

0 35 70 140 Meters

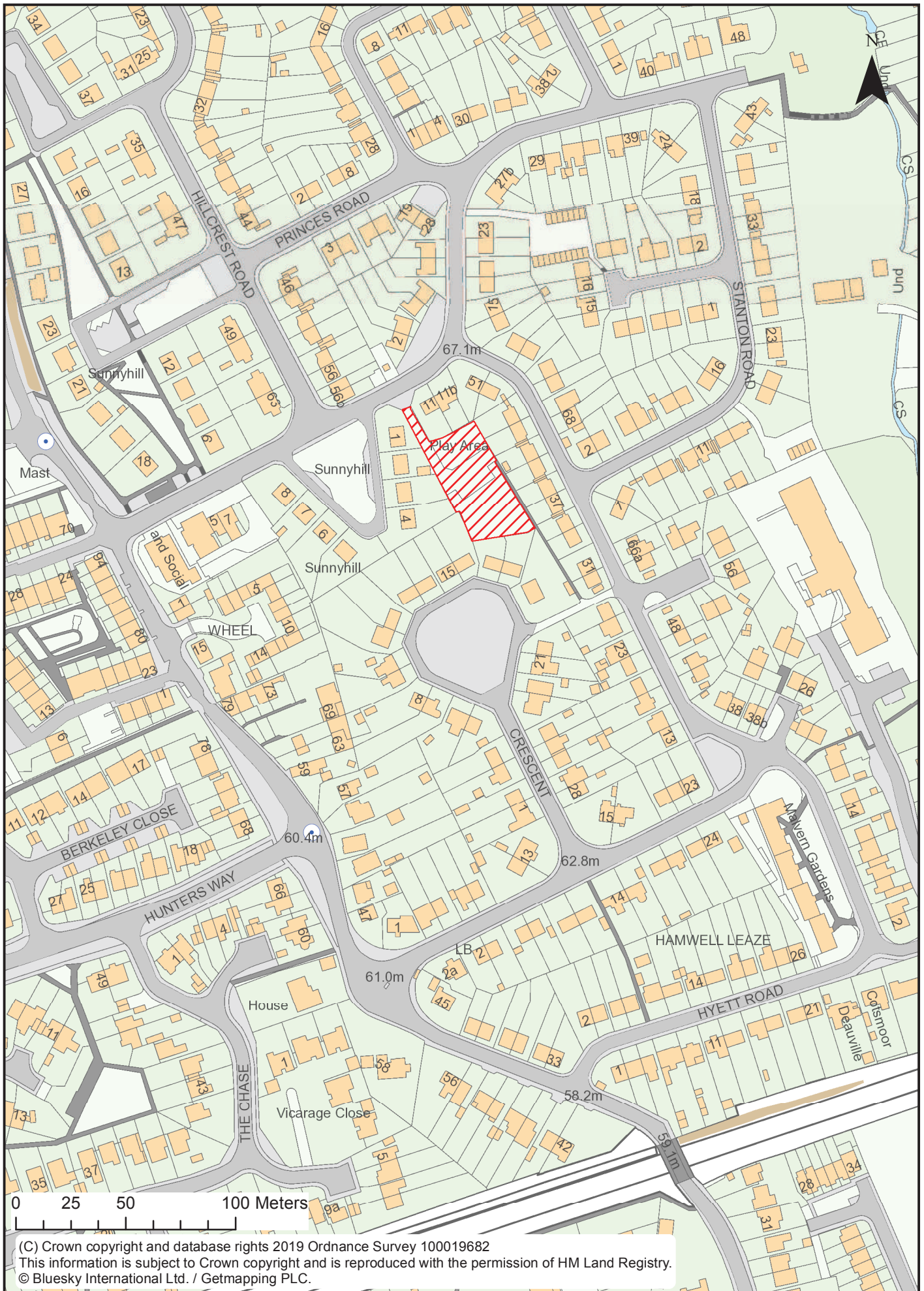
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STR058 Former garage site Hillcrest Road

12/07/2019

Scale - 1:2,916



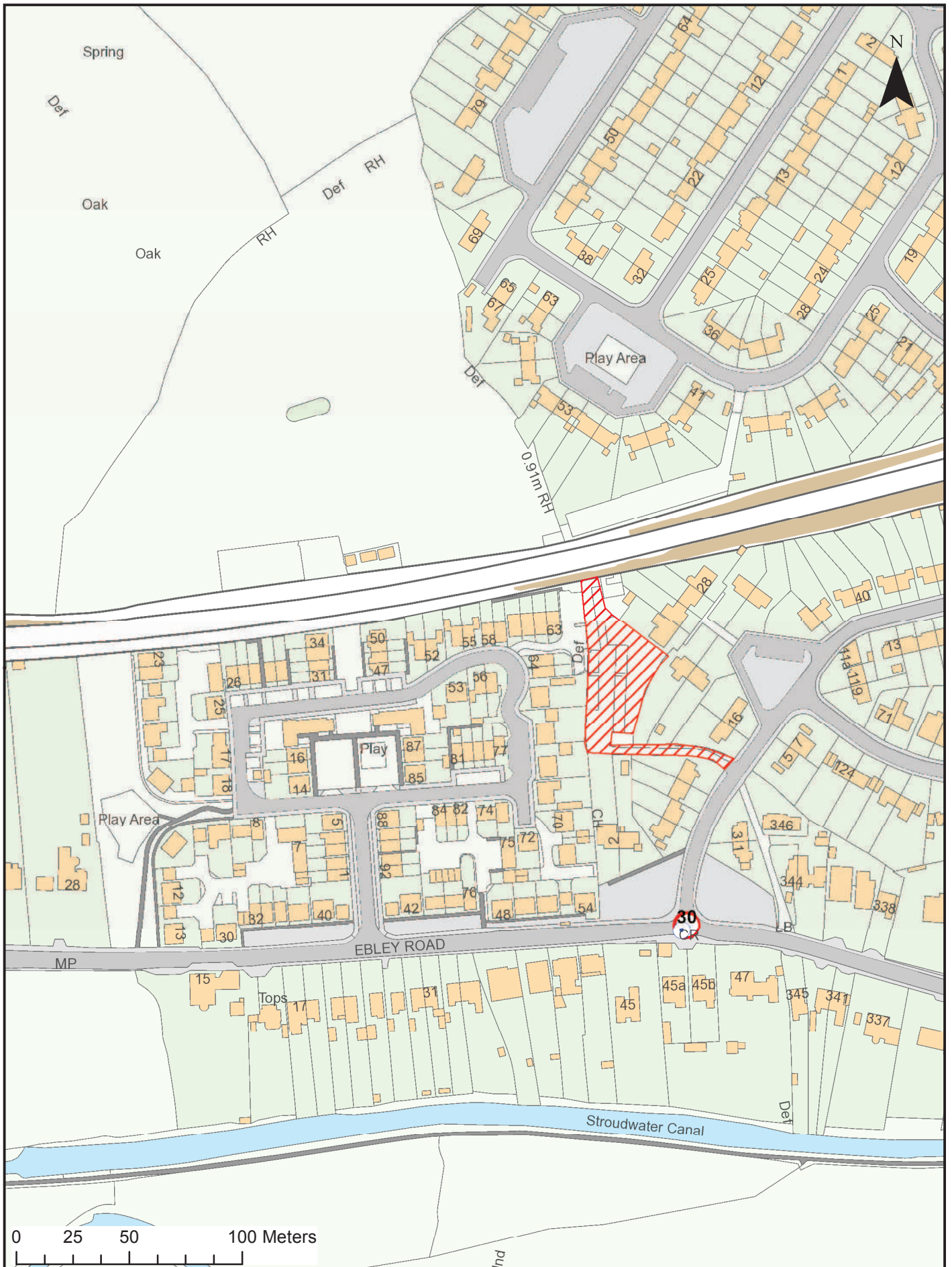
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STR059 Queens Drive

30/08/2019

Scale - 1:2,247



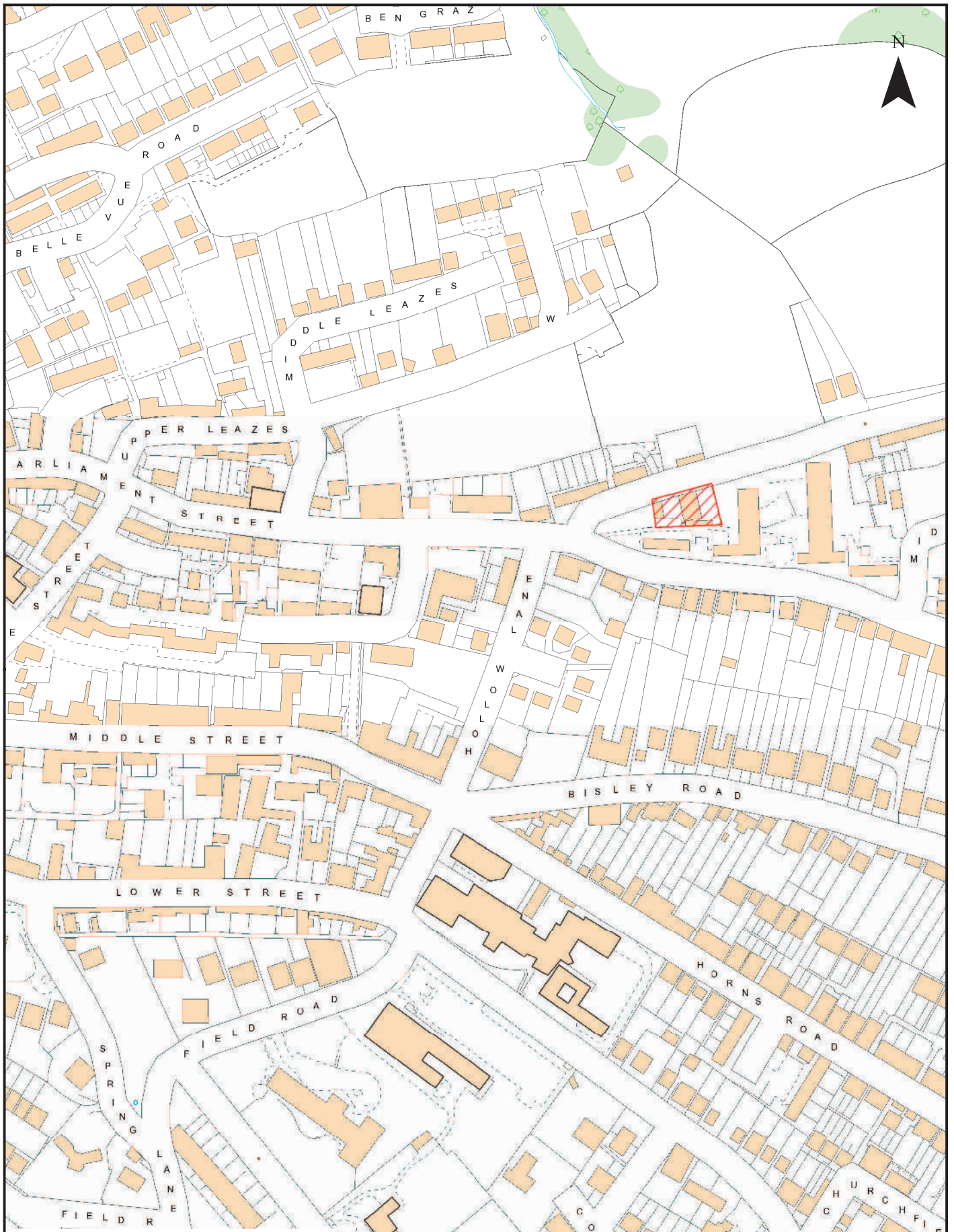
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STR060 Orchard Road, Ebley

30/08/2019

Scale - 1:2,247



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STR061 Garages Nouncells Cross

12/07/2019

Scale - 1:2,916

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 Kilminster

Kilminster Farm, Lypiatt, Stroud, GL6 7LG

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)	(1.88)
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: Agricultural			
Past uses: Agricultural			
Planning history (<i>Please include reference numbers, planning application/ SHLAA site, if known</i>): No planning history. The land adjacent (S.131/0966/FUL) has permission for 38 affordable units.			
Access to the site (vehicle and pedestrian): Access to the site is currently gained from a single track lane 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 type="checkbox"/> No <input checked="" 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	50
	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	50	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

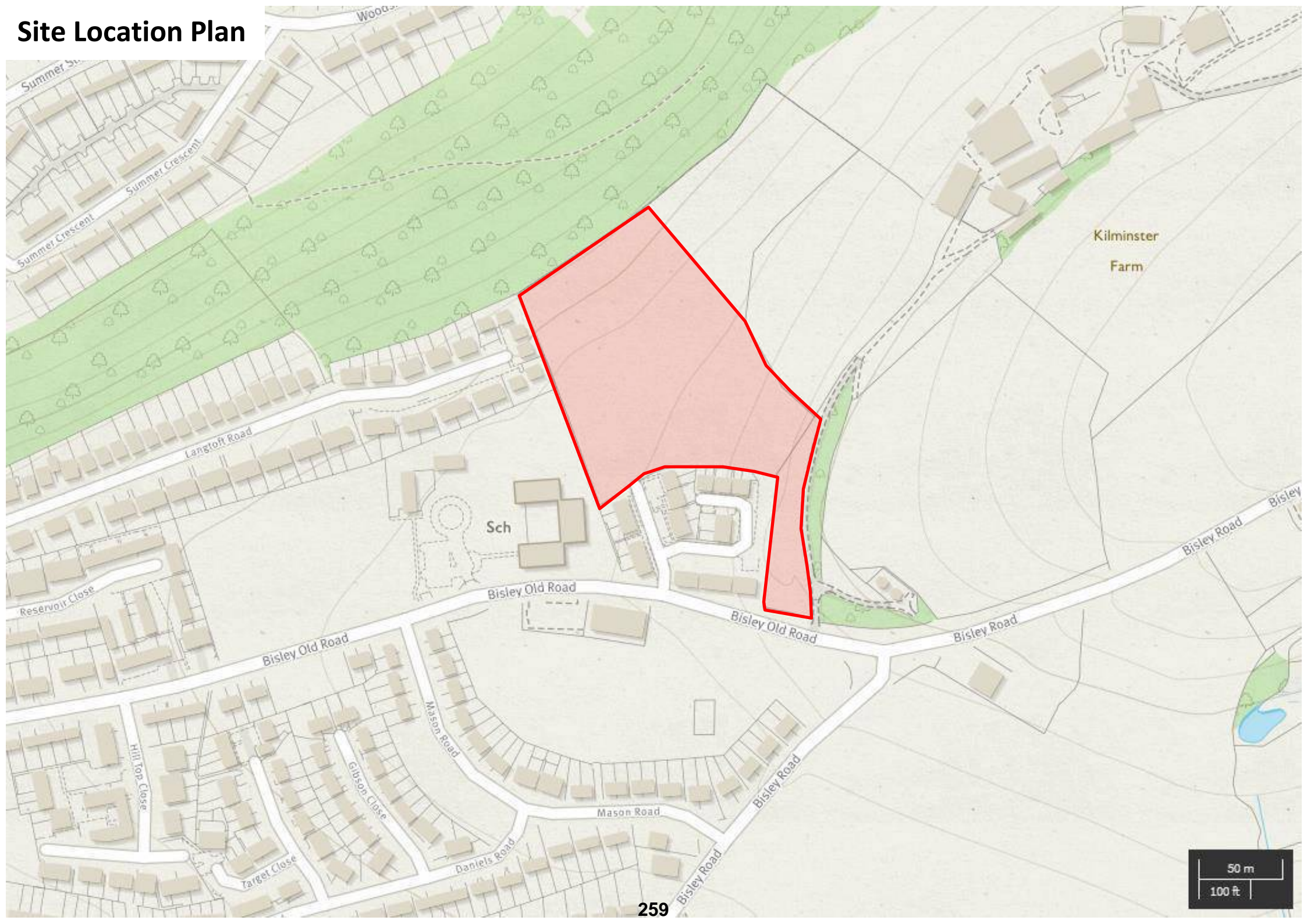
7: Site location plan

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

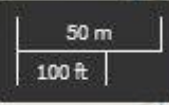
 Yes

Site Location Plan



Kilminster
Farm

Sch



Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

No Response

Q3. Your clients name/company/organisation (where applicable)

No Response

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

[REDACTED]

Q7. Client's name (if applicable)

No Response

Q8. Site name

The Stables, High Street, Upton St. Leonards. Gloucester.

Q9. Site address

The Stables,
High Street,
Upton St. Leonards,
Gloucester.

Page 2: Your interest in the site

Q10. Please tick box to indicate

Owner of the site

Page 3: Site information

Q11. OS Grid reference (EENN)

No Response

Q12. Total site area (hectares)

10 acres

Q13. Developable area (hectares)

No Response

Q14. Is the site in single ownership?

Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

Agricultural

Q16. Past uses

Agricultural

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

No Response

Q18. Access to the site (vehicle and pedestrian)

Vehicle
Pedestrian

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing	X	
Self Build		

If YES, please indicate the TOTAL number of residential units:
unknown

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

No Response

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

Yes

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

Footpaths

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

No Response

Page 7: Market status

Q24. Please indicate the current market status of the site:

No interest currently

Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: IMG_20190116_130320_01.jpg - [Download](#)



89
Land south of High Street, Upton St Leonards

17
Land adjacent to Pooles Farm, Upton St

Access from High Street

300193
Rout
May 2019

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

By email only to: local.plan@stroud.gov.uk

Dear Sir/Madam,

I am writing on behalf of my clients, [REDACTED] in response to the consultation on the Stroud Local Plan Review, Emerging Strategies Consultation and to advise that they have land within the plan area that is available and considered suitable for residential development.

In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in local plans must be subject to Sustainability Appraisal (SA). Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations), SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judged against reasonable alternatives.

The SLPR should ensure that the results of the SA process clearly justify its policy choices, including the proposed site allocations and the approach taken to new growth when judged against 'all reasonable alternatives'. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed and others have been rejected. The Council's decision making, and scoring should be robust, justified and transparent and should be undertaken through a comparative and equal assessment of each reasonable alternative. Too often the SA process flags up the negative aspects of development whilst not fully considering the positive aspects which can be brought about through new opportunities for housing development and how these can influence landscape issues, social concerns and the economy.

We would like to take this opportunity to advise the Council of our intention to promote the land at Upton Lane, Brockworth for residential development. It is envisaged that the 21.26 ha site can accommodate up to 400 dwellings, sports pitches, associated infrastructure and open space. We are confident that an appropriate access into the site can be achieved.

A location plan is included within this submission. We believe that the site offers a real opportunity to the residents of the local community and the wider area to assist in meeting the identified housing needs and deliver significant improvements to the public realm, including the provision of land for open space.

The site is free from significant constraints. It is not subject to, nor especially sensitive in terms of, any built or natural protection designations and it is not anticipated that any housing development will result in significant harm in terms of acknowledged amenity, community, heritage, landscape, traffic, environmental, technical or other acknowledged public interests.

Notably, the site also provides for sustainable development without intruding on the Green Belt, which in accordance with national policy should only be released if exceptional circumstances apply.

The site is contained to the north by existing residential development. The western field boundary runs adjacent to the M5 motorway

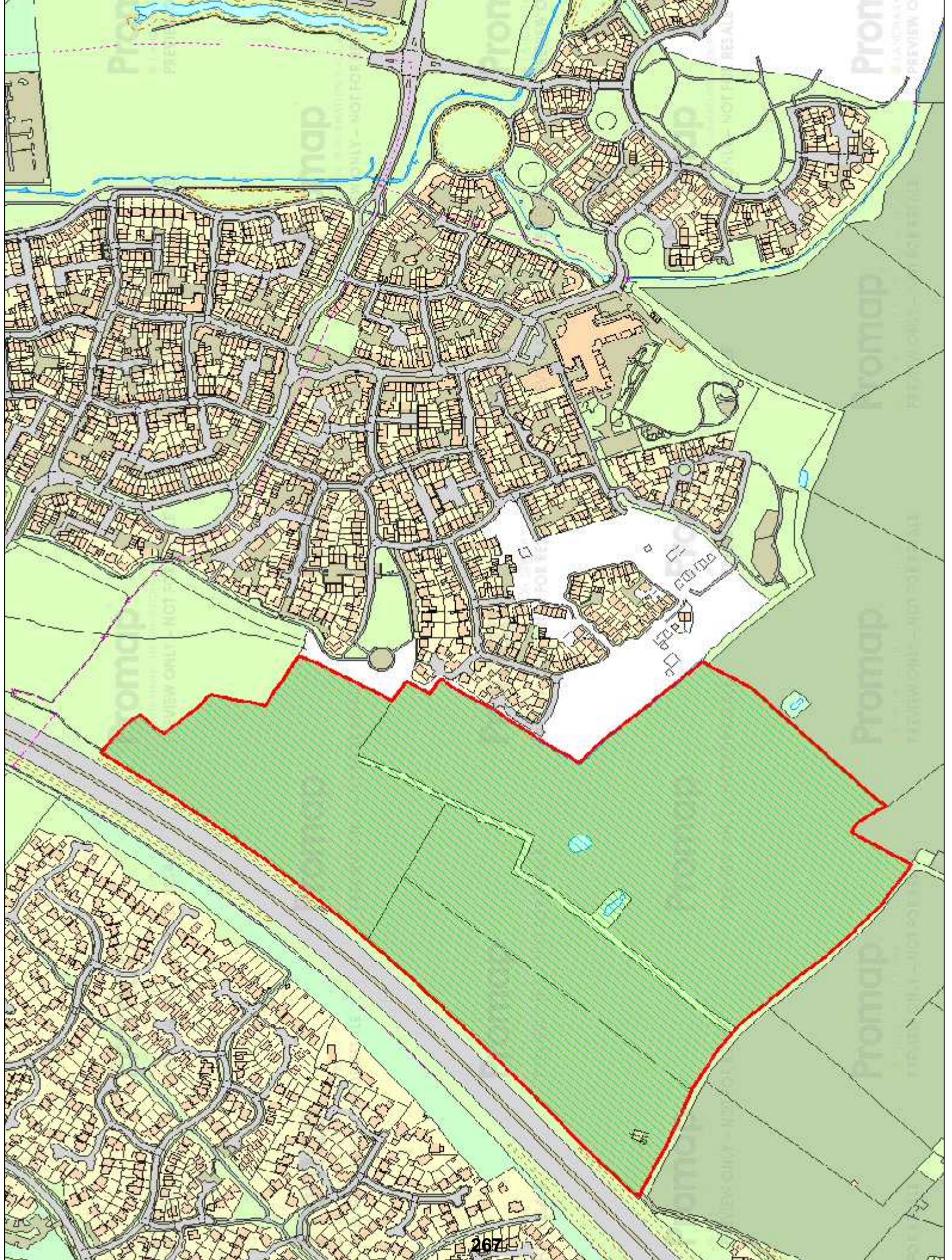
The development of this site represents a logical expansion to Brockworth. The development of this site would provide the following community benefits:

- Improvements to the local economy and increased footfall to the existing businesses of Brockworth. The development of this site will help to maintain a thriving and vibrant community and will ensure the longevity of local services such as shops, community facilities and schools.
- Deliver a mix of housing types and sizes to meet strategic needs of the local housing market, including market and affordable housing. This will demonstrably support and secure the current and future vitality of the local area. New homes will enable people to access the housing market locally rather than being forced to move away due to a lack of available housing.
- The delivery of the site will provide new areas of Green Infrastructure.
- The site is located in Flood Zone 1 in its entirety. The developable area is therefore in Flood Zone 1 – Very Low Risk – with an annual probability of flooding less than 0.1% (1 in 1000).
- Enhanced permeability with the local area.

We submit that the site is available and suitable for residential-led mixed-used development and request that the Council consider the benefits listed above and note the ability of the site to assist Stroud District Council in meeting the local housing needs. We consider that the site should be allocated for residential development and would welcome the opportunity to discuss our proposals with the Council in more detail.

We request to be added to the consultation database and look forward to reviewing future versions of the Stroud Local Plan Review in due course.

Kind Regards,



Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

Barton Willmore

Q2. Your company name or organisation

No Response

Q3. Your clients name/company/organisation (where applicable)

No Response

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

Barton Willmore, Greyfriars House, Greyfriars Road, Cardiff, CF10 3AL

Q7. Client's name (if applicable)

No Response

Q8. Site name

Land north of Hyde Lane

Q9. Site address

Land north of Hyde Lane, Whitminster

Page 2: Your interest in the site

Q10. Please tick box to indicate

Planning consultant

Page 3: Site information

Q11. OS Grid reference (EENN)

Easting: 377731, Northing: 208549

Q12. Total site area (hectares)

Circa 7.5 hectares

Q13. Developable area (hectares)

Circa 7.5 hectares

Q14. Is the site in single ownership?

No

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

Agricultural

Q16. Past uses

Agricultural

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

SHLAA Site WHI002 Land north of Hyde Lane

Q18. Access to the site (vehicle and pedestrian)

Access to the site can be obtained from Hyde Lane and the A38.

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing	X	
Self Build		X

If YES, please indicate the TOTAL number of residential units:
Circa 250 homes

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

No Response

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

Yes

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

Whitminster Footpath 12 runs through the south west of the site. This can be readily accommodated as part of any development proposals. The site is not the subject of any TPOs or any known utilities constraints.

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

	Number of dwellings
2019/20	-
2020/21	-
2021/22	50
2022/23	50
2023/24	50
2024/25	50
2025/26	50
2026/27	-
2027/28	-
2028/29	-
2029/30	-
2030/31	-
2031/32	-
2032/33	-
2033/34	-
2034/35	-
2035/36	-
2036/37	-
2037/38	-
2038/39	-
2039/40	-

Page 7: Market status

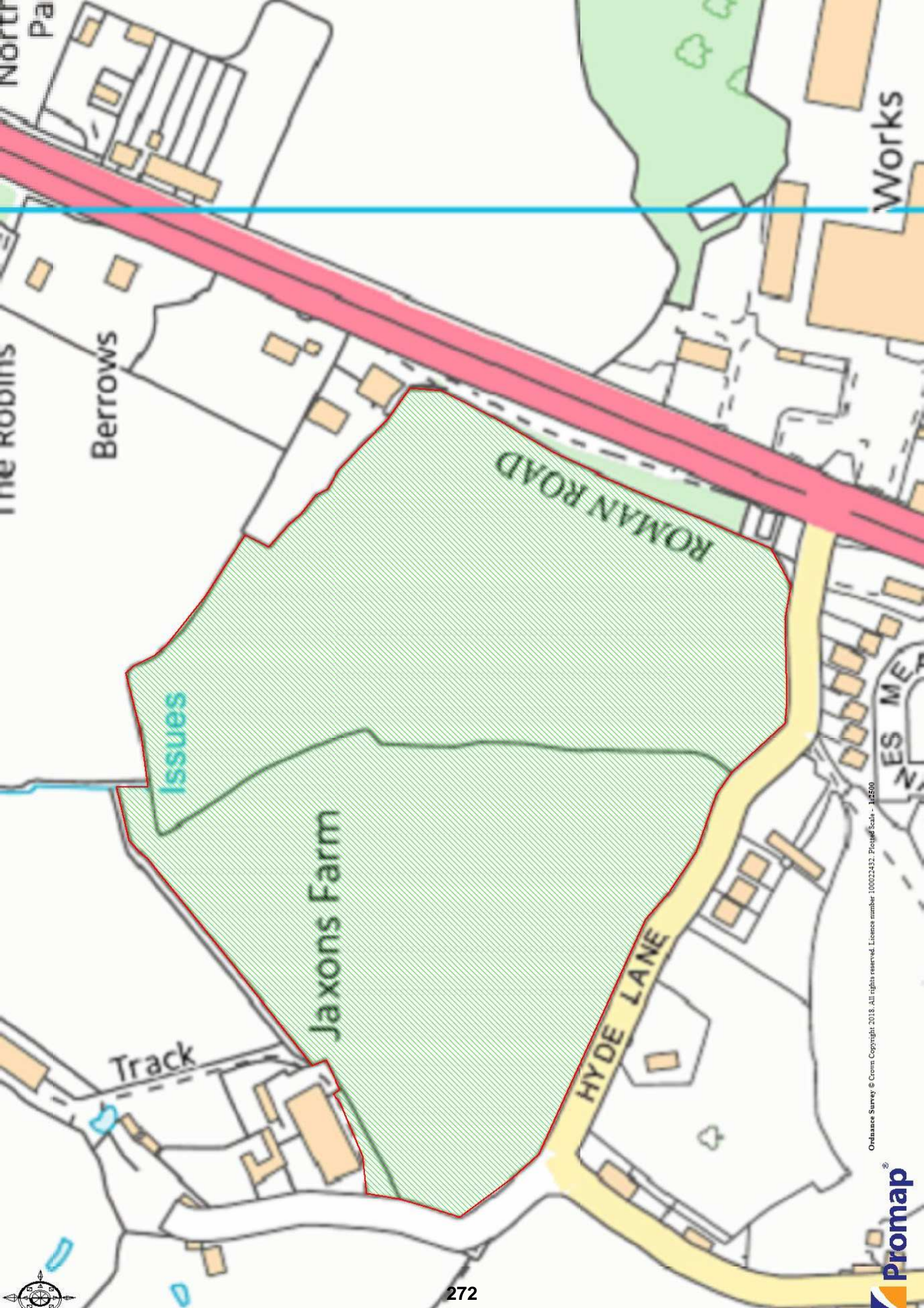
Q24. Please indicate the current market status of the site:

Enquiries received from a developer

Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: Land North of Hyde Lane Whitminster.jpg - [Download](#)



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Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

Knight Frank

Q3. Your clients name/company/organisation (where applicable)

[REDACTED]

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

No Response

Q6. Your address

No Response

Q7. Client's name (if applicable)

No Response

Q8. Site name

Land at Hawpark Farm, Wotton Road

Q9. Site address

Land at Hawpark Farm
Wotton Road
Wotton-Under-Edge
GL12 8JN

Page 2: Your interest in the site

Q10. Please tick box to indicate

Planning consultant

Page 3: Site information

Q11. OS Grid reference (EENN)

No Response

Q12. Total site area (hectares)

19

Q13. Developable area (hectares)

13.3

Q14. Is the site in single ownership?

Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

Agricultural

Q16. Past uses

Agricultural

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

No Response

Q18. Access to the site (vehicle and pedestrian)

Wotton Road

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing	X	
Self Build	X	

If YES, please indicate the TOTAL number of residential units:

400

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

No Response

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

No

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

No Response

Page 7: Market status

Q24. Please indicate the current market status of the site:

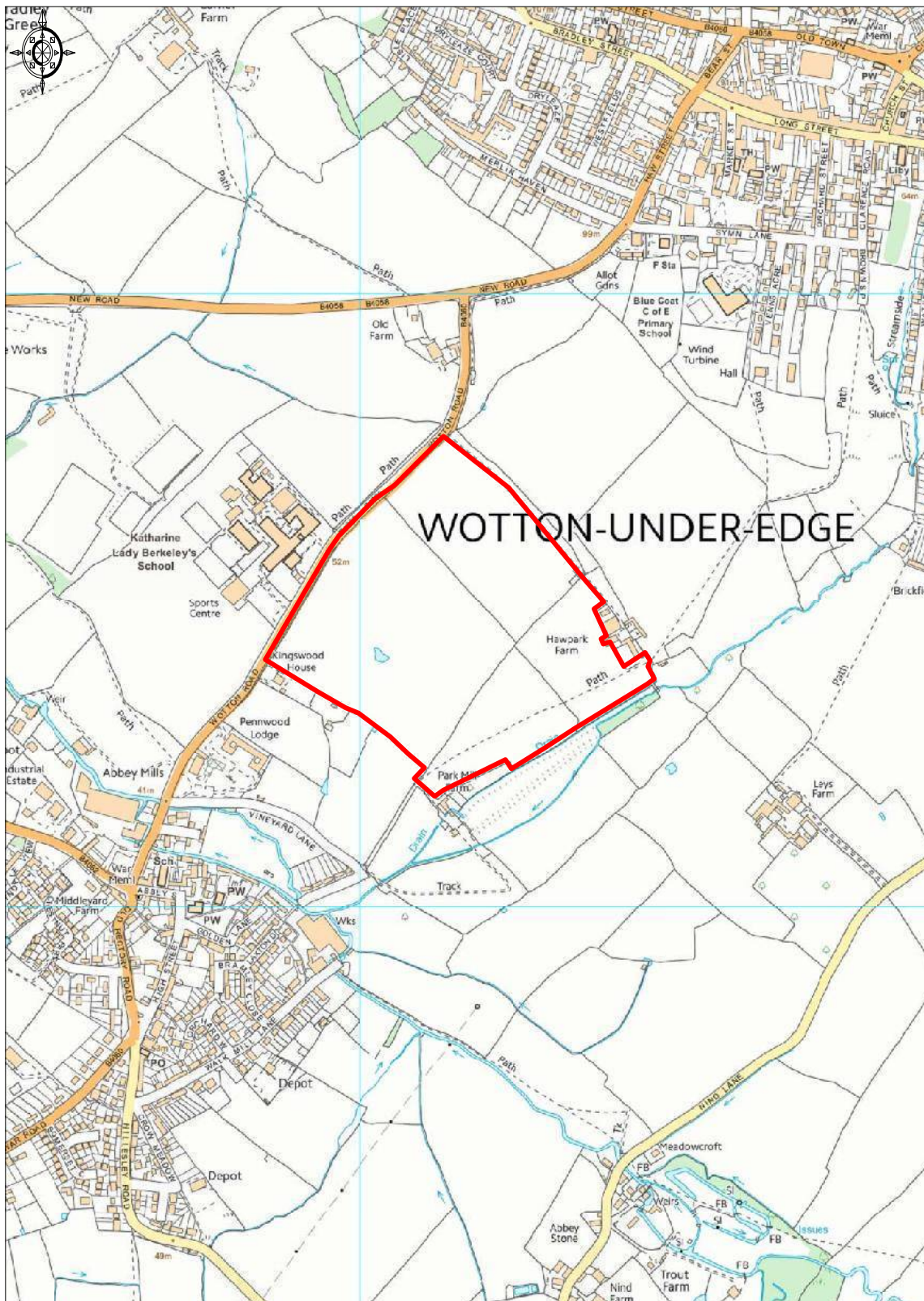
Site is under option to a developer

Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: Hawpark Farm, Wotton SLP.pdf - [Download](#)

Land at Hawpark Farm



WOTTON-UNDER-EDGE

Promap
LANDMARK INFORMATION GROUP

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Site area: 48.7 Acres