

[REDACTED]

From: [REDACTED]
Sent: 05 December 2017 15:01
To: _WEB_Local Plan
Subject: Call for sites - Local Plan Review
Attachments: call-for-sites-form_local-plan-review-2017_Graduate Gardeners Bisley.pdf; 1432-P-001 Graduate Gardeners Site.pdf

Dear Sir / Madam

Please find attached our application / submission for our site in Bisley, Stroud, to be considered for inclusion in the Stroud Local Plan Review.

Please confirm receipt of this submission.

Many thanks

Kind regards

[REDACTED]

[REDACTED]

www.graduategardeners.co.uk

Tel. 01452 770273

Fax. 01452 770134

[REDACTED]



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): <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): <input type="text"/>	name: <input type="text"/>
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Your client's company or organisation (if applicable)

Call for sites: Site Submission form.

Site Submission form PART B:

Your name

██████████

Your organisation or company

Graduate Gardeners Ltd

Your client's name/organisation

(if applicable)

Site name

Site address (including post code)

Graduate Gardeners

Calfway Lane, Bisley, Glos, GL67AT

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)

<i>Please provide as much detail as possible</i>			
OS Grid reference (EENN)	390619 206274	Total site area (hectares)	1.1
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)	1.1
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Used as a builders yard, storage and offices for Landscaping Company			
Past uses: In current use since 1984			
Planning history (<i>Please include reference numbers, planning application/ SHLAA site, if known</i>): Erection of detached machinery shed and poly tunnel. 2001 Permitted Variation of condition (d) of permission S.13546/B to allow extension of business hours to 07.45 and 18.45 Mondays to Fridays between 1st March and 31st October each year.			
Access to the site (vehicle and pedestrian): Principal vehicular access from Calfway Lane to the NW corner of the site, big enough for large construction vehicles. Secondary gated vehicular access onto Calfway Lane in SW corner of the site. Pedestrian access constitutes a short walk (150m) to the village centre.			
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	26	
	Number of flats		
	TOTAL number of units	26	
<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"/>	18	
Affordable housing	Affordable rent	Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership	Yes <input 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: The Site is proposed for enabled custom and self build (providing services plots with planning to meet the demands of the Custom and Self-Build Register), with a mix a scale of units suitable for both independent living into old age, and some starter homes.			
3b: Is the site proposed for institutional residential development?		<i>Please tick to indicate</i>	
(e.g. care home, hospital or residential care home)		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: (<i>If Yes, please specify</i>)	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"/>	The site would need to be connected to the the main sewer, though this should not be prohibitively restrictive as it runs up Calfway Lane close to the site.
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

N/A

It is important to note that Graduate Gardeners plan to move their business to another site locally within the district, so there would be no planned reduction in net employment.

(Please continue on additional sheets and attach as required)

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

2018/19		2024/25		2030/31	
2019/20		2025/26		2031/32	
2020/21	10	2026/27		2032/33	
2021/22	10	2027/28		2033/34	
2022/23	6	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"/>	We have discussed the site with a local enabling custom build developer, but have no formal arrangement.
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



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

General Notes
 1. Do not scale from drawings
 2. All dimensions to be checked onsite
 3. Unless otherwise stated dimensions are in millimetres
 4. Drawings to be read in conjunction with all other project drawings
 5. Copyright Millar + Howard Workshop Ltd

Rev.	Date	Notes

Chartered Architects
MILLAR+HOWARD
 WORKSHOP

St Mary's Mill
 St Mary's
 Chalford
 STROUD
 Gloucestershire
 GL6 8NX

t: 01453 887186
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 w: www.mhworkshop.co.uk

Project
Graduate Gardeners
 Bisley, GL6 7AT

Job No. 1432

Drawing Title
EXISTING
 Site Location Plan

Drawn By	Checked By	Date
HP	TH	Dec 2017

Scale
 1:1250@A3

Drawing No.	Revision
P/001	-

Drawing Status
 Planning



P/001 SITE LOCATION PLAN
 1:1250

