

Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

Plan-A Planning and Development Limited

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

Decora

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 Old Builders Yard

Q9. Site address

Land at Old Builders Yard, Woefulane Bottom, Minchinhampton, GL6 9AS

Page 2: Your interest in the site

Q10. Please tick box to indicate

Planning consultant

Page 3: Site information

Q11. OS Grid reference (EENN)

387619 200435

Q12. Total site area (hectares)

0.19

Q13. Developable area (hectares)

0.19

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

Redundant Builders yard

Q16. Past uses

Builders yard

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

No Response

Q18. Access to the site (vehicle and pedestrian)

There is an existing access from Woefeldane Bottom into the site and there is good pedestrian access to Minchinhampton

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		

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

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

Please see emailed Local Plan Review Sites Submission document

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

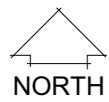
Q24. Please indicate the current market status of the site:

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: 18.20.016 PL001 Site Location Plan.pdf - [Download](#)



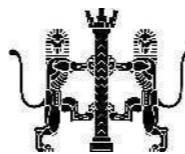
coombes : everitt architects limited

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 Cheltenham
 Gloucestershire
 GL53 7LE

t: 01242 807727 f: 0845 5575833
 e: info@ce-architects.co.uk
 www.ce-architects.co.uk

- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction issue
- As Built

RIBA
 Chartered Practice



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2. Do not scale drawing. all dimensions to be checked on site prior to construction and any discrepancies reported to contract administrator.
3. Do not use this drawing for setting out unless drawing specifically indicates setting out points.
4. Engineering information is indicative only and should be taken from structural engineers design.

Drawing title: Site Location Plan

Client: DECORA

Drawn by: AH Checked: JE

Project No: 18.20.016

Project: Old Builders Yard, Woefulane Bottom, Minchinhampton GL6 9AT

Scale: 1:1250 @ A3

Date: September 2018

Project / Drawing No: 18.20.016 PL001


 coombes : everitt architects

Representations to the Stroud Local Plan Review, Emerging Strategy Consultation (November 2018). On behalf of Cape Homes Limited for Land off Woeful dane Bottom, Minchinhampton.

Introduction

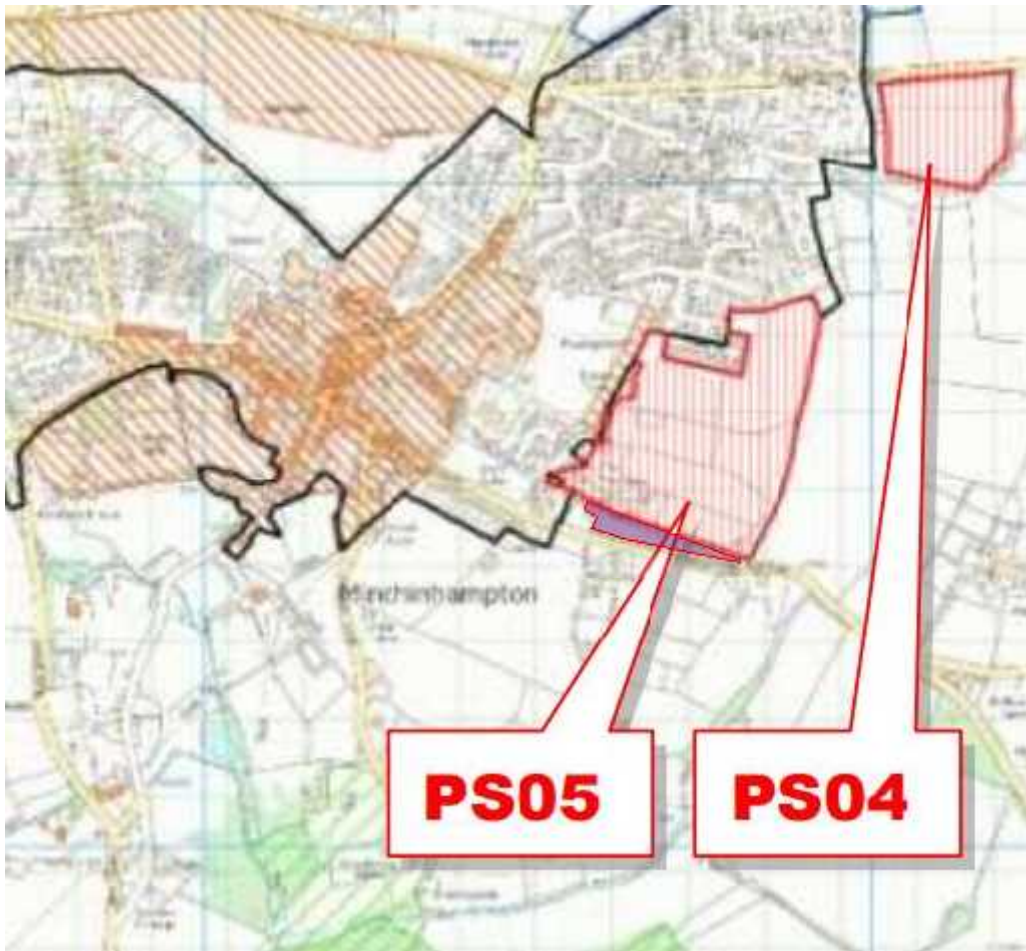
Following the recommendation of [REDACTED] via email on the 24th September 2018 to submit the above site for consideration on its own or as part of Strategic Assessment of Land Availability (SALA) ref. MIN005, SF Planning Limited has been instructed by Cape Homes Limited to make representations to Stroud District Council as part of the Emerging Strategy Paper Consultation for the Local Plan Review which will inform the Stroud Borough Plan 2011-2031. The land is identified by the plan in Appendix A (the site).

This is a new representation put forward at Woeful dane Bottom, Minchinhampton. It outlines the site location and expands upon the information contained within the Emerging Strategy Paper and evidence base, demonstrating the site is an acceptable location for future residential development. The site should therefore be allocated as such within the Local Planning Authority's Development Plan and recognised at this stage of the Local Plan Review for potential allocation.

The Site

The site is located within Minchinhampton and is located to the south east of the settlement. In the Local Plan Review the site is located below MIN005 (now PS05) which has been allocated for 100 dwellings, a doctors surgery, community uses and open space. This representation is to request that the site should either be included as part of the MIN005 (PS05) site allocation, extending it to cover land at Woeful dane Bottom, or it could also be a stand-alone allocation for residential development.

The site comprises of 2.26 acres, it is linear in shape and is bounded by Stone wall and mature hedging to the south. A large arable field is located immediately to the east; a campsite bounds the site to the north; and, the allotments, cricket club and residential properties bound the site to the west.



The site in relation to the potential allocation PS05

Site Planning Designations

The Strategy Paper states that Minchinhampton is a tier 2 settlement and one of the District's larger settlements which has a strategic role in providing services or facilities that serve a district-wide or wider than local catchment purpose.

The site is located adjoining the south-eastern edge of the settlement of Minchinhampton and connects well with it. It sits outside, but adjacent to the development limits of Minchinhampton and is within the designated area for the Cotswold AONB. The site is not located within a flood zone 2 or 3 and there are no flood zones to its boundaries. There are no listed buildings nor are there any Public Rights of Way crossing the site. It is also noted that within the Emerging Strategy Paper the preferred direction of housing growth in landscape terms is to the east.

Planning Justification

Sustainable Location

Paragraph 72 of the National Planning Policy Framework (NPPF) makes it clear for larger scale residential developments, key facilities such as primary schools and local shops should be located within walking distance of most properties, which this site delivers. While this site itself would not be a large-scale development it would enable a larger allocation site in this regard to the north with access from Woefulane Bottom. This would ensure that the sustainability and integration of the MIN005 allocation is secured through the provision of an essential access and offer of further housing and investment.

As quoted in the Emerging Local Plan "*currently, the Government requires the Local Plan Review to provide for at least 638 new homes per year*", through the Standard methodology. This is a 40% increase from the figure in the current Local Plan of 456 homes per year. Although 497 homes were built in the District last year, to meet this target every year over the 20 year plan period, it will require the Local Plan to identify land for at least 12,800 new homes

Key Benefits

This site can offer key benefits to the town, given its sustainable location and proximity to the settlement. The allocation (including the submission site) also has the potential to add to the viability of Minchinhampton and its services. The benefits of developing this site are compelling, with key matters summarised below;

- Additional places for the primary and secondary schools in the town;
- Assist the draft allocation with deliverable affordable housing to meet local requirements;
- Assist the draft allocation with deliverable housing for the elderly;
- Open market housing to meet local demands;
- Potential for new footpath routes to Minchinhampton from the draft allocation;
- Assist with bringing new public open space forward;
- Contributions to local infrastructure and facilities via CIL

Deliverability

The site is available now, it is suitable, and achievable; it is therefore deliverable in accordance with the definition in the National Planning Policy Framework for the future development required within the Stroud District, the Emerging Local Plan and the National Standard Housing Methodology 2018.

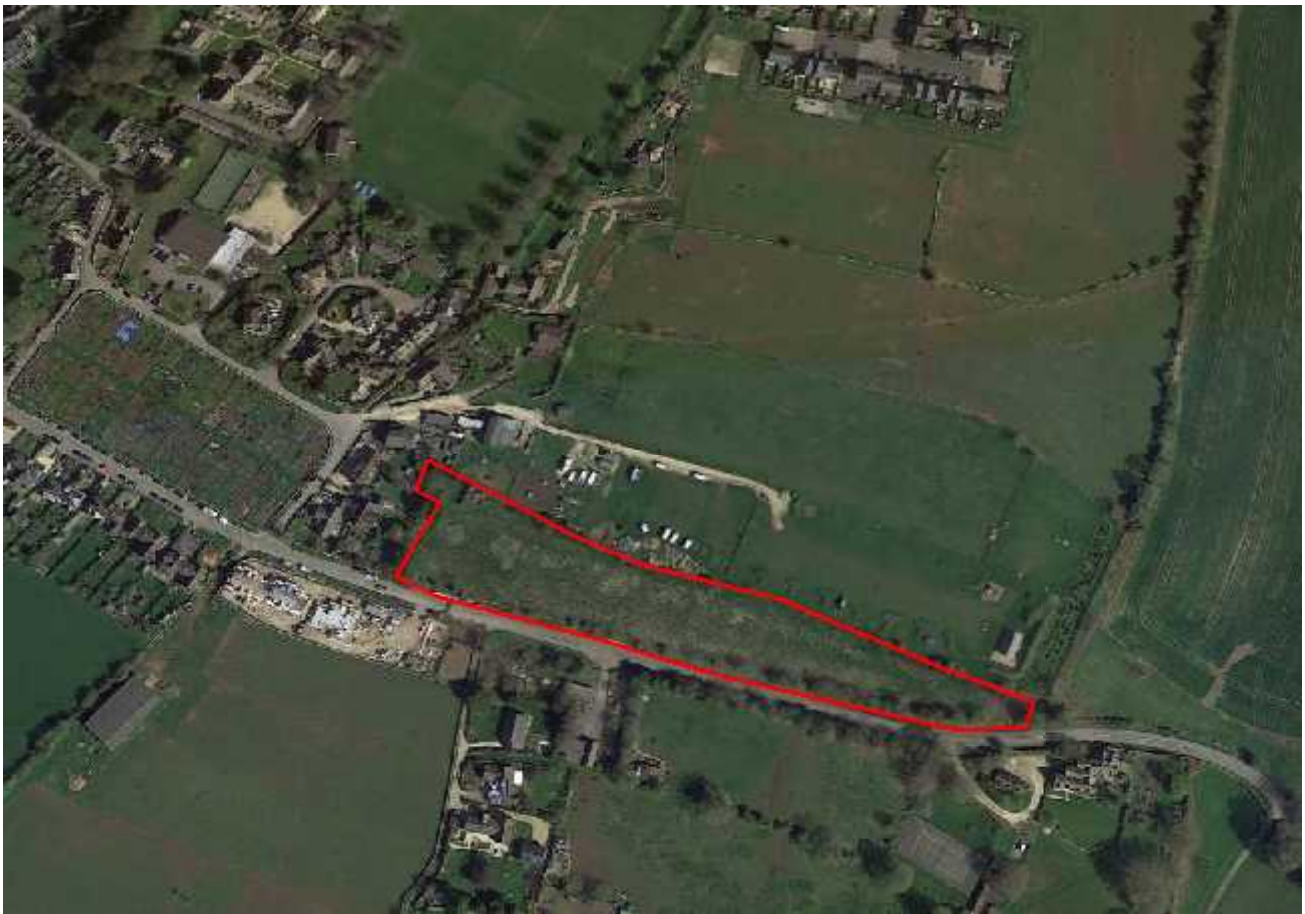
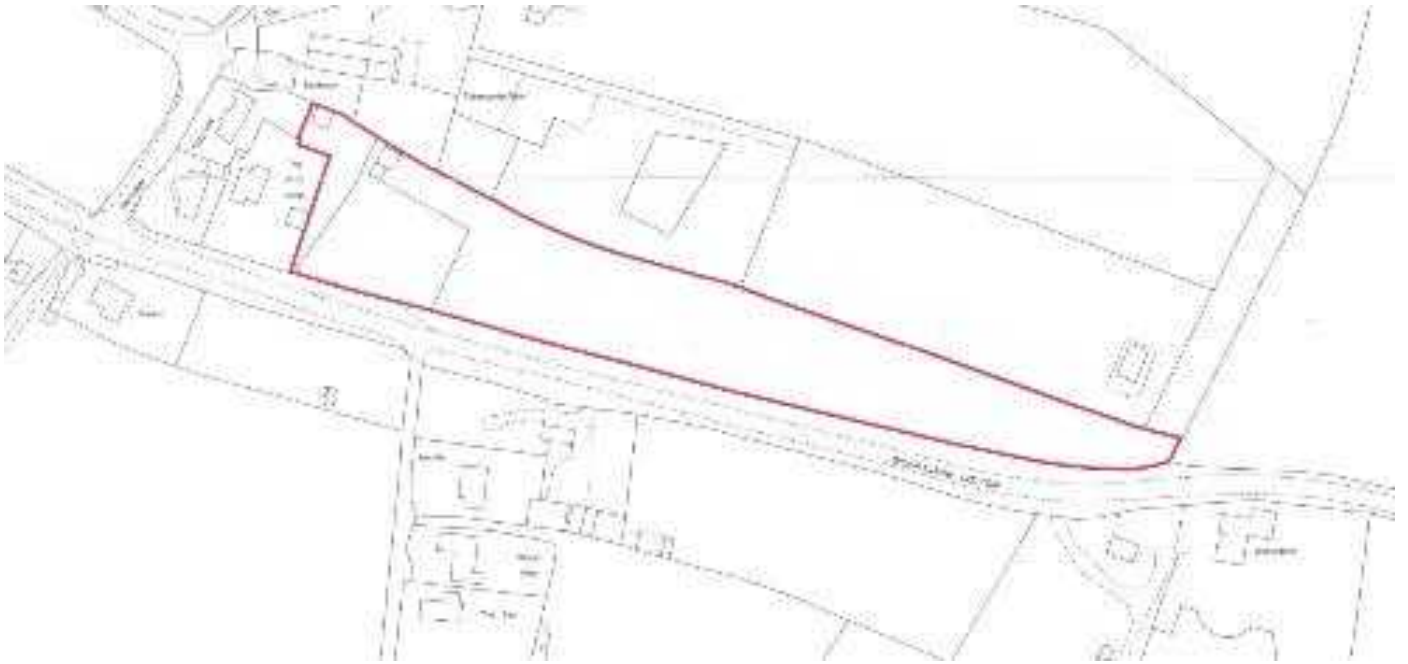
It is capable of delivering homes either as part of the potential allocation to the north, or as a stand-alone site. It is clear from the extracts at Appendix A that it is more than deep enough to provide suitably sized plots.

Conclusion

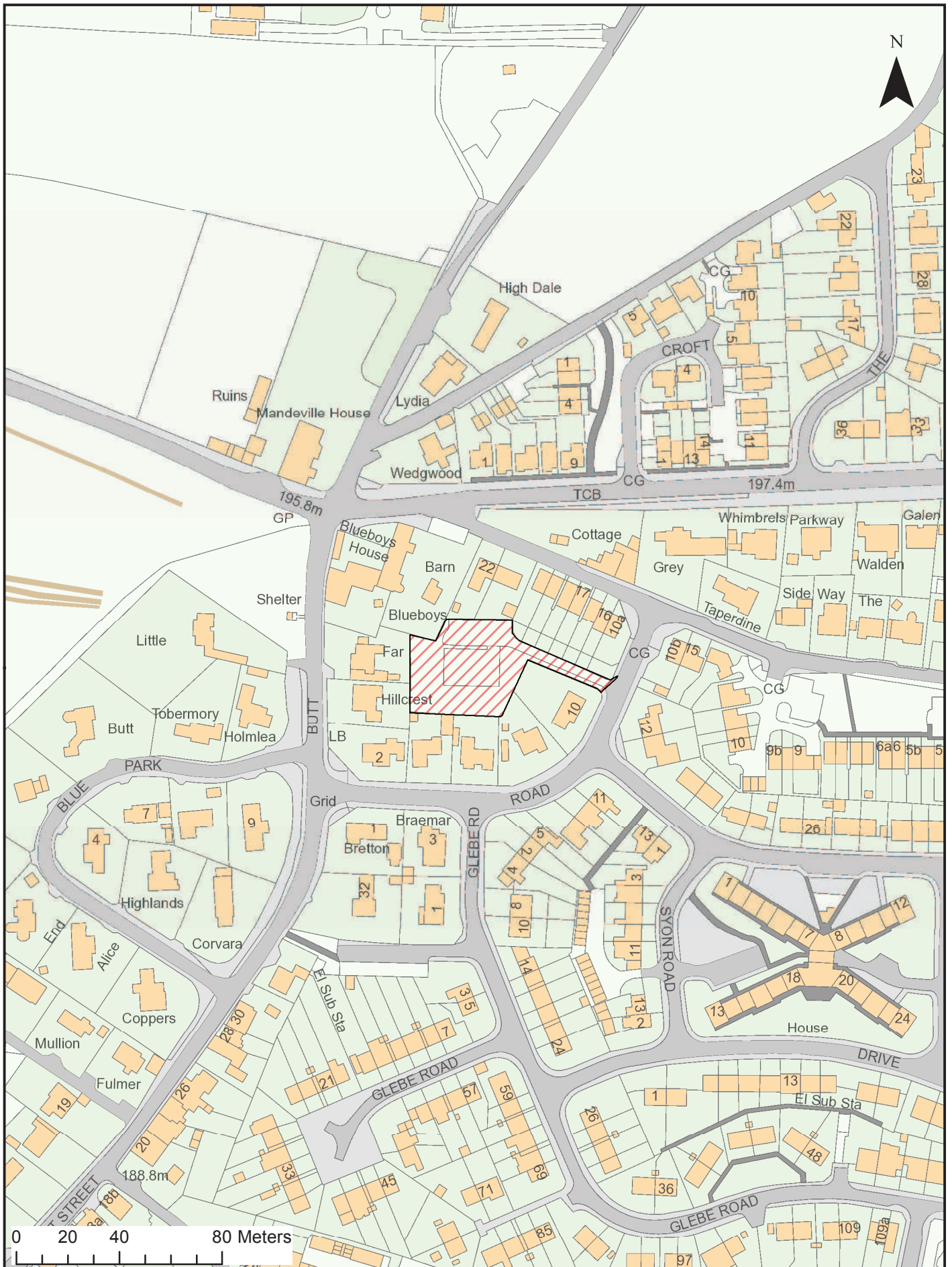
This Representation is for the Stroud District Plan Review, Emerging Strategy Paper Consultation (November 2018 - January 2019) and demonstrates the site comprises of land in a sustainable location in close proximity to the settlement and main urban area, its services, public transport routes and current draft allocated sites.

On this basis, we would urge Stroud District Council to allocate the land for housing either on its own or in combination with MIN005 (now PS05) which would also help to provide housing in the local area, customers to the existing services and places to the schools in Minchinhampton. We look forward to your response on these matters in due course as part of the on-going consultation process.

Appendix A – Site Plan



The Site: Woefeldane Bottom



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STROUD DISTRICT COUNCIL
 www.stroud.gov.uk

MIN017 Summersfield Road Minchinhampton

30/08/2019

Scale - 1:1,971

Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

Rapleys LLP

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

Brunel Homes (Gloucester) Ltd.

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

No Response

Q6. Your address

21 Prince Street, Bristol, BS1 4PH

Q7. Client's name (if applicable)

No Response

Q8. Site name

Land South of Avening Road, Nailsworth

Q9. Site address

Land south of Avening Road, Nailsworth, Stroud, GL6 0BS

Page 2: Your interest in the site

Q10. Please tick box to indicate

Planning consultant

Page 3: Site information

Q11. OS Grid reference (EENN)
3819
Q12. Total site area (hectares)
7
Q13. Developable area (hectares)
<i>No Response</i>
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)
Issues and Options site ref: NAI003
Q18. Access to the site (vehicle and pedestrian)
Existing access off Avening Road via track

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:

30

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:

Sloped nature of the site - has been fully considered in the development of the enclosed concept plan and suitable access can be provided and has been tested Adjacent to key wildlife site and within the Cotswold AONB - concept plan has been developed in this context. The submission is supported by a Landscape Visual Appraisal.

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	15
2020/21	15
2021/22	-
2022/23	-
2023/24	-
2024/25	-
2025/26	-
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:

Site is owned by 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: Avening Road Nailsworth - Site Location Plan.pdf - [Download](#)

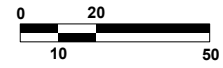
NOTES

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REVISIONS

REV. DATE - DRAWN - CHECKED: NOTES
-: 04.12.17 - LM - RS:
Drawing created.

Site Boundary



DRAWING TITLE

Site Location Plan

PROJECT

Avening Road, Nailsworth

CLIENT

Brunel

SCALE

1:2000@A3

DATE

December 2017



DRAWING NO.

REV

350-5775/F/01

-

Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY T: (01452) 424234

Development Services
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

Thornbury House
18 High Street
Cheltenham
GL50 1DZ

01242 230066
www.ridge.co.uk

15th January 2019

Dear Sir/Madam

Representations to Stroud District Local Plan Review Emerging Strategy (November 2018)

This representation has been prepared by Ridge and Partners LLP on behalf of Sharpness Development LLP in response to Stroud District Council’s consultation on the Local Plan Review Emerging Strategy paper (November 2018).

Sharpness Development LLP is promoting approximately 330 hectares of land at Sharpness for a new settlement in Stroud District.

The consultation asks whether the main issues for Stroud District have been identified and whether the potential strategy proposed is suitable to address those issues and meet future development needs. A response to the questions of relevance is set out below.

Local economy and jobs...

Question 2.1a Do you agree with the ways in which the emerging Strategy intends to support the local economy and the creation of jobs?

There is currently a need for new employment land in Stroud District as many of the existing employment sites are now of some age and not suitable for modern business purposes. New sites are required within the identified growth zone that will provide flat and accessible employment sites near to major transport links. We agree with the Emerging Strategy’s approach to supporting the local economy, particularly the approach to planning new employment and housing together where possible. Such an approach will help to create new sustainable communities and will help to reduce the potential for out commuting.

The development of sites such as Sharpness which can provide 10 hectares of new employment land, alongside new residential development, provides an exciting opportunity for the District. This new 10ha site will enable the provision of a modern, serviced employment site that will be attractive to a wide range of business user’s due to the fact it will be located in an accessible location and will provide modern facilities and buildings. The Home Builders Federation Calculator also identifies that a development of 2,400 dwellings, for example, could support the employment of 7,440 people, thereby providing a significant boost to the economy in this regard.



A local need for housing...

Question 2.3a Do you agree with the ways in which the emerging Strategy intends to meet local housing need?

Overall, we support the Emerging Strategy's approach to meeting housing need through the provision of at least 638 new homes per year for a 20-year period. This appears to be in line with the National Planning Policy Framework (NPPF) which states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. However, we would also like to take this opportunity to reiterate that this is a minimum number of homes to be delivered over the plan period and that the Government is looking to significantly boost the supply of housing (paragraph 59).

The importance of affordable housing provision is also acknowledged. However, as identified at paragraph 34 of the NPPF, it is important that any policies relating to development contributions and affordable housing provision do not undermine the deliverability of the plan. It is therefore important that the Council undertakes an updated viability appraisal as part of the Local Plan Review.

Whilst it is acknowledged that local planning authorities have the option to set minimum space standards for new housing developments, we would highlight that the Planning Practice Guidance states at Paragraph 020¹ that planning authorities should provide justification for such policies and should take account of the following areas:

- *“need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.*
- *viability – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.*
- *timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions.”*

It is therefore important that these points are fully assessed by the Council before proceeding with minimum space standards in the Local Plan Review to ensure that such policies do not impact on the timely delivery of development.

Finally, we also agree with the objective to secure a mix of dwellings on Local Plan housing sites in proportion to meet identified local needs including housing for young people as well as those who may be retiring. However, it is important that the Local Plan Review does not seek to require a specific housing mix on individual Local Plan sites as this could impact on the delivery of developments depending on market indicators at the time.

The emerging growth strategy...

Question 4.2a Do you support the broad approach of the emerging growth strategy, in terms of distributing the growth required by national policy for Stroud District?

The emerging growth strategy identifies that at least 12,800 dwellings will be delivered over the next 20 years. It seeks to concentrate housing growth at the main towns of Cam, Dursley, Stonehouse and Stroud in tandem with

¹ Paragraph: 020 Reference ID: 56-020-20150327

new housing and employment growth centred at two new settlements, one of which is Sharpness. Modest growth is also suggested at Berkeley, Minchinhampton, Nailsworth and Painswick.

As identified earlier, we fully support the proposed approach of the emerging growth strategy particularly with regard to the proposals for a new sustainable settlement at Sharpness, which identifies around 2,400 dwellings and 10 hectares of employment land (and other facilities) to be delivered over the plan period. It is considered that the allocation of a new settlement at Sharpness will enable a good proportion of the housing and employment needs of the District to be met on a site where new infrastructure can be planned comprehensively and delivered in a sustainable manner from the outset.

Furthermore, whilst Sharpness Development LLP fully support the proposed allocation of land at Sharpness for 2,400 homes, it is also worth noting that growth in the range of 2,400 - 3,500 homes over the Plan period could also represent a realistic proposition to meet the District's housing needs over the plan period. This should be considered in the context of overall growth of around 5,000 homes, to be delivered beyond the Plan period.

A new settlement at Sharpness provides a unique and exceptional opportunity for sustainable growth as it can, for example, deliver a wider range of sustainable benefits including the opportunity to create a happy and healthy community for all people via:

- the creation of a highly energy efficient community that will have reduced energy demands, improved building construction, renewable energy, aims for zero waste and efficient use of water across the scheme
- use of natural and renewable materials throughout the development;
- opportunities for local food production as part of the development;
- strong green infrastructure links
- segregated cycling and pedestrian routes to prioritise alternative forms of transport; and
- opportunities for new and improved localised rail links,

The creation of a new settlement at Sharpness offers the chance to create buildings that people will want to live, work and recreate in with the overall aim of creating a vibrant and resilient community with a strong sense of local distinctiveness. Such a development will work with nature, rather than against it, through a network of green infrastructure that will enable the creation of improved habitats, new recreation areas and an urban farm. Overall, Sharpness Development LLP's aim is to create an exemplar development for the region.

As we have previously identified in earlier representations, such opportunities are harder to achieve with 'bolt on' urban extensions to existing areas. Urban extensions are often less distinctive and place a greater burden on the existing infrastructure of the area with limited opportunities to secure the new infrastructure that the District needs. The provision of a new settlement is a more sustainable and comprehensive approach to meeting the District's growth needs.

Paragraph 72 of the NPPF identifies support for such an approach stating that *"the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities."*

It is also worth noting that further technical work has been conducted with regard to the land at Sharpness which establishes that a new settlement and growth point at Sharpness provides an exciting new opportunity for growth in the District that is capable of being delivered within the Plan period.

As previously highlighted in earlier representations, Sharpness Development LLP considers that land at Sharpness could deliver around 5,000 new homes overall. New housing would be delivered through a series of inter-linked neighbourhood areas, together with a comprehensive package of accompanying infrastructure to meet housing needs up to 2040 and beyond and the new employment land will be delivered as a business park within the heart of the new settlement.

Overall, Sharpness can assist in accommodating the immediate needs of the District up to 2040 as well as providing the opportunity for a planned growth point beyond this period, thereby providing greater certainty on future growth in the District.

Question 4.2b Do you support an alternative strategy approach?

As above, Sharpness Development LLP supports the strategy proposed in the Emerging Strategy Paper and we therefore have no comments regarding this question.

Question 4.2c Have we identified the right towns and villages for growth? Or do other settlements have growth potential?

We believe that Sharpness should be the primary focus as a growth point within the District followed by complementary growth dispersed through the settlements identified in the Emerging Strategy to enhance and maintain the vitality of these smaller settlements.

Question 4.2d Do you support our approach to addressing Gloucester’s housing needs?

It is considered that Gloucester and the JCS should support their own housing needs in the first instance firstly by utilising the safeguarded land and then by examining SALA sites with the identification of new land within their own area.

Question 4.2e Do you support an alternative approach to addressing Gloucester’s housing needs?

See above. Given the quantum of land available in the JCS area, it is considered that there is no necessity for Stroud to play a role in the provision of land for Gloucester’s development needs.

Settlement hierarchy...

Question 4.3a Are any of the settlements in the wrong tier and, if so, for what reason?

Whilst the current hierarchy-based approach is considered appropriate, Sharpness is currently classed as a Third Tier (Accessible Settlement with Limited Facilities) in the Settlement Hierarchy. However, it is considered that there is clear potential for Sharpness to become a Second Tier Settlement given that the Hunts Grove urban extension allocation for 750 dwellings was anticipated to be a Second-Tier settlement in the current Local Plan. As previously identified, development of a new settlement at Sharpness will enable significant level of new development including 10 hectares of employment land and associated infrastructure. This, in turn, will enable the opportunity to provide residents with jobs, infrastructure and services and facilities close to home thereby reducing the need to travel to other local centres and helping to limit the impact of development on the transport network and environment.

Making places: mini visions and priorities for your area...

Question 5.0a Do you support the proposed mini-visions for your area(s)?

We fully support the proposed mini vision for the Berkeley cluster, particularly in respect of the proposals for the development of a new community at Sharpness which will make a significant contribution to meeting the housing and employment needs of the District. It is agreed that proposals for a new settlement will create a step change in services and facilities available to the local area and will deliver a truly sustainable pattern of living for new and existing local residents. The proposals will complement and not compete with existing facilities in the local area and will support the vitality of existing services and facilities in Berkeley.

Making places: potential sites and alternatives...

Question 5.1a Assuming some growth is desirable, have we identified the best site(s) at each town and village?

Within the Berkeley Cluster, land at Newtown and Sharpness is identified as a potential site to accommodate up to 2,400 dwellings by year 2040, 10 ha employment, retail, community uses and open space under reference PS36: South and east of Newtown and Sharpness.

However, the red line plan does not reflect all of the land as promoted by Sharpness Development LLP. As such, an updated site location plan is enclosed with this representation which demonstrates the land that is within the control of Sharpness Development LLP and is currently being promoted. It remains that this land is able to deliver between 2,400 – 3,500 dwellings as well as 10 hectares of employment land, retail, community uses and open space over the plan period.

Overall, Sharpness Development LLP consider that the identification of a new settlement at Sharpness, in tandem with some growth at the tier 1 and 2 settlements and dispersal to smaller settlements (where this is in proportion with the scale and character of that settlement) represents the most appropriate strategy to meet the District’s housing needs.

I trust this representation is of assistance. We look forward to the further development of your plan in due course and would welcome the opportunity to engage with you on the proposals at Sharpness moving forward. I would be grateful if you could acknowledge receipt of these representations and please do not hesitate to contact me if you require any further information.

Yours sincerely,



Partner

For Ridge and Partners LLP

Emerging Strategy Site Submission Form

Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

Outside In Properties

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

[REDACTED]

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

[REDACTED]

Q7. Client's name (if applicable)

[REDACTED]

Q8. Site name

Panthurst Farm

Q9. Site address

Panthurst Farm, Saniger Lane, Newtown, Berkeley, GL13
9NH

Your interest in the site

Q10. Please tick box to indicate

Other (please specify):
Client's Agent

Site information

Q11. OS Grid reference (EENN)

X (Easting) 367012 : Y (Northing) 201184

Q12. Total site area (hectares)

0.55

Q13. Developable area (hectares)

0.55

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

Residential

Q16. Past uses

Business use (shop-fitting/ joinery)

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

Change of use of storage building to Business Use (joinery/ shopfitting) - renewal of permission. Ref: 01/524

Q18. Access to the site (vehicle and pedestrian)

Yes to both

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:

3-6

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

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:

Services - current property utilises oil fuel and cesspit/ septic tank. Mains connection feasible in context of potential development of Sanigar Farm Fields.

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	3-6
2022/23	-
2023/24	-
2024/25	-
2025/26	-
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	-

Market status

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

No interest currently

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: 1901_Site Location.pdf - [Download](#)



REV:	DESCRIPTION:	BY:	DATE:	Notes:	STATUS:	INFORMATION		
					SITE:	Panthurst Farm, Saniger Lane Newtown, GL13 9NH		
					TITLE:	SITE LOCATION PLAN		
					SCALE AT A4:	DATE:	DRAWN:	CHECKED:
					1:1250	08.04.19	SL	HL
					PROJECT NO:	DRAWING NO:	REVISION:	
					1901	001	-	

Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

David James & Partners

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

[REDACTED]

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

Land to west of New Road

Q9. Site address

New Road, North Nibley

Page 2: Your interest in the site

Q10. Please tick box to indicate

Land agent

Page 3: Site information

Q11. OS Grid reference (EENN)

ST7395 9067

Q12. Total site area (hectares)

2.54

Q13. Developable area (hectares)

0.75

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)

None

Q18. Access to the site (vehicle and pedestrian)

Direct off New 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:

20

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)

	Number of dwellings
2019/20	-
2020/21	20
2021/22	-
2022/23	-
2023/24	-
2024/25	-
2025/26	-
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

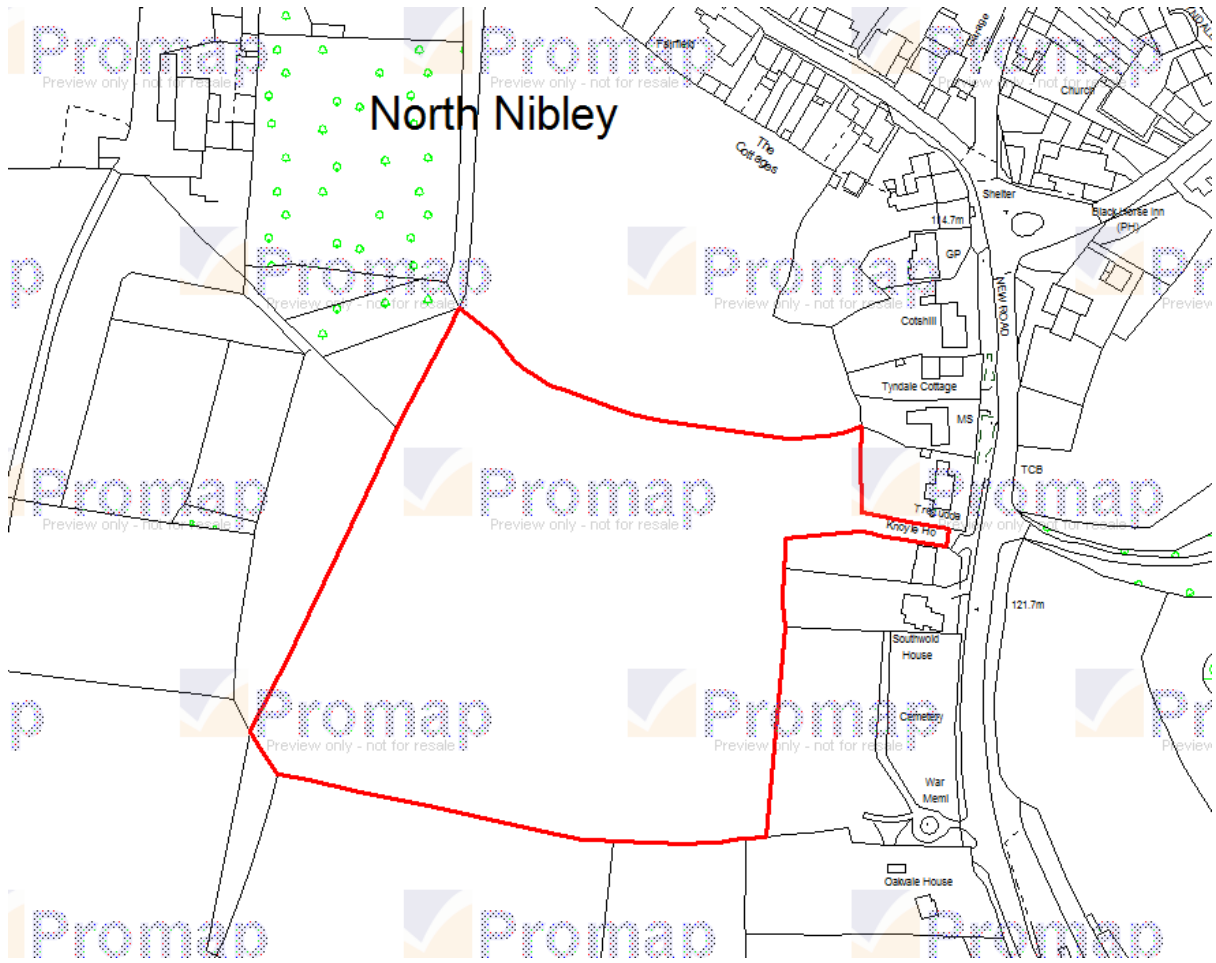
Q24. Please indicate the current market status of the site:

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: Plan.pdf - [Download](#)



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

Site Submission form PART B:

Your name

Your organisation or company

BRUTON KNOWLES

 Your client's name/organisation
 (if applicable)

Site name

LAND NORTH OF INNOCK'S ESTATE AND TO THE REAR OF LOWERHOUSE LANE

Site address (including post code)

LAND NORTH OF INNOCK'S ESTATE AND TO THE REAR OF LOWERHOUSE LANE, NORTH NIBLEY, GL11 6DN

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)	3719	Total site area (hectares)	0.8
Is the site in single ownership? Please tick box to indicate	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	0.8
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural/Grazing Land			
Past uses: Agricultural/Grazing Land			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): No Planning History. Site identified for potential development (ref. NIB A) in the Issues and Option paper.			
Access to the site (vehicle and pedestrian): Access can be obtained from New Road (B4060) and Lowerhouse Lane subject to conditions.			

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 to 20

Number of flats

TOTAL number of units

Where possible, please tick to indicate which of the following apply:

Number of units

Market housing

Yes No

Affordable housing

Affordable rent

Yes No

Shared ownership

Yes No

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 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:

m²

Where possible, please tick to indicate which of the following apply:

Floor space

Offices, research and development, light industrial (B1)

Yes No

m²

General industrial (B2)

Yes No

m²

Warehousing (B8)

Yes No

m²

Retail

Yes No

m²

Community facilities

Yes No

m²

Sports/ leisure

Yes No

m²

Other: (If Yes, please specify)

Yes No

m²

--	--

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?	<i>Please tick to indicate</i>
If Yes, please provide details below of how they will be overcome, and the likely time frame:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

There would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a small to medium 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		2024/25		2030/31	
2019/20	12-20	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"/>	

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



North Nibley
C of E
Primary School

Innocks
Estate

Nibley House
Farm

North Nibley



Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

WebbPaton

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

[REDACTED]

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

[REDACTED]

Q7. Client's name (if applicable)

[REDACTED]

Q8. Site name

Land north Newport

Q9. Site address

Land adjoining the A38, north of Newport, at Actrees Farm, Heath Field, Newport, Berkeley, Gloucestershire, GL13 9PP

Page 2: Your interest in the site

Q10. Please tick box to indicate

Planning consultant

Page 3: Site information

Q11. OS Grid reference (EENN)

E 370182.91 N198055.77 ST9098NW

Q12. Total site area (hectares)

13.131 hectares

Q13. Developable area (hectares)

7.8 hectares

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 Land as coloured red being 10.238 hectares on the attached plan
Commercial Buildings and agricultural buildings as crosshatched in yellow being 2.893 hectares on the attached plan

Q16. Past uses

The area cross hatched in yellow was formerly farm buildings prior to change of use to agriculture

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

There is no planning history on the area coloured red on the attached plan. Planning for change of use from agricultural to residential has been granted on parts of the land cross hatched yellow on the plan.

Planning reference numbers:

S.18/1608/FUL

S.16/2820/COU

S.11/2555/FUL

S.11/0152/FUL

S.10/1282/FUL

S.09/1154/LBC

S.09/1153/HHOLD

S.05/1263/FUL

03/1125

Q18. Access to the site (vehicle and pedestrian)

Access to the site is available off the A38 and off Wick Road. There is footpath to the edge of the site from the south.

A new access suitable for residential development is being worked on by our highways consultants to access the land coloured red on the attached plan. A suitable access is already in place to the employment land cross hatched yellow

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:

98

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)

Offices, research and development, light industrial (B1)

General industrial (B2)

Warehousing (B8)

Community facilities

Sports/ leisure

Other non residential (please specify):

possible Village Hall

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:

There is a stream going through the land which could be made into feature within the development. This has the advantage that surface water drainage can be collected in a purpose built attenuation pond and then drained away at the appropriate time. The land outlined in red is agricultural so new highway accesses off the A38 and Wick Road will need to be engineered. the land cross hatched yellow is suitable for employment use as it is extension of the neighboring existing employment use. There is a footpath. There are no Tree Preservation Orders

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	15
2021/22	16
2022/23	49
2023/24	49
2024/25	-
2025/26	-
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

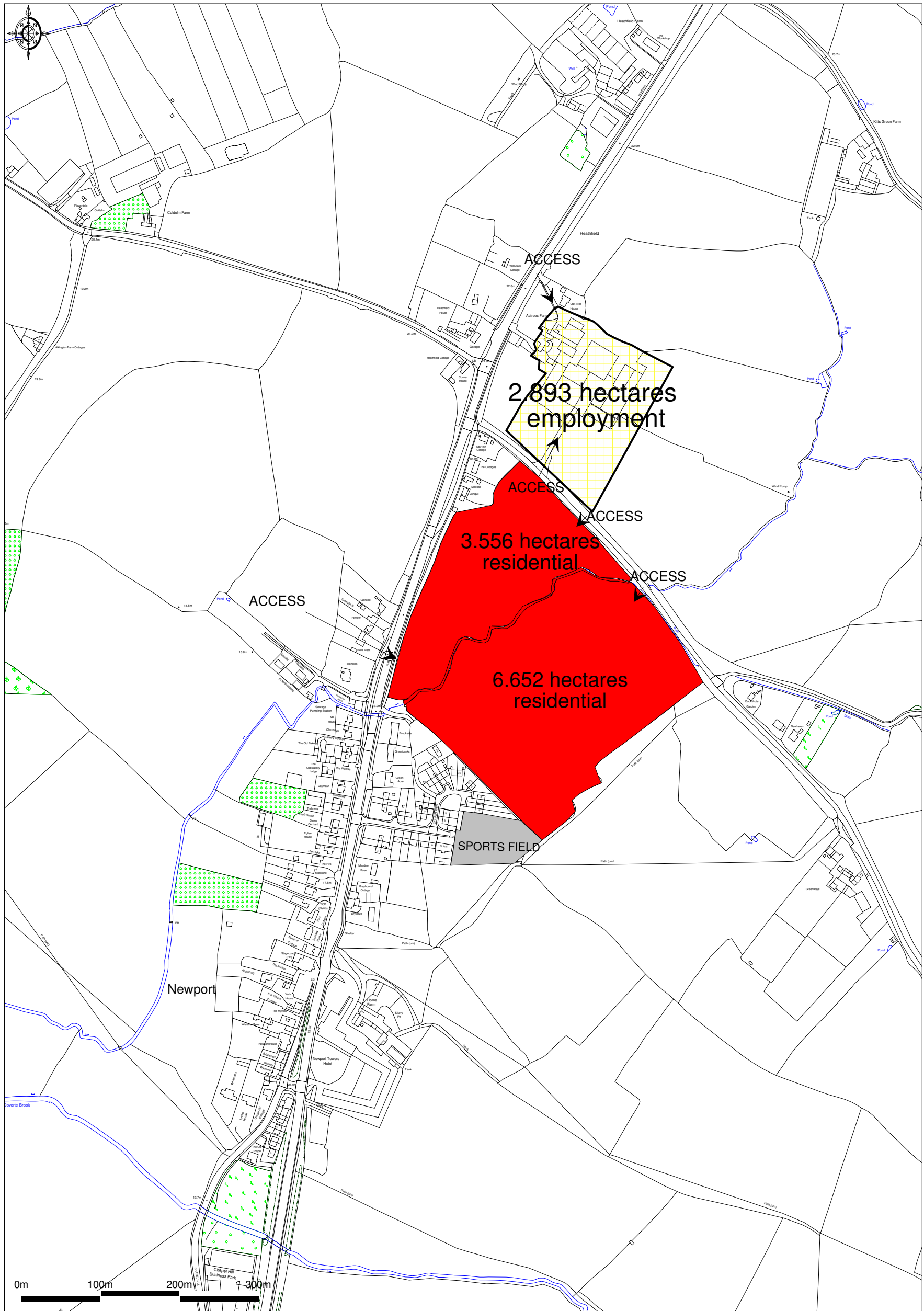
Site is being marketed

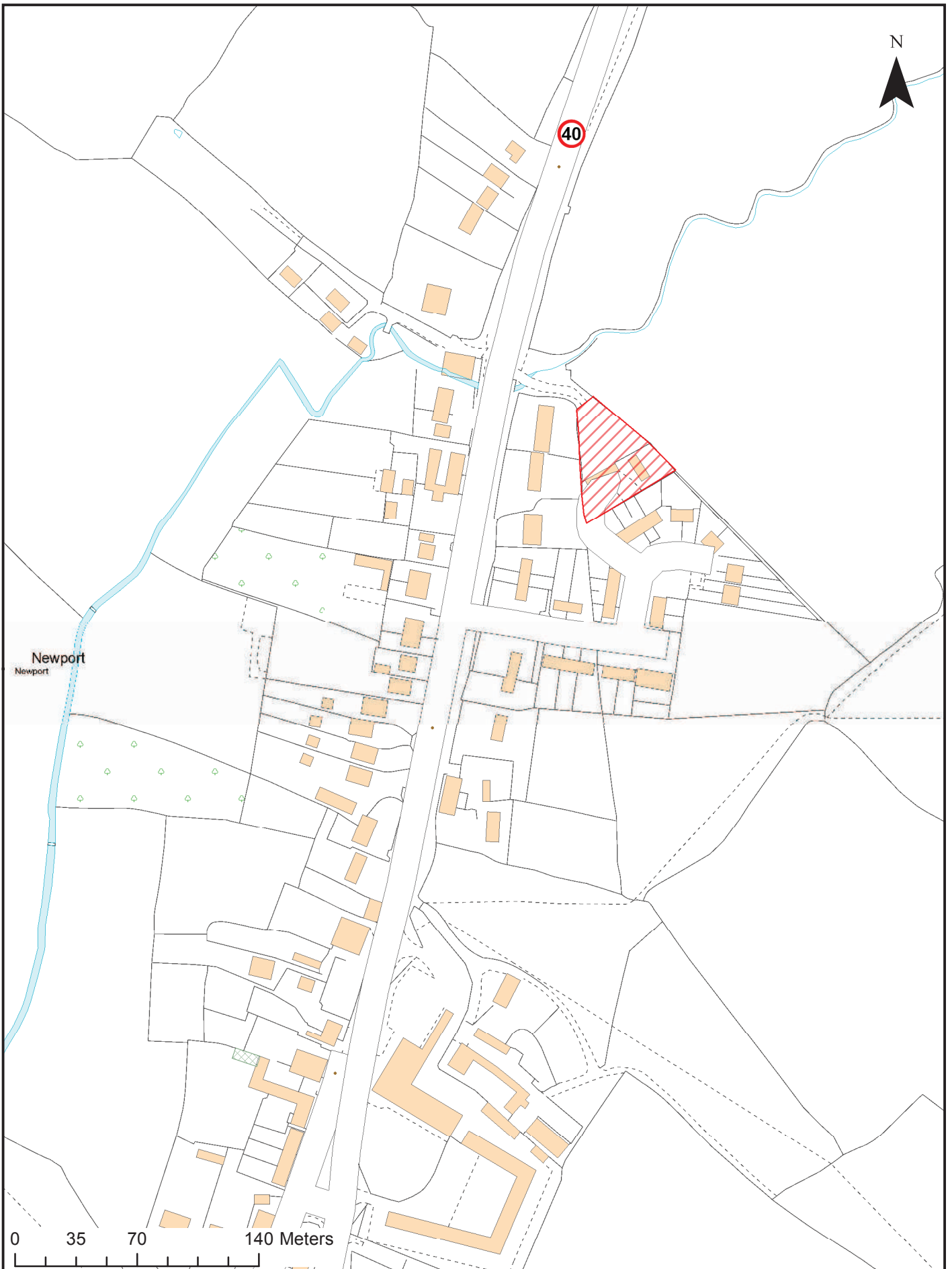
Page 8: Site location plan

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: Williams John Actrees Farm SHELAA 2019.pdf - [Download](#)

Newport, Stroud District Council





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NPT004 Land off Church View Newport

12/07/2019

Scale - 1:2,916

Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

██████████

Q2. Your company name or organisation

Chilmark Consulting Ltd.

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

Charterhouse Strategic Land

Q4. Your e-mail address

██

Q5. Your telephone number

██████████

Q6. Your address

██

Q7. Client's name (if applicable)

██████████

Q8. Site name

Land at Clattergrove, Painswick

Q9. Site address

Land adjacent to A46 Cheltenham Road
Painswick
GL6 6SS

Page 2: Your interest in the site

Q10. Please tick box to indicate

Planning consultant

Developer

Page 3: Site information

Q11. OS Grid reference (EENN)

387031 210677

Q12. Total site area (hectares)

3.13

Q13. Developable area (hectares)

1.80

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 land

Q16. Past uses

Agricultural land

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

There is no relevant planning history for the Site following a search and review of Stroud District Council planning register

Q18. Access to the site (vehicle and pedestrian)

The site is bounded by the A46 Cheltenham Road. Vehicle access is capable of being taken directly from the A46. There is an existing field access from the A46 into the Site

Pedestrian access to the site is via the existing footway on the A46 Cheltenham Road linking the existing bus stop facility immediately adjacent to the Site to the centre of Painswick.

The nature and extent of the Site would allow various options/alternatives for direct access for vehicles and pedestrians in future depending on the design and layout of the Site.

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:

40

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

No

If YES, please indicate number of bed spaces and specify use:

N/A

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

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

There are no physical or topography constraints affecting the Site. There are no public rights of way within or crossing the Site. There are no known easements or services running within the Site. Existing utility services are available to neighbouring residential properties. There are no Tree Preservation Orders on or adjacent to the Site. There are no Listed Buildings, Scheduled Ancient Monuments or other designated heritage assets on or adjacent within the setting of the Site. The Site is not within or in the setting of either the Painswick or Gyde House Conservation Areas. The Site (as well as the whole of Painswick and surrounding areas) is within the Cotswolds Area of Outstanding Natural Beauty

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	40
2021/22	-
2022/23	-
2023/24	-
2024/25	-
2025/26	-
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:

Site is under option to a developer

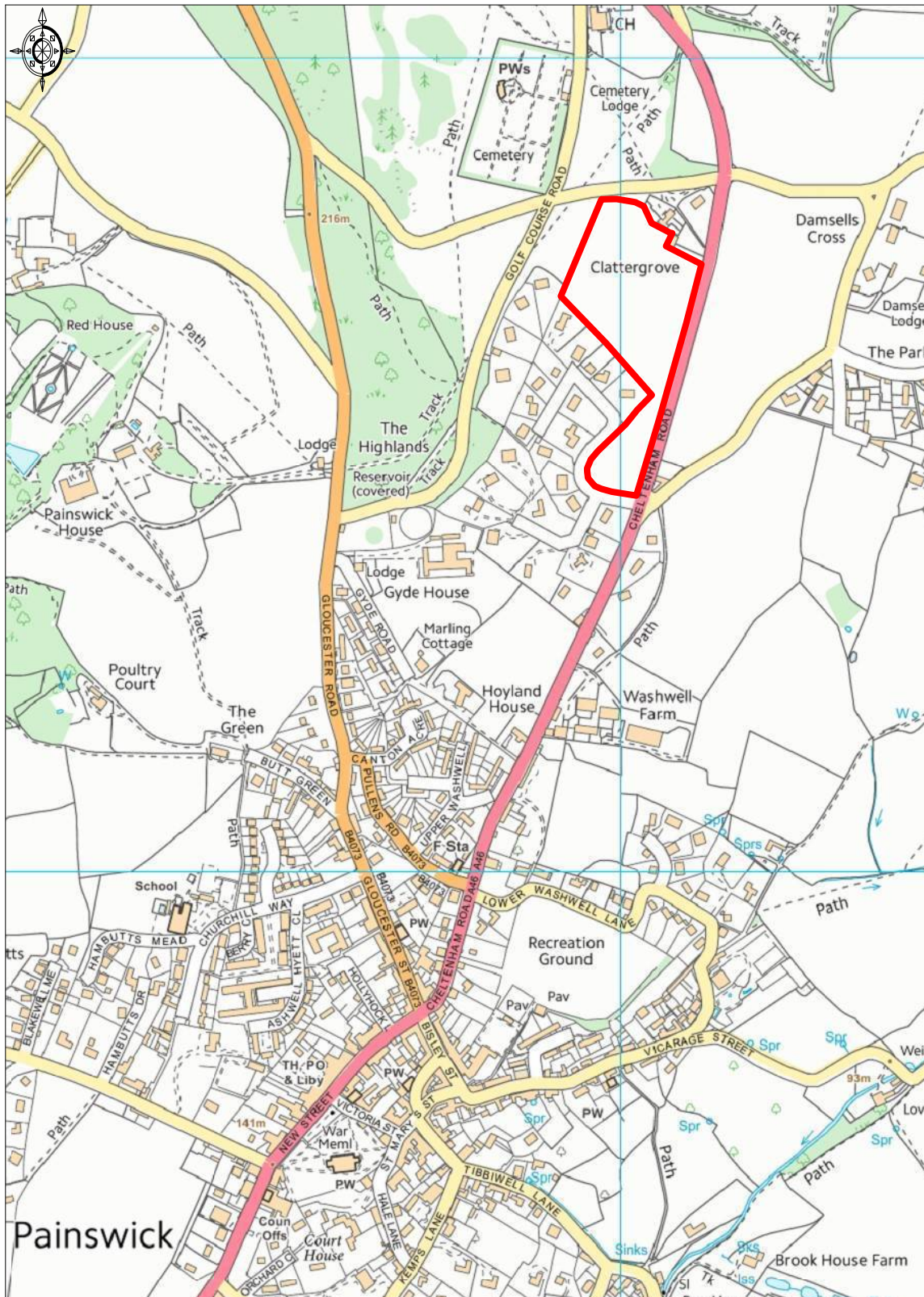
Page 8: Site location plan

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: Painswick Site Plan_Scale 1-7500.pdf - [Download](#)

Land West of the A46 Cheltenham Road, Painswick, Gloucestershire

Site Plan



Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

David James & Partners

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)

[REDACTED]

Q8. Site name

M D Collins Steel Buildings Ltd

Q9. Site address

Dursley Rd, Cambridge, Gloucester GL2 7AE

Page 2: Your interest in the site

Q10. Please tick box to indicate

Other (please specify):
Agent for the Landowner

Page 3: Site information

Q11. OS Grid reference (EENN)

SO7502 0696 & SO7503 0608

Q12. Total site area (hectares)

7

Q13. Developable area (hectares)

7

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

Commercial and agriculture

Q16. Past uses

B2 Commercial building and yard surrounded by agricultural land

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

None

Q18. Access to the site (vehicle and pedestrian)

Frontage to Dursley 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		
Self Build		

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

150

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

Yes

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

Offices, research and development, light industrial (B1)

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)

	Number of dwellings
2019/20	-
2020/21	-
2021/22	-
2022/23	75
2023/24	75
2024/25	-
2025/26	-
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: Plan.pdf - [Download](#)

