



## Consultation response form PART B:

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

**Your name**

**Your organisation or company**

Bruton Knowles

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

C/O Agent

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: 2.3 C & 3.6

Please use this box to set out your comments:

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

The land North of Westend Farm, Stonehouse is in a sustainable location and is located approximately 1 mile by car from junction 13 of the M5 motorway and at its closest point is located approximately 0.5 miles from Stonehouse's settlement boundary that is considered to be a Tier 1 Settlement / Accessible Local Service Centre where housing and employment growth should be focused in the District (as set out in the Stroud Local Plan, SLP) (please see the supporting location plan).

The site is located circa 250 metres north of the West of Stonehouse Strategic Allocation (SA2), which allocates a mixed use development of 1,350 dwellings and 10 hectares of B1, B2 and B8 employment land etc, as set out in the SLP. The site is clearly located in a sustainable location.

The site is circa 35 hectares and currently comprises of agricultural fields that includes the Mole Grove (grouping of trees). Located to the west is the M5 motorway and to the south is our client's other site that is listed as land at Westend Farm, that forms part of a separate submission. To the north and east open countryside abuts the site.

Public footpaths referred to as Eastington footpaths 21, 22 and 78 run through the site.

Access to the site is gained via an agricultural entrance from Grove Lane that is located in the south west corner of the site's boundary. This entrance has good visibility onto Grove Lane in both directions.

The adopted SDLP Policies Map illustrates that the subject site is not included within the Cotswold AONB, Conservation Area or SSSI. The site is included in the Eastington Neighbourhood Development Plan Area.



Environment Agency Flood Risk mapping for land-use planning, indicates that the site is located in Flood Risk Zone 1. This indicates that the sites have a low probability of flooding (less than 1 in 1,000 annual probability of river flooding).

The site at circa 36 hectares would need to be split into phased development and should be included as a proposed allocation. A large scheme could be provided to include a mixed use residential and commercial scheme that could provide a similar mix to allocation SA2 (land west of Stonehouse) located to the south of the site. It is also important to note that the site could also be brought forward with my clients other site, which is listed as land at Westend Farm.

The site has not previously been listed in the Strategic Assessment of Land Availability (SALA), however land to the south of the site (opposite Grove Lane) has been included as reference no. EAS007 (Land at Junction 13 of the M5). Comments provided suggest that the site located north of the A419 has the future potential to deliver a low/medium employment scheme. If SALA reference EAS007 and the West Stonehouse Strategic Allocation come forward for development, development of this site along with my clients other site will simply round off the areas built form and provide much needed new housing and employment land.

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

Bruton Knowles would like to express that the site is under single ownership and that it is immediately available and deliverable over the next 5 years. For these reasons the site would make an appropriate residential/mixed allocation.

**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):	name: <b>C/O Agent</b>
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**Your client's company or organisation (if applicable):**

# Site Submission form PART B:

**Your name**

**Your organisation or company**

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

**Site name**

**Site address (including post code)**


## 1: Your interest in the site

*Please tick box to indicate*

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

## 2: Site information

*Please provide as much detail as possible*

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

<b>3a: Is the site proposed for RESIDENTIAL development?</b>		<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>TBD</b>
	<b>Number of flats</b>	
	<b>TOTAL number of units</b>	<b>TBD</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 type="checkbox"/> No <input type="checkbox"/>	
<b>Affordable housing</b>	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:		
<b>3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)</b>		<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:		
<b>3c: Is the site proposed for NON RESIDENTIAL development?</b>		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
<b>If Yes:</b>	<b>TOTAL floorspace:</b>	<b>TBD 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 

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

*(Please continue on additional sheets and attach as required)*

**5: Please provide an estimate of the number of dwellings/ floor space m<sup>2</sup> to be built on site per annum (1<sup>st</sup> April to 31<sup>st</sup> March)**

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

**6: Please indicate the current market status of the site**

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

**7: Site location plan**

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

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

 Yes



Location Plan: Land North of Westend Farm, Stonehouse

Grid Ref   Expand   Print

