

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: [REDACTED]	Last name: [REDACTED]
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Site name

PINES / STONE

Site address (including post code)

LAND ADJOINING THE PINES
STONE, BERKELEY, GLOS
GL5 13 9LE

Your company name or organisation (if applicable)

NIGEL CANT PLANNING

Your address

[REDACTED]

Your email address

[REDACTED]

Your phone number

[REDACTED]

If you are acting on behalf of a client, please supply the following details:

Your client's name

(title): [REDACTED]	name: [REDACTED]
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Your client's company or organisation (if applicable):

[REDACTED]

Site Submission form PART B:

Your name

[Redacted]

Your organisation or company

NIGEL CANT PLANNING

Your client's name/organisation (if applicable)

Site name

7 PINES / STONE

Site address (including post code)

LAND ADS THE PINES
STONE, BERKELEY, GLOS
GL 13 9 LE

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input checked="" 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)		Total site area (hectares)	1.4 HA
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	1.4 HA
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: AGRICULTURE & EMPLOYMENT			
Past uses: AGRICULTURE & EMPLOYMENT			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known):			
Access to the site (vehicle and pedestrian): FROM A 38			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please tick box to indicate			
			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

3a: Is the site proposed for RESIDENTIAL development?		Please tick to indicate	
		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If Yes:	Number of houses	20 - 30	
	Number of flats	-	
	TOTAL number of units	20 - 30	
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"/>	20	
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	10
	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 checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, please specify: SELF BUILD			
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)		Please tick to indicate	
		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?		Please tick to indicate	
		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
PART			
If Yes:	TOTAL floorspace:	m ²	
Where possible, please tick to indicate which of the following apply:			Floor space
Offices, research and development, light industrial (B1)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	1400 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

SEE NOTE
NO CONSTRAINTS

(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	1,400	2024/25		2030/31	
2019/20	30	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

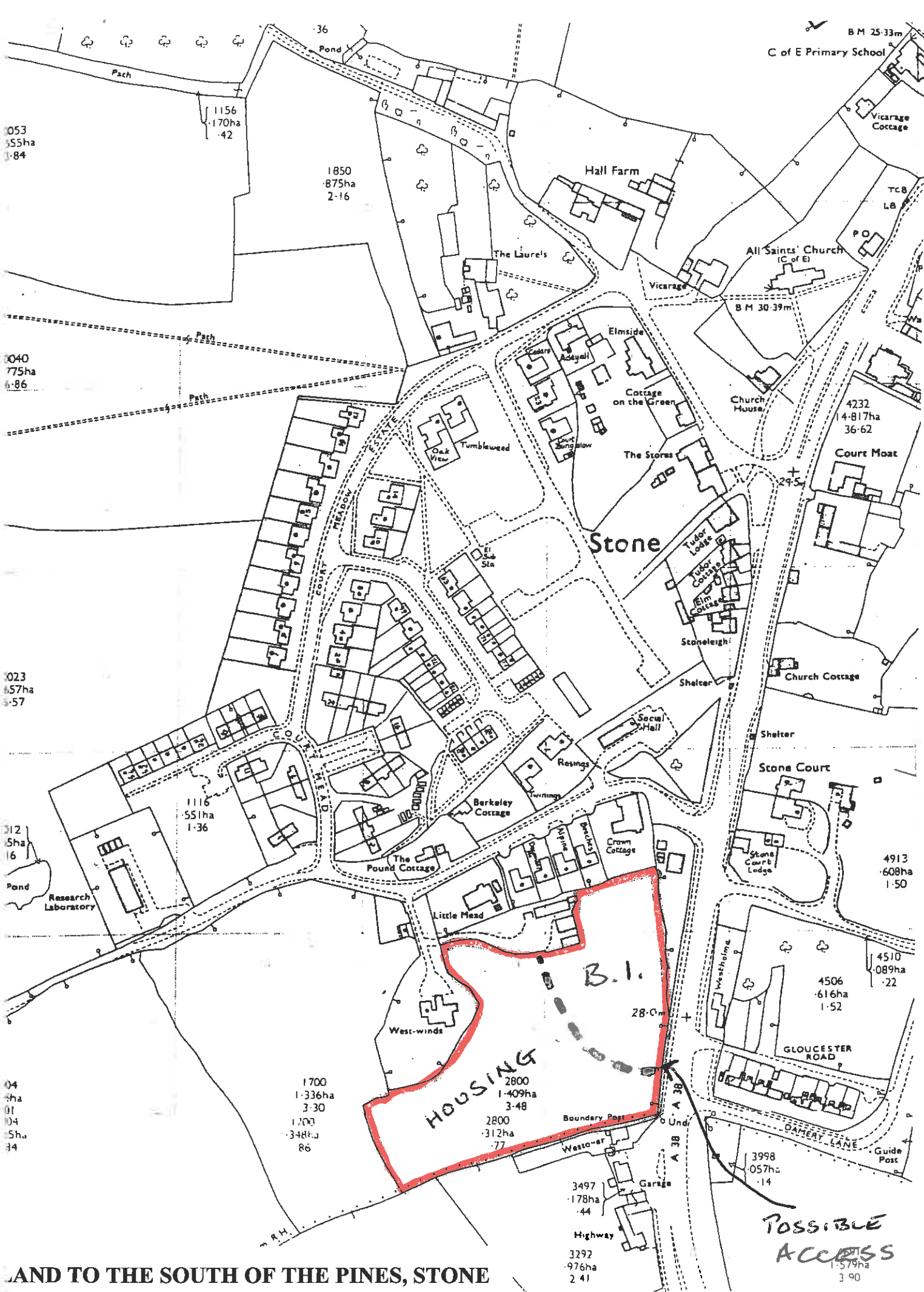
Please tick all relevant boxes	Please provide brief details where possible
Site is owned by a developer <input checked="" type="checkbox"/>	MR M BENSON
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input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



LAND TO THE SOUTH OF THE PINES, STONE
SCALE 1/2500TH

053
555ha
1-84

040
775ha
1-86

023
557ha
1-57

012
5ha
1-16

04
4ha
01
04
5ha
34

1156
170ha
42

1850
875ha
2-16

1116
551ha
1-36

1700
1-336ha
3-30
1700
348ha
86

2800
1-409ha
3-48
2800
312ha
77

3497
178ha
44
3292
976ha
2-41

B M 25-33m

C of E Primary School

Vicarage
Cottage

T.C.B.
L.B.

Hall Farm

The Laurels

All Saints' Church
(C of E)

Vicarage

B M 30-39m

Elmside

Cottage on the Green

Church House

4232
14-817ha
36-62

Court Moat

Stone

Tudor Lodge

Tudor Cottage

Elm Cottage

Stoneleigh

Shelter

Church Cottage

Shelter

Stone Court

Stone Court Lodge

4913
608ha
1-50

Research Laboratory

Little Mead

HOUSING
B.I.

28-0m

Westholme

GLoucester ROAD

DAMERY LANE

3998
057ha
14

POSSIBLE
ACCESS
1-579ha
3-90

**LAND AT THE PINES,
STONE,
BERKELEY, GLOS.**

1. The site is located immediately to the south of the existing village development boundary for Stone and has a frontage to the A38.
2. The site extends to approximately 1.4ha and is currently partly developed for commercial purposes, with a small trading estate on its northern side.
3. The site is large enough to accommodate an expansion of the existing B1 business park and to provide room for up to 20 dwellings, ten of which could be affordable units.
4. In terms of expanding the existing employment park there would appear to be sufficient land available to provide an extra 400m² of single-storey small business units, together with the necessary parking facilities.
5. A new access could be formed off the A38 at the southeast corner of the site.