



Stroud District Local Plan Review Call for sites: Site Submission form.

[For office use only]
ID ref. / comment no.

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: ■	Last name: ■
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Site name

Land off Meadow Lane

Site address (including post code)

Ebley Meadows East GL5 5JR

Your company name or organisation (if applicable)

■■■■■■■■■■



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

Site Submission form PART B:

Your name

██████████

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
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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
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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 (*Please include reference numbers, planning application/ SHLAA site, if known*):
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?
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	12
	Number of flats	
	TOTAL number of units	12

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"/>	12
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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? *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:	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

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

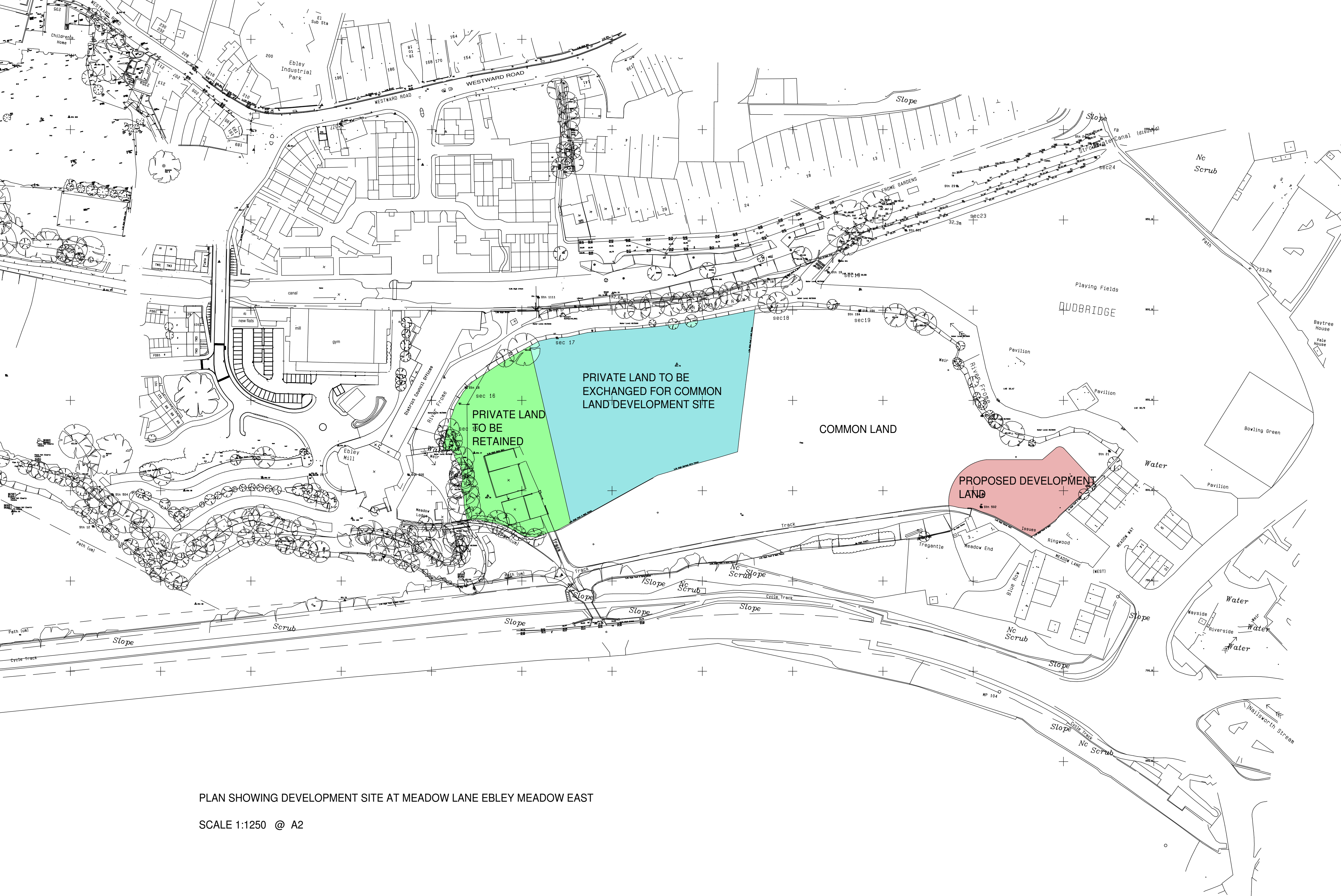
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input checked="" type="checkbox"/>	
Site is being marketed <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

parking 1.5 spaces per dwelling minimum

1.4M HIGH STONE WALL TO ACT AS FLOOD BARRIER

extent of flood plain

foul sewer

gate removed

new gate, stile and fence

2m High Stone

1.2m Post & Rail

Tregantle

Meadow End

Ringwood

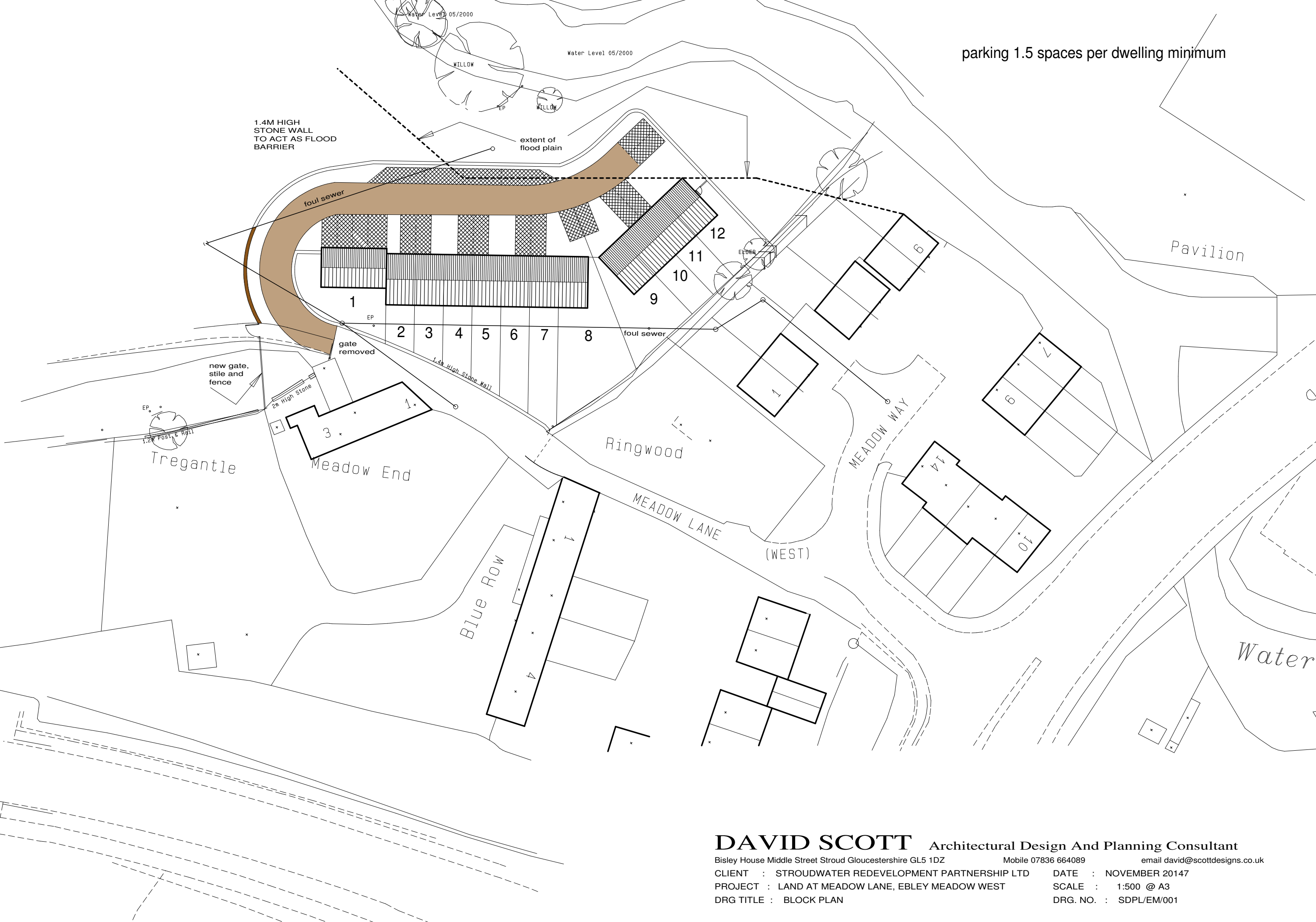
MEADOW LANE (WEST)

Blue Row

MEADOW WAY

Pavilion

Water



DAVID SCOTT Architectural Design And Planning Consultant
 Bisley House Middle Street Stroud Gloucestershire GL5 1DZ Mobile 07836 664089 email david@scottdesigns.co.uk
 CLIENT : STROUDWATER REDEVELOPMENT PARTNERSHIP LTD DATE : NOVEMBER 20147
 PROJECT : LAND AT MEADOW LANE, EBLEY MEADOW WEST SCALE : 1:500 @ A3
 DRG TITLE : BLOCK PLAN DRG. NO. : SDPL/EM/001