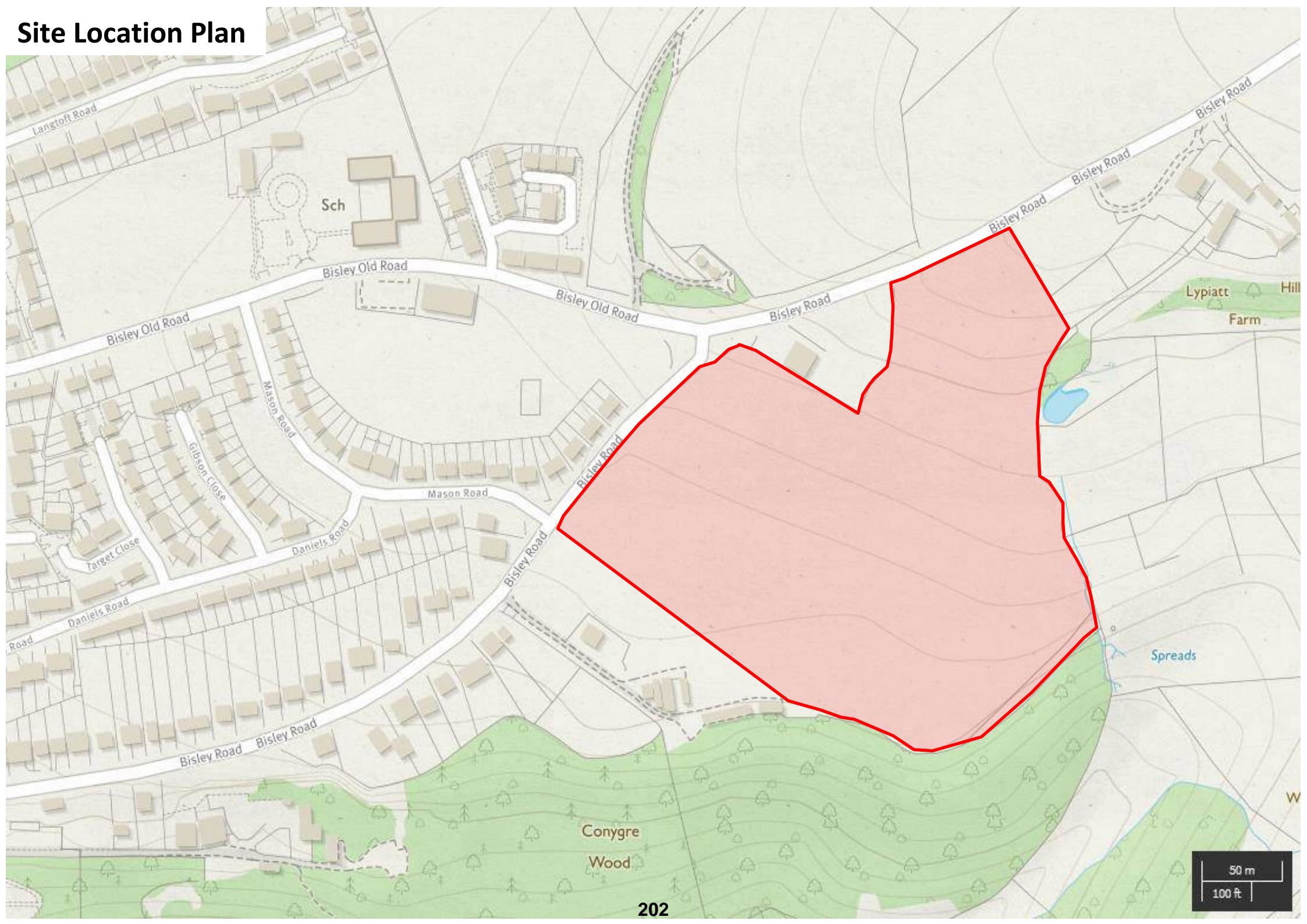
7: Site location plan

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

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

 Yes

Site Location Plan



Land at Birchall Lane, Upton St Leonards, Gloucester

19th February 2018

Topic	Observations
Name	[REDACTED]
Company Name	LRM Planning Ltd
Address	[REDACTED]
Email	[REDACTED]
Telephone Number	[REDACTED]
Role	Planning Agent
Client's Organisation	The Trustees of Mrs C. Ground's No. 6 Settlement
OS Grid Reference	385942, 214755
Total Site Size (Ha)	0.523ha

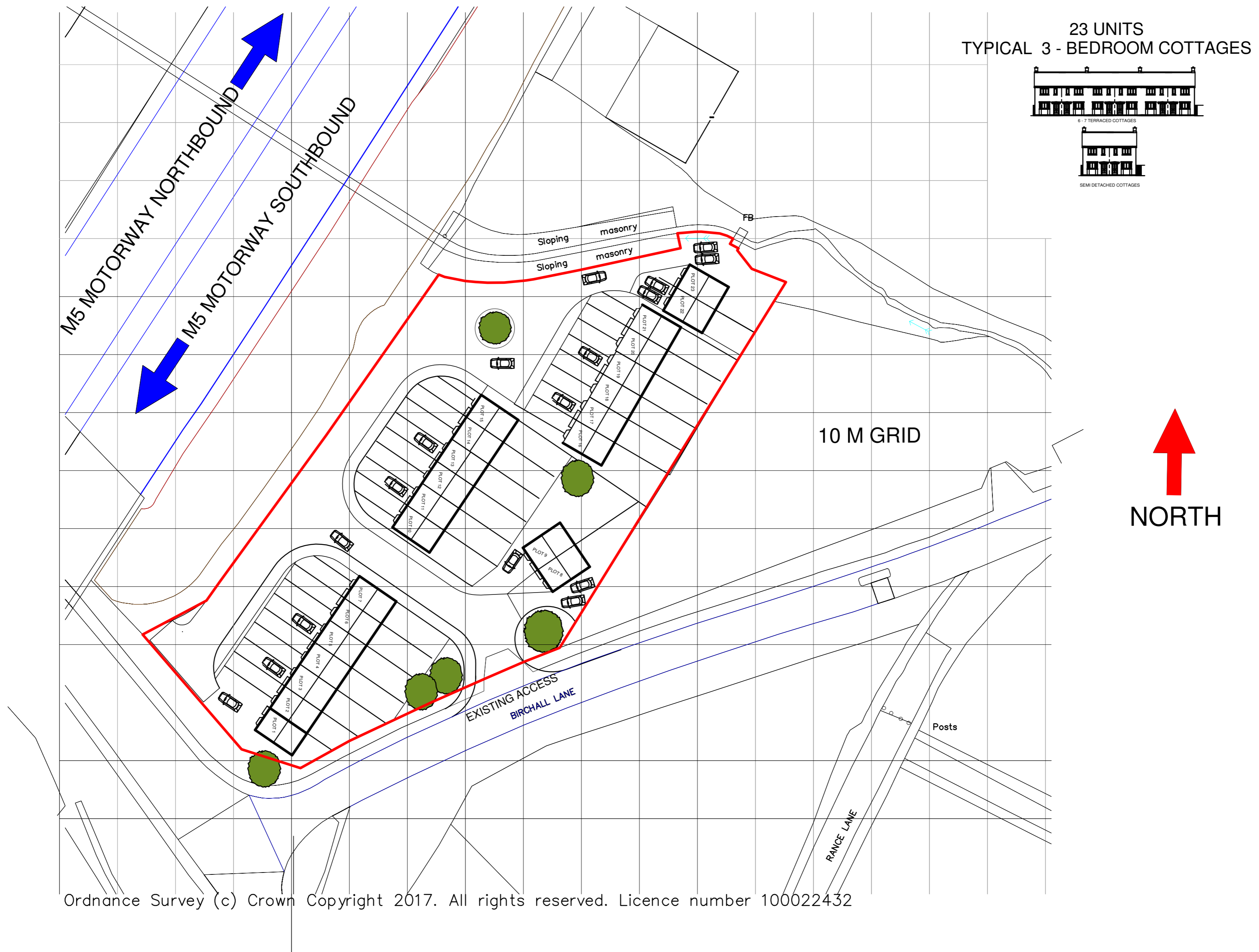
Past Uses	The land holding was originally part of Winneycroft Farm, but was severed by the M5 Motorway when it was constructed.
Existing Uses	The site is currently used for equestrian purposes.
Planning History	07/0579 – Installation of a 20m monopole, supporting 3 panel antennas – Approved.
Access to the Site	Via the existing access from Birchall Lane.
Can the site be seen from a public road?	Yes.
Contamination/Pollution	<p>The site is undeveloped land.</p> <p>Site investigations on the Trustees' land at Winneycroft Farm, Gloucester has demonstrated that site did not pose a risk to residential end users. Given the close proximity and former association as part of the same farm, the same conclusion is expected to be reached regarding the subject site.</p>
Land Stability	No land stability issues were found on the Trustees land at Winneycroft Farm, Gloucester. Having been part of the same farm (Winneycroft Farm), it is considered that the same conclusion will be reached regarding the subject site.
Ground Levels	The site is generally flat in nature.
Mains Water/Sewage	As demonstrated through the Trustees' application at Winneycroft Farm, there is mains water/sewerage capacity to accommodate new development.

Electricity/gas/telecommunications	<p>As demonstrated through the Trustees' application at Winneycroft Farm, there is the electric/gas/telecommunications capacity to accommodate new development.</p> <p>The relocation of the monopole can be undertaken through agreement with the operator, if required.</p>
Highway access and servicing	<p>Access can be provided from the existing access on Birchall Lane.</p> <p>The development of Winneycroft Farm will provide significant off-site highway works at Painswick Road and Norbury Road that will ensure sufficient capacity exists to accommodate the development.</p>
Heritage	<p>There are no listed buildings immediately surrounding the site.</p> <p>The site is not within a Conservation Area.</p>
Landscape	<p>The site is located outside the Cotswold AONB. Whilst the impacts on the AONB will be considered in due course, given the significant mature hedgerows and trees on the site's boundary, it is considered that any harm would be limited.</p> <p>The site was not assessed within either the Council's 2013 Landscape Sensitivity Appraisal and the 2016 Landscape Sensitivity Assessment.</p>
Ecology	<p>Whilst the Trustees intend to progress with the necessary ecological work in due course, they have undertaken detailed ecological assessments of their land at Winneycroft Farm, Gloucester. That work has concluded that:</p> <ul style="list-style-type: none"> • No impacts to any statutory designated sites are anticipated from the proposals; and • No significant effects are anticipated to non-statutory wildlife sites. <p>Recommended mitigation has been identified as being:</p> <ul style="list-style-type: none"> • A buffer should be provided to the Sud Brook; and • Key features of ecological value should be retained and protected (including veteran trees and hedgerows).

	Given that both parcels of land originally formed part of the same farm, it is considered that they will yield a similar ecological value. Further technical work will demonstrate this in due course.
Trees and Hedgerows	<p>The boundaries of the site are defined by mature trees and vegetation. The mature trees and hedgerows ensure that the site is visually enclosed.</p> <p>The masterplan has been designed to reflect these existing constraints and to ensure that trees and hedgerows of value are retained.</p>
Noise	<p>Whilst detailed noise modelling needs to be undertaken, it is likely that based on measurements of the current noise climate, which includes the M5 motorway operating at full capacity and speed, it will be possible to provide a suitable noise environment for the future occupiers of the development. This has been achieved at Winneycroft Farm.</p> <p>Suitable garden noise levels will primarily be reached through the orientation of the proposed dwellings. A suitable internal noise environment will be provided by features including enhanced glazing, ventilation and fencing measures in localised areas.</p>
Public Transport	The closest bus stops are located under 200m to the north west of the site, on Painswick Road. The bus stop is served by buses that provide links to a number of locations, including Gloucester City Centre.
Local Services / Facilities	<p>An area of public open space is located immediately to the north of the site. A public house is located in close proximity to the south.</p> <p>A range of services and facilities can be found in both Upton Saint Leonards and Matson.</p>
Other abnormal development costs	None known.
Estimated number of dwellings to be built on site per annum	2020/2021 – 23 dwellings.

Status of the site	The site has been owned by the [REDACTED] family for over 100 years. The Trustees intend to retain the site for letting after development.
---------------------------	--

LRM Planning
19th February 2018



Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

Keith Browning Architectural Consultant
T. 01452 414389 E. keith.browning@blueyonder.co.uk

rev	date	description

notes:
DO NOT SCALE DRAWING FOR CONSTRUCTION PURPOSES
DIMENSIONS TO BE TAKEN AT SITE, CHECKED AND AGREED BEFORE
ANY WORK IS STARTED OR MATERIALS ORDERED

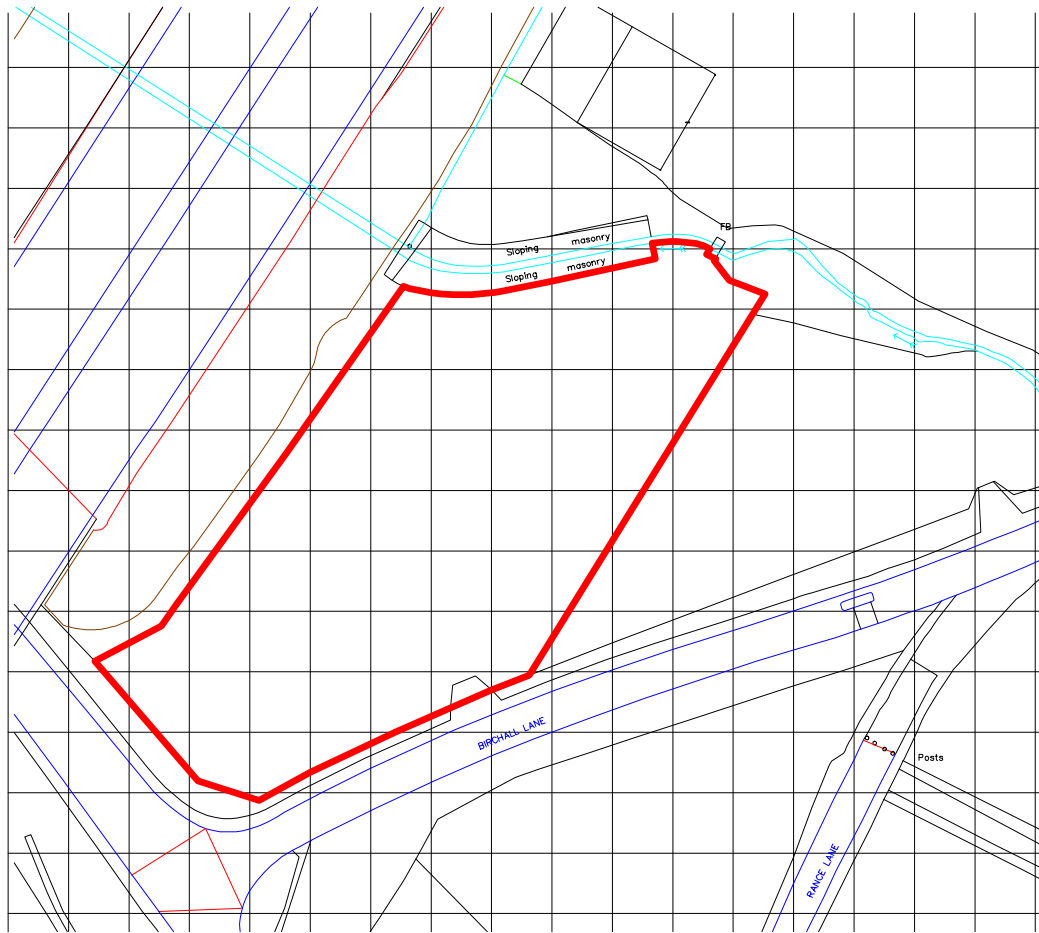
client
The Trustees of Mrs C.Ground
No 6 Settlement Account

builder

project/site
LAND AT
BIRCHALL LANE
UPTON ST LEONARDS
GLOUCESTER

title
PROPOSED SITE
LAYOUT

drawn	date
Scale 1: 500 @ A2 SHEET SIZE	
Drg No 4061/ USL /004	rev -



Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

Scale 1: 1250 @ A4 SHEET SIZE

SITE AREA .523 Ha

1.29 acres

Site Submission form PART B:

Your name	N/A
Your organisation or company	N/A
Your client's name/organisation (if applicable)	N/A
Site name	Site address (including post code)
N/A	N/A

1: Your interest in the site

Please tick box to indicate

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

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	8614	Total site area (hectares)	2
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	1.55
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Grazing animals			
Past uses: Grazing animals			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known):			
Access to the site (vehicle and pedestrian): Vehicle and pedestrian access to site available from road frontage.			
Can the site be seen from a public road, public footpath, bridleway or other public land? <i>Please tick box to indicate</i>			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

3a: Is the site proposed for RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes:	Number of houses	46	
	Number of flats		
	TOTAL number of units	46	
<i>Where possible, please tick to indicate which of the following apply:</i>			Number of units
Market housing	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Affordable housing	Affordable rent	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:			
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please indicate number of bed spaces and specify use :	Number of bed spaces		
Use:			
3c: Is the site proposed for NON RESIDENTIAL development?		<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes:	TOTAL floorspace:	m²	
<i>Where possible, please tick to indicate which of the following apply:</i>			Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	

4: Possible constraints	
<i>Please provide as much information as possible</i>	
4a: To the best of your knowledge is there anything restricting the development potential of the site?	
<i>Please tick to indicate</i>	<i>If Yes, please provide brief details</i>
Contamination/ pollution Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications Yes <input 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	15	2030/31	
2019/20		2025/26	15	2031/32	
2020/21		2026/27	1	2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24	15	2029/30		2035/36	

6: Please indicate the current market status of the site

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

7: Site location plan

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

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

 Yes

Site Submission form PART B:

Your name

[REDACTED]

Your organisation or company

NIGEL CANT PLANNING

Your client's name/organisation (if applicable)

Site name

GROVE END FARM

Site address (including post code)

LAND TO EAST OF GROVE END FARM
 WHITMINSTER GL 2 7N2

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)	48.4 HA
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	35 HA
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: AGRICULTURE			
Past uses: AGRICULTURE			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): NO			
Access to the site (vehicle and pedestrian): FROM A 38			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please tick box to indicate			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

3a: Is the site proposed for RESIDENTIAL development?		Please tick to indicate Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes: <i>COULD BE IN PART</i>	Number of houses	80	
	Number of flats	-	
	TOTAL number of units	80	
Where possible, please tick to indicate which of the following apply:			Number of units
Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, please specify: <i>SOME SELF BUILD</i>			
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)		Please tick to indicate Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please indicate number of bed spaces and specify use:		Number of bed spaces	
Use:			
3c: Is the site proposed for NON RESIDENTIAL development?		Please tick to indicate Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes:	TOTAL floorspace:	m ²	
Where possible, please tick to indicate which of the following apply:			Floor space
Offices, research and development, light industrial (B1)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	30,000 m ²	
General industrial (B2)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	10,000 m ²	
Warehousing (B8)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	80,000 m ²	
Retail	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²	
Community facilities	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²	
Sports/ leisure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²	
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²	

4: Possible constraints

Please provide as much information as possible

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

Please tick to indicate

If Yes, please provide brief details

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	SEE NOTE
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 checked="" type="checkbox"/> No <input type="checkbox"/>	SEE NOTE
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


SEE NOTE

(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	0	2024/25		2030/31	
2019/20	40 / 30k	2025/26		2031/32	
2020/21	40 / 30k	2026/27		2032/33	
2021/22	30k	2027/28		2033/34	
2022/23	30k	2028/29		2034/35	
2023/24		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 checked="" type="checkbox"/>	
Site is under option to a developer	<input type="checkbox"/>	
Enquiries received from a developer	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
No interest currently	<input type="checkbox"/>	

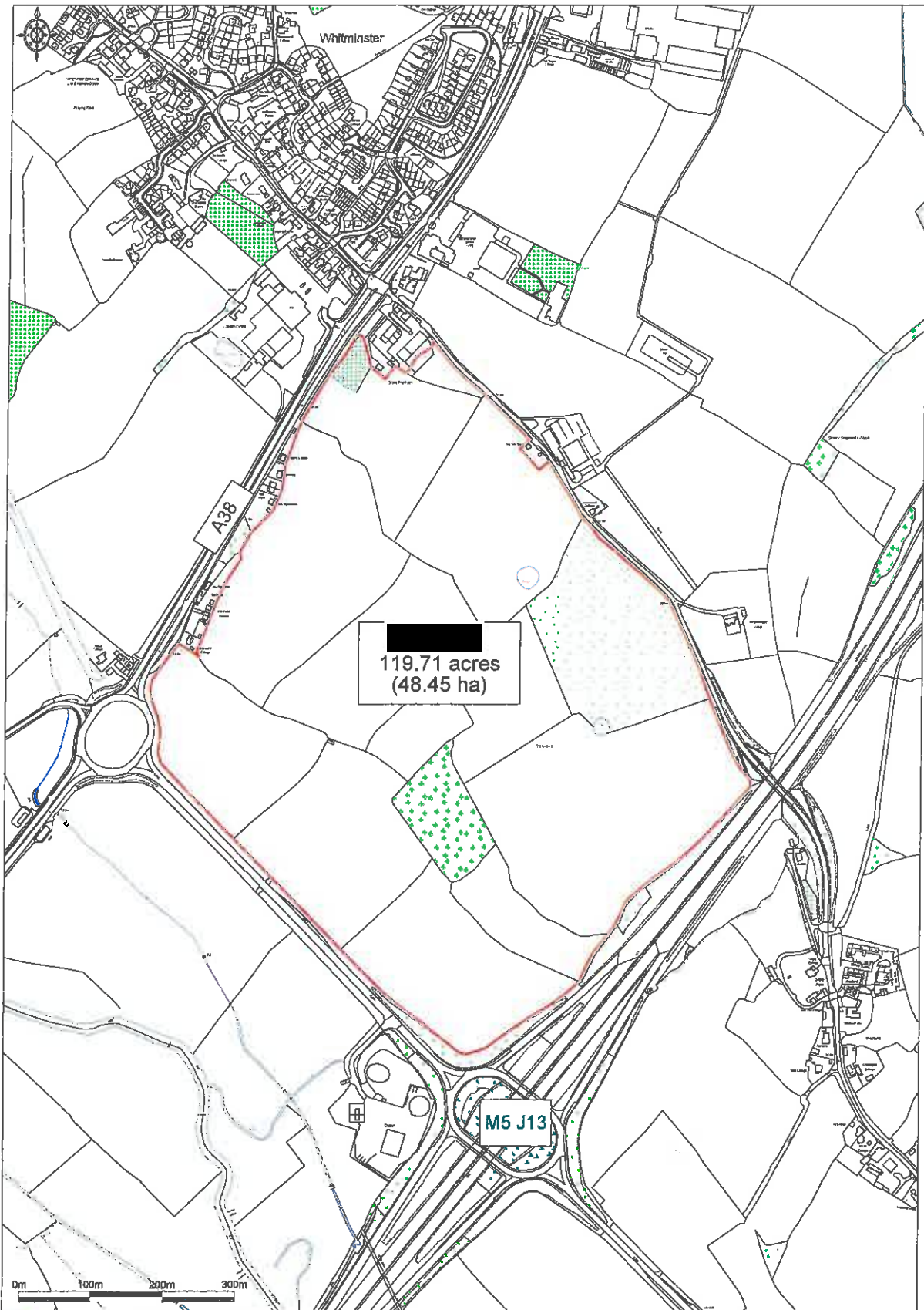
7: Site location plan

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

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

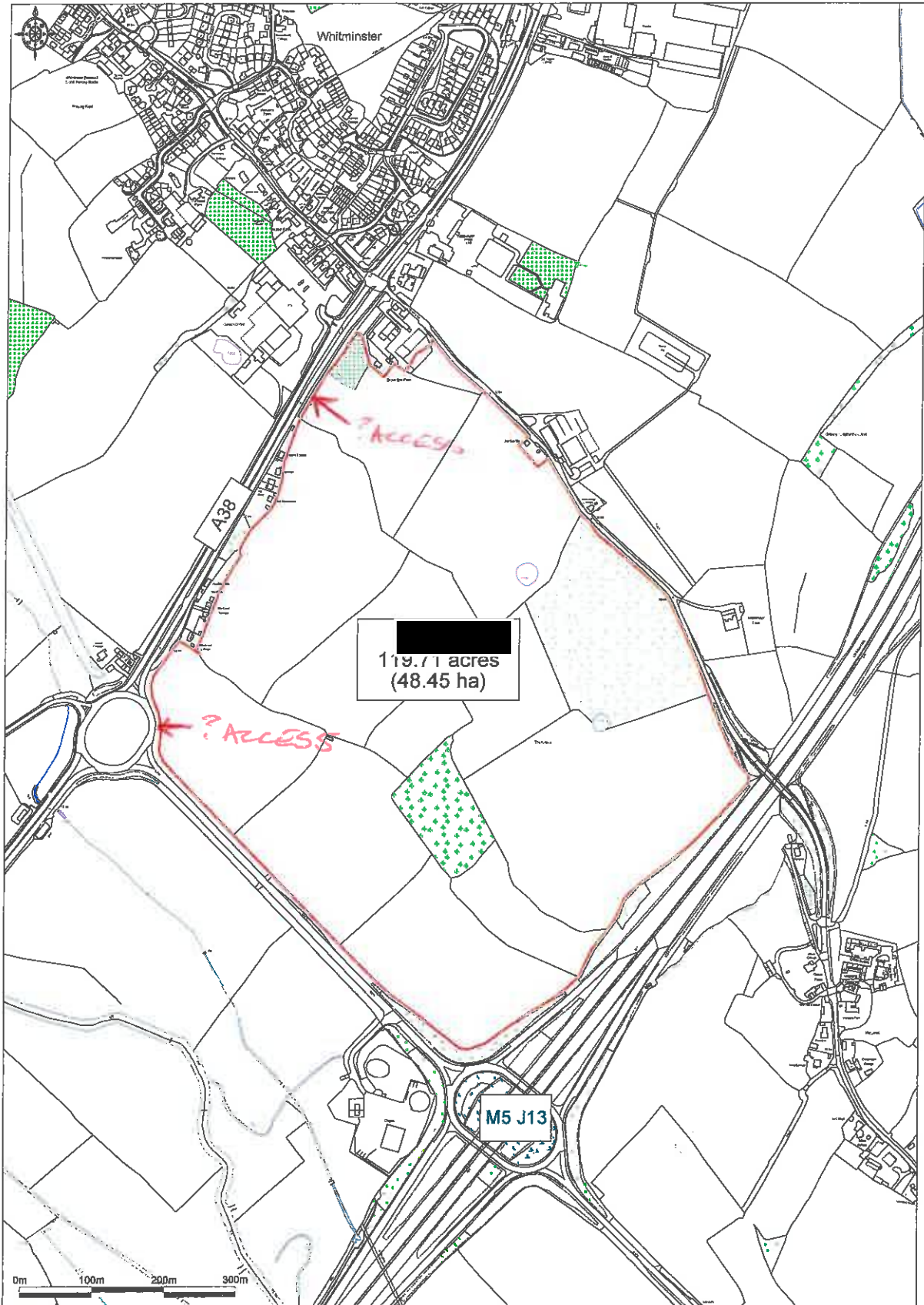
Yes

Land At Grove End Farm - Whitminster (28/9/2017)



Promap
Ordnance Survey © Crown Copyright 2017. All rights reserved.
Licence number 100012187. Planed Scale = 1:5000

Land At Grove End Farm - Whitminster (28/9/2017)



LAND AT GROVEND FARM, WHITMINSTER

1. This is a site of approximately 48ha located to the south of the village of Whitminster having a frontage on its north-western side to the A38 and extensive frontage on the south-eastern side to the motorway approach road from the A38 and on its eastern side to the M5 motorway.
2. The land slopes slightly from north to south but is not in any area of high landscape value.
3. Access can readily be formed directly onto the land from the roundabout on the A38 which forms the junction between the A38 and the motorway approach road. As an alternative a new access could be formed close to the north corner of the land off the A38 with a new roundabout.
4. There is an existing planning consent for employment development at the northeast corner of the site as a result of a recently granted planning permission.
5. The site is at a very sustainable location in immediate proximity to both the county primary road network and the motorway.
6. The site would appear to be ideally located for an employment generating development with possibly an element of housing.
7. There is more than adequate space within the site for the development and extensive landscape planting by way of mitigation.



Your client's company or organisation (if applicable): **Evans Jones Ltd**

Site Submission form PART B:

Your name

██████████

Your organisation or company

Evans Jones Ltd

Your client's name/organisation
(if applicable)

Attwoolls Ltd

Site name

Land at Paynes Meadow
Whitminster GLOS

Site address (including post code)

Land to west of Paynes Meadow, Whitminster,
GLOS. Grid Reference E 377621 N 208339

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)	E 377621 N 208339	Total site area (hectares)	1.73
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	1.73
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: VACANT			
Past uses: PADDOCK			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): NONE KNOWN			
Access to the site (vehicle and pedestrian): Main access via Paynes Meadow, pedestrian access to Vaisey Field , Kidnapers Walk and Hyde Lane			
Can the site be seen from a public road, public footpath, bridleway or other public land?			

Please tick box to indicate

 Yes No

3a: Is the site proposed for RESIDENTIAL development?		Please tick to indicate		Yes	No
If Yes:		Number of houses		45	
		Number of flats			
		TOTAL number of units		45	
Where possible, please tick to indicate which of the following apply:				Number of units	
Market housing	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		27	
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	10	
	Shared ownership	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	8	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If Yes, please specify: Proportion of self-build under consideration					
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:			m ²
Where possible, please tick to indicate which of the following apply:				Floor space	
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/>	No <input type="checkbox"/>			m ²
General industrial (B2)	Yes <input type="checkbox"/>	No <input type="checkbox"/>			m ²
Warehousing (B8)	Yes <input type="checkbox"/>	No <input type="checkbox"/>			m ²
Retail	Yes <input type="checkbox"/>	No <input type="checkbox"/>			m ²
Community facilities	Yes <input type="checkbox"/>	No <input type="checkbox"/>			m ²
Sports/ leisure	Yes <input type="checkbox"/>	No <input type="checkbox"/>			m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>			m ²

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

4b: Do you believe constraints on the site can be overcome?	<i>Please tick to indicate</i>
<i>If Yes, please provide details below of how they will be overcome, and the likely time frame:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
No know constraint to development. All matters fully investigated and any issues resolved in 2015/16 shortly before adoption of current local plan.	
<i>(Please continue on additional sheets and attach as required)</i>	

5: Please provide an estimate of the number of dwellings/ floor space m ² to be built on site per annum (1 st April to 31 st March)					
2018/19		2024/25		2030/31	
2019/20	45	2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site	
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer	landowner wishes to develop
Site is under option to a developer	
Enquiries received from a developer	Formerly under option now expired.
Site is being marketed	
No interest currently	

0: Site location plan

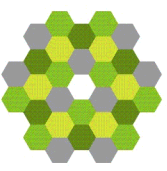
Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

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

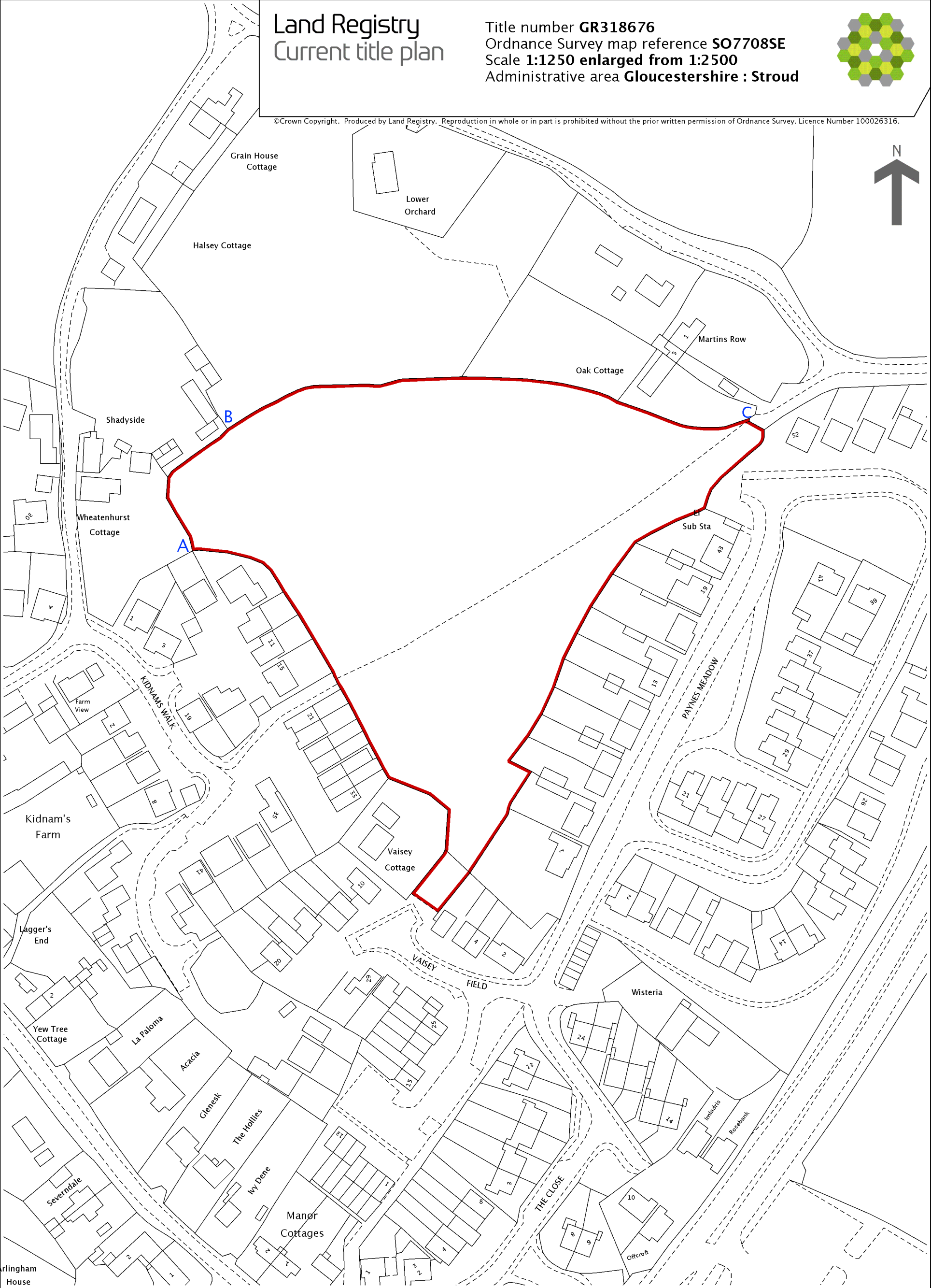
Yes

Land Registry Current title plan

Title number **GR318676**
Ordnance Survey map reference **SO7708SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Gloucestershire : Stroud**



©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a copy of the title plan on 16 MAR 2015 at 11:02:05. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. 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 Land Registry, Gloucester Office.