

SALA 2018 SITE SUBMISSIONS HAR014 – SLI002

Reference No.	Name	Site Name	Page
HAR014	Newbridge Construction	Mayos Land Phase 3, Hardwicke	91
HOR002	Individual	Fields south of Wormwood Hill, The Cross, Horsley	100
KIN010	David James and Partners	Land and yard at Walk Mill Lane, Kingswood	105
KIN011	Individual	Land south of Westfield House, Kingswood	110
KST006	Identified as potential broad location for future growth in Issues and Options Paper October 2017	Rear of Borough Close, Kings Stanley	n/a
KST007	North and Letherby Limited	Land parcel north west of Stanley Mills, Ryeford	115
LEO007	Gloucestershire County Council	Land south of Leonard Stanley Primary School, Leonard Stanley	120
NAI012	Bruton Knowles	Land north of Nympsfield Road/Nortonwood Junction, Forest Green, Nailsworth	124
NEW006	Enzygo Ltd	Land at Focus School-Berkeley Campus, Station Road, Newtown	130
NIB003	Nigel Cant Planning	Land adjacent 38 Barrs Lane, North Nibley	140
OAK001	North and Letherby Ltd	Land north of the Crescent, Oakridge Lynch	146
OAK002	Individual	Birds Frith Farm, Far Oakridge	151
PAI011	Cotswold Edge Homes Ltd	Land north of Groves Close, Edge	157
PAI012	Bruton Knowles	Land to the east of Stamages Lane, Painswick	162
SAU002	Faybrook Ltd	Fretherne Nurseries, Saul	167
SLI002	Gloucestershire County Council	Land at Cambridge/ Coaley A	172

Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation (if applicable)

Site name

Site address (including post code)

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)		Total site area (hectares)	0.98
Is the site in single ownership? Please tick box to indicate	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:
 Largely greenfield land, with some concrete footings/areas of hardstanding and a small corrugated metal structure on the northern boundary

Past uses:
N/A

Planning history (Please include reference numbers, planning application/ SHLAA site, if known):
 The site is subject to a current planning application for 20 dwellings (Ref: S.17/1093/FUL). Land adjoin the site to the north and south benefits from implemented planning permissions for housing.

Access to the site (vehicle and pedestrian):

Access is possible via the existing estate roads of Mayo's Land Phase 1 and 2 (via Meerbrook Way).

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	20
	Number of flats	
	TOTAL number of units	20

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"/>	14
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3
	Shared ownership Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3

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 <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	
<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 checked="" type="checkbox"/> No <input type="checkbox"/>	An overhead cable crosses the application site which would be grounded as part of the development
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 checked="" type="checkbox"/> No <input type="checkbox"/>	A foul sewage easement crosses the site, which could remain in situ as part of the scheme design
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 checked="" type="checkbox"/> No <input type="checkbox"/>	Noise attenuation fencing would be provided along the eastern boundary
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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

All of the constraints could be overcome through the planning process, either by detailed design or appropriately worded conditions. None of the identified constraints would unduly delay development

(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	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

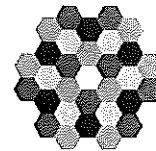
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input checked="" type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed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



Official copy of register of title

Title number GR355507 Edition date 29.06.2011

- This official copy shows the entries on the register of title on 16 JUN 2014 at 16:52:07.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Jun 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

GLOUCESTERSHIRE : STROUD

- 1 (29.06.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining The Old Police Station, Bristol Road, Hardwicke, Gloucester (GL2 4RA).
- 2 (29.06.2011) The registered proprietor claims that the land has the benefit of a right of way over the land tinted brown on the title plan. The right claimed is not included in this registration. The claim is supported by a Statement of Truth made on 7 March 2011 by Sarah Margaret Aline Eyre.

NOTE: Copy filed.

- 3 (29.06.2011) The land has the benefit of the rights granted by but is subject as mentioned in a Deed dated 1 August 1983 made between (1) Geoffrey Beresford Heywood and (2) Sarah Margaret Aline Eyre (Donee) in the following terms:-

"TOGETHER WITH the right to use the existing water pipes and to continue to obtain a supply of water not greater than that at present obtained from the Haresfield Court Estate private water supply in connection with the existing use of the property hereby conveyed the Donee contributing a reasonable proportion according to user to the cost of such supply and the cost of maintaining repairing and replacing as and when necessary the said water pipes TOGETHER ALSO WITH the benefit of all rights of way light water drainage support and other easements quasi easements and rights to which any part or parts of the said property is or are now subject including the matters set out in the Second Schedule hereto

THE SECOND SCHEDULE hereinbefore referred to

As to the whole subject to the right (for the benefit of the remainder of the Haresfield Court Estate) to use the existing pipes and water supply forming part of the Haresfield Court Estate private water supply on or under the land hereby conveyed"

Title number GR355507

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (29.06.2011) PROPRIETOR: SARAH MARGARET ALINE EYRE of Boyts Farm, Baden Hill Road, Tytherington, Wotton-Under-Edge, Glos GL12 8UG.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (29.06.2011) The land is subject to the rights granted by a Deed dated 5 February 1979 made between (1) Geoffrey Beresford Heywood and (2) Rachel Barbara Meers.

NOTE: Copy filed.

- 2 (29.06.2011) A Deed of Mutual Covenants dated 9 September 1983 made between (1) Geoffrey Beresford Heywood (Major Heywood) (2) Marcus Beresford Heywood (First Owner) (3) Sarah Margaret Aline Eyre (Second Owner) and (4) Juliet Mary Heywood (Third Owner) contains the following covenants:-

WHEREAS:-

(1) By a Deed of Gift dated the First day of August One thousand nine hundred and eighty three and made between Major Heywood of the one part and the First Owner of the Second part certain agricultural and other hereditaments at Haresfield in the County of Gloucester containing Three hundred and sixty four point nine one acres or thereabouts were conveyed unto the First Owner in fee simple subject as mentioned in the said Deed of Gift but otherwise free from incumbrances

(2) By a Deed of Gift dated the first day of August One thousand nine hundred and eighty three made between Major Heywood of the one part and the Second Owner of the second part certain agricultural and other hereditaments at Haresfield in the County of Gloucester containing Two hundred and forty seven point eight three acres or thereabouts were conveyed unto the Second Owner in fee simple subject as mentioned in the said Deed of Gift but otherwise free from incumbrances

(3) By a Deed of Gift dated the First day of August One thousand nine hundred and eighty three and made between Major Heywood of the one part and the Third Owner of the second part certain agricultural and other hereditaments at Haresfield in the County of Gloucester containing One hundred and ninety six point seven five acres or thereabouts were conveyed unto the Third Owner in fee simple subject as mentioned in the said Deed of Gift but otherwise free from incumbrances

(4) Major Heywood is the owner in fee simple of the remaining parts of the Haresfield Court Estate

(5) Some of the properties owned by Major Heywood and/or comprised in the said three Deeds of Gift receive a supply of water from the Haresfield Court Estate private water supplies and in each of the said respective Deeds of Gift the said Major Heywood granted to the First Owner the Second Owner and the Third Owner respectively the right to use the existing water pipes and to continue to obtain a supply of water not greater than that obtained at the date of the Deeds of Gift from the Haresfield Court Estate private water supplies in connection with the existing use of the properties conveyed by the respective Deeds of Gift subject to the First Owner the Second Owner and the Third Owner respectively contributing a reasonable proportion according to user to the cost of such supply and the cost of maintaining repairing and replacing as and when necessary the said water pipes

(6) Major Heywood the First Owner the Second Owner and the Third Owner have agreed to enter into mutual covenants with each other in manner hereinafter appearing

C: Charges Register continued

NOW THIS DEED WITNESSETH that Major Heywood the First Owner the Second Owner and the Third Owner hereby mutually covenant with each other as follows:-

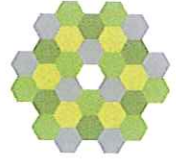
1. That they will not sell any part of the hereditaments respectively owned by them without repairing the purchaser to enter into a covenant that such purchaser will within three months of the date of the Conveyance to such purchaser disconnect the property sold from the Haresfield Court Estate private water supplies and/or from any of the Haresfield Court Estate water service pipes supplying mains water to property other than that being sold in a workmanlike manner so as to prevent any leakage from such private water supplies and in such a manner as to ensure that the water supply to other properties served by the Haresfield Court Estate private water supplies and service pipes is not affected and connect the property sold to the mains water supply
2. THAT insofar as it may be necessary to grant to any such purchaser as aforesaid an easement to lay a water pipe from the nearest mains water supply across land not included in the sale to such purchaser but retained by either Major Heywood the First Owner the Second Owner or the Third Owner the owner of such retained land will grant to such purchaser an easement in fee simple to lay the said water pipe across such retained land together with the right of entry on such retained land for the purpose of laying maintaining repairing and renewing such pipe subject to such purchaser causing as little damage as possible in the exercise of such right and making compensation for all damage done."

NOTE: The land in this title is part of that conveyed to the Second Owner by the Deed of Gift dated 1 August 1983 being that referred to in the Property Register.

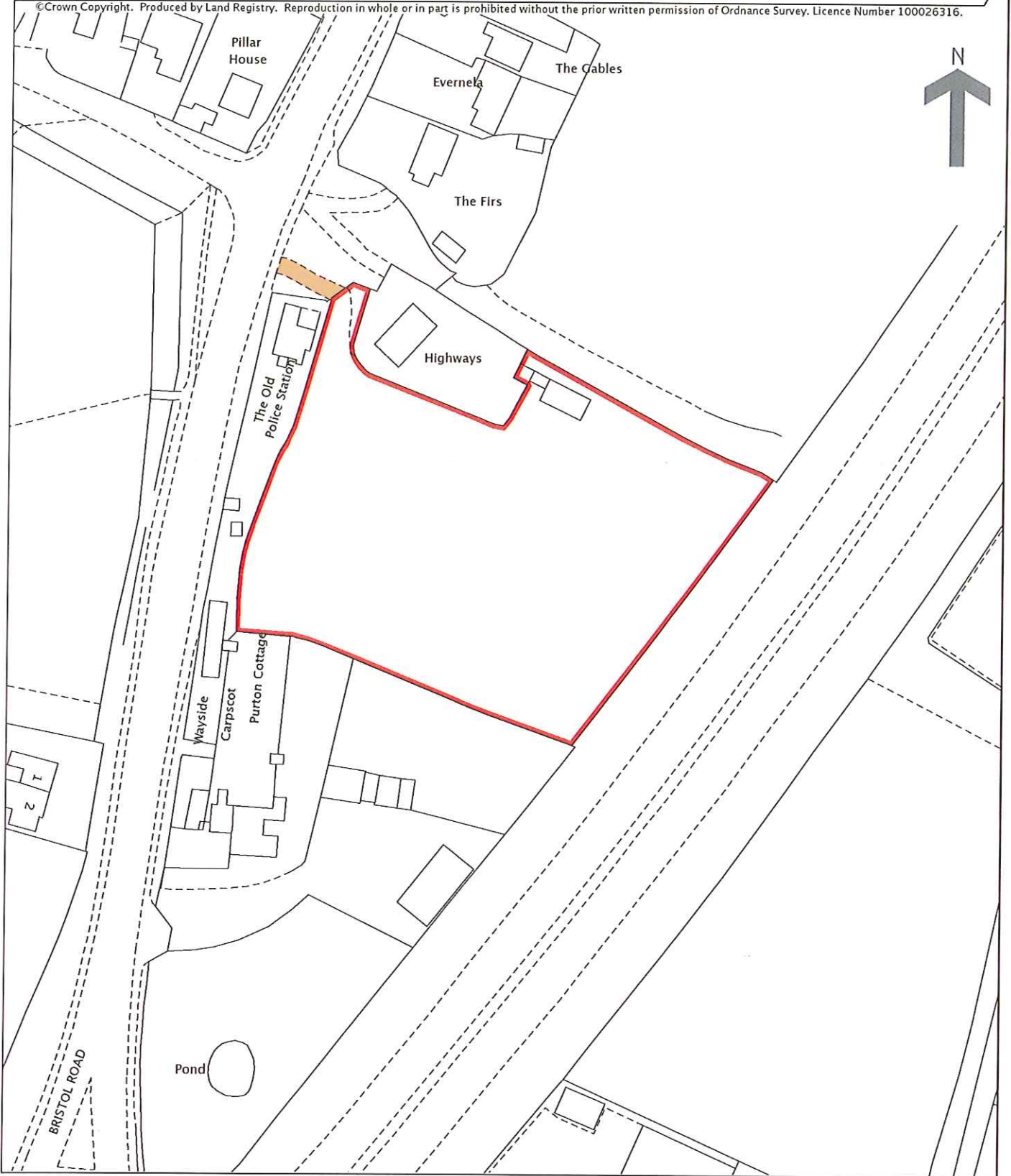
End of register

Land Registry
Official copy of
title plan

Title number **GR355507**
Ordnance Survey map reference **SO8012NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Gloucestershire : Stroud**



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Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation
(if applicable)

Site name

Site address (including post code)

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)		Total site area (hectares)	7.3
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)	as above
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Vacant			
Past uses: Agricultural			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): None			
Access to the site (vehicle and pedestrian): Vehicle and pedestrian access from Wormwood Hill			
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 type="checkbox"/> No <input type="checkbox"/>	
If Yes:	Number of houses	5	
	Number of flats		
	TOTAL number of units	5	
<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"/>		
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
(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		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"/>	I am interested in building possibilities.

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 Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation (if applicable)

Site name

Site address (including post code)

1: Your interest in the site			
<i>Please tick box to indicate</i>			
Owner of the site	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input checked="" 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			
<i>Please provide as much detail as possible</i>			
OS Grid reference (EENN)		Total site area (hectares)	5
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)	5.1
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Commercial yard and agricultural land			
Past uses:			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known):			
Access to the site (vehicle and pedestrian): Direct frontage to Walk Mill Lane			
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?

Please tick to indicate: Yes No

If Yes:	Number of houses	50 - 100
	Number of flats	
	TOTAL number of units	

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"/>	70
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	30
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	

Is the site proposed to meet a particular need? (e.g. older people housing, self build) Yes No

If Yes, please specify:

3b: Is the site proposed for institutional residential development? (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 <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 checked="" type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/>	The commercial yard is subject to existing lease until late 2019
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

(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	50	2026/27		2032/33	
2021/22	50	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

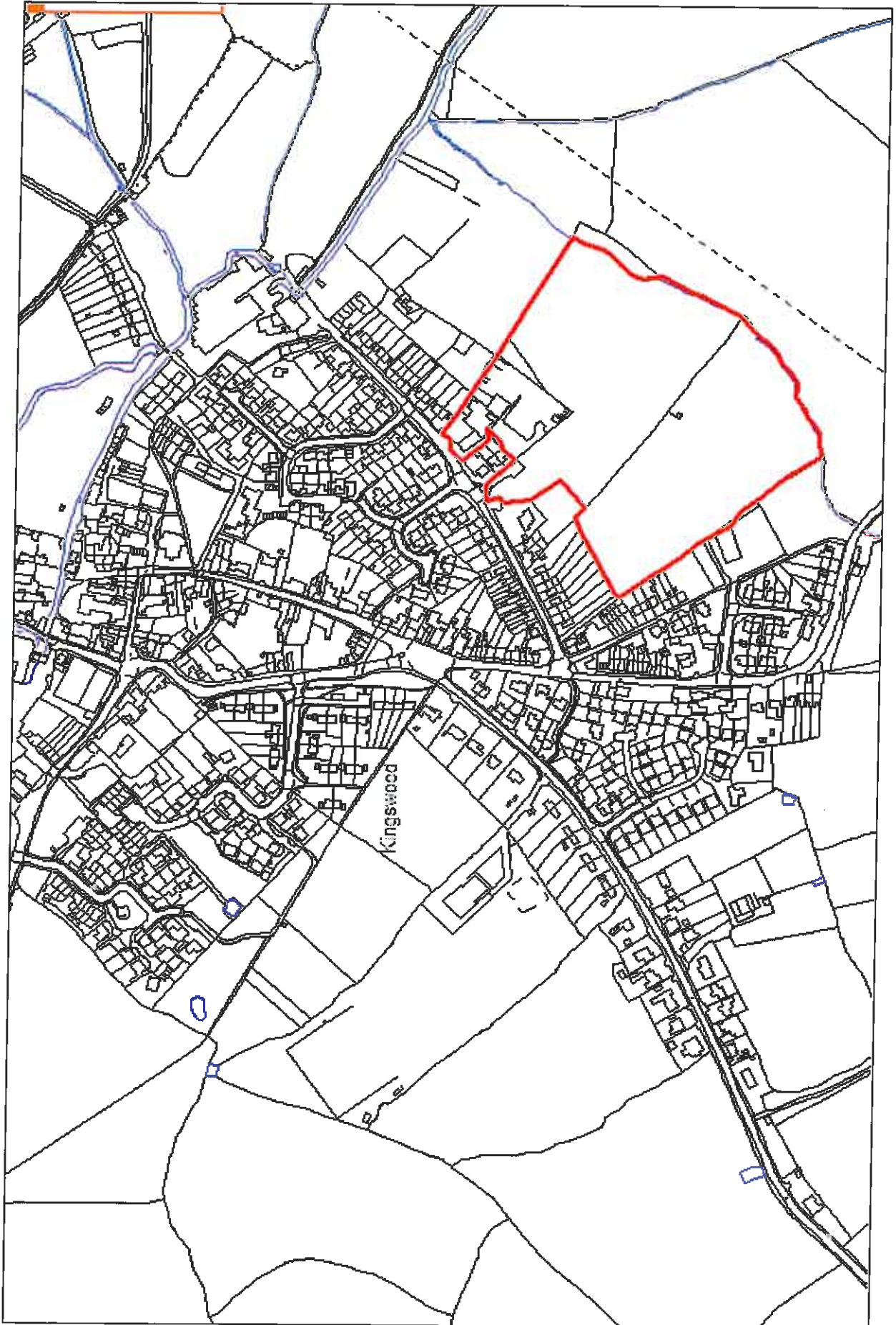
Please tick all relevant boxes		Please provide brief details where possible
Site is owned by a developer	<input type="checkbox"/>	
Site is under option to a developer	<input type="checkbox"/>	
Enquiries received from a developer	<input checked="" type="checkbox"/>	Expressions of interest for Option received
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



Site Submission form PART B:

Your name [REDACTED]

Your organisation or company

Your client's name/organisation (if applicable)

Site name
 Land adjacent to Somerset Close and behind Westfield House

Site address (including post code)
 Wickwar Road
 Kingswood
 Wotton-Under-Edge
 Glos. GL12 8RF

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)	STNW 74 91 NW	Total site area (hectares)	0.481
Is the site in single ownership? Please tick box to indicate	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	<input type="text"/>

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

Past uses:
Grazing animals

Planning history (Please include reference numbers, planning application/ SHLAA site, if known):

Access to the site (vehicle and pedestrian):
Vehicular from Wickwar Road

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	10
	Number of flats	
	TOTAL number of units	

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"/>	
Affordable housing	Affordable rent Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	

Is the site proposed to meet a particular need? (e.g. older people housing, self build) Yes No

If Yes, please specify:

3b: Is the site proposed for institutional residential development? (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 <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

(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		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



Registry
 Official copy of
 Title plan

Title number GR402799
 Ordnance Survey map reference ST7491NW
 Scale 1:1250 enlarged from 1:2500
 Administrative area Gloucestershire: Stroud

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This official copy issued on 15 August 2018 shows the state of this title plan on 15 August 2016 at 16:22:14. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by Land Registry, Gloucester Office.

Site Submission form PART B:

Your name

Your organisation or company

**Your client's name/organisation
(if applicable)**

Site name

Site address (including post code)

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)	3820	Total site area (hectares)	22.083
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)	22.083
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Vacant/agriculture			
Past uses: Agriculture			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): S.13/1147/COU (Change of use of agriculture to equestrian and hardstandings)			
Access to the site (vehicle and pedestrian): Brockley 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 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	tbc	
	Number of flats	tbc	
	TOTAL number of units	tbc	
<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"/>	tbc	
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	tbc
	Shared ownership	Yes <input type="checkbox"/> No <input type="checkbox"/>	tbc
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 checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes:	TOTAL floorspace:	tbc 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 checked="" type="checkbox"/> No <input type="checkbox"/>	tbc m²	
General industrial (B2)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	tbc m²	
Warehousing (B8)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	tbc m²	
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	

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 type="checkbox"/>	None known
Land stability	Yes <input type="checkbox"/> No <input type="checkbox"/>	None known
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input type="checkbox"/>	None known
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input type="checkbox"/>	None known
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 type="checkbox"/>	None known
Drainage/ flood risk	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Flood Risk Assesment to be completed
Heritage/ landscape/ wildlife assets	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Ecological survey to be completed
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	None known

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

Further surveys to be completed if deemed appropriate following additional professional advice.

(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	tbc	2024/25		2030/31	
2019/20	tbc	2025/26		2031/32	
2020/21	tbc	2026/27		2032/33	
2021/22	tbc	2027/28		2033/34	
2022/23	tbc	2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

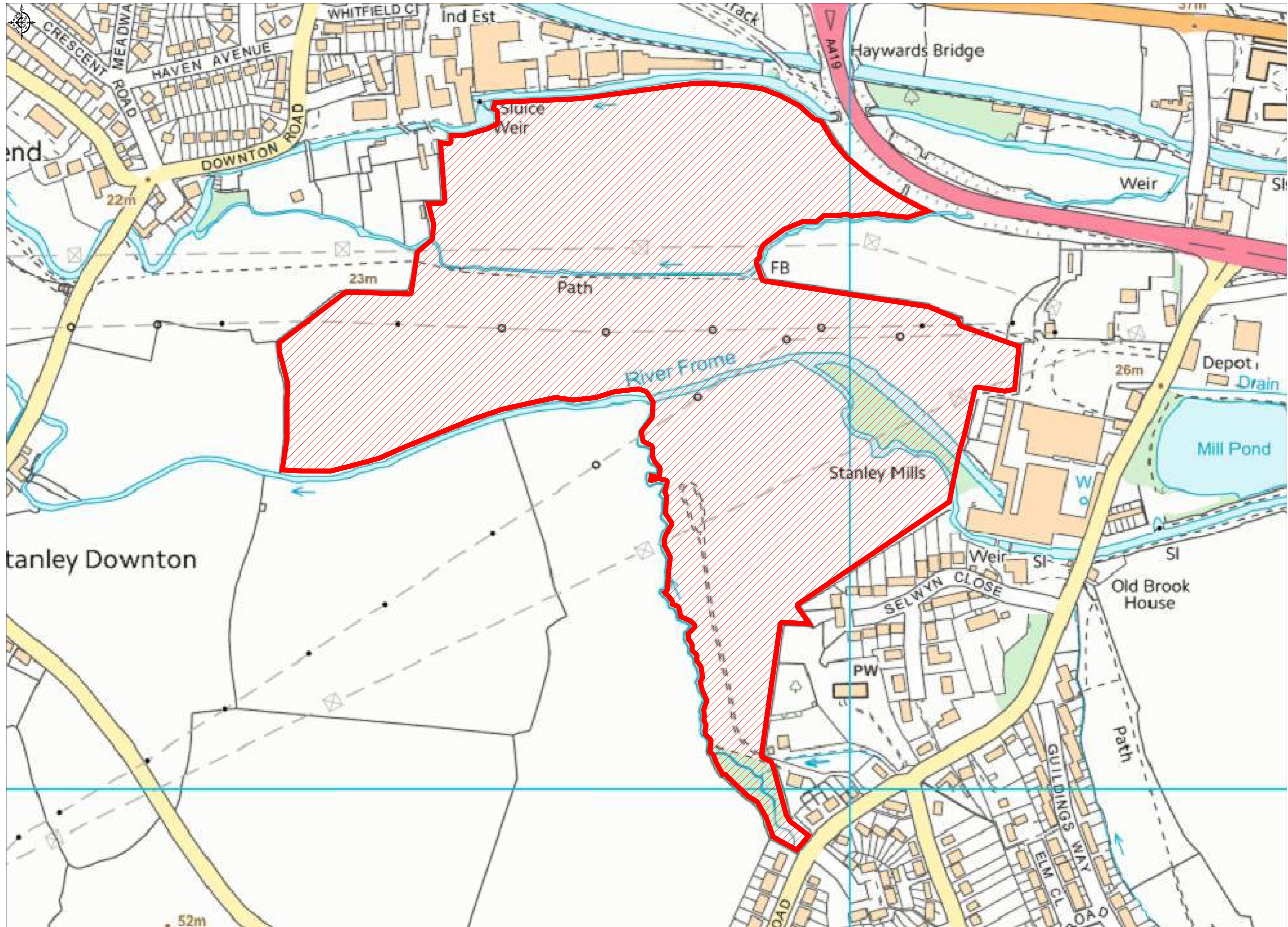
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input checked="" type="checkbox"/>	Local House Builder
Site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



[REDACTED]

From: [REDACTED]
Sent: [REDACTED] 1:26
To: _WEB_Local Plan
Subject: FW: Stroud District Council Local Plan Review - Issues and Options Public Consultation
Attachments: Stroud LPR Land at Leonard Stanley.pdf

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: RE: Stroud District Council Local Plan Review - Issues and Options Public Consultation

[REDACTED]

Thanks for your time yesterday. Further to the list of sites below and our earlier discussions on the local plan review please find enclosed a plan of the GCC owned site at Bath Road, Leonard Stanley. The site is surplus to GCC requirements and available for development.

[REDACTED]

Asset Management & Property Services
Gloucestershire County Council
Shire Hall. Gloucester GL1 2TG

[REDACTED]

Email [REDACTED]

Go to www.gloucestershire.gov.uk to find information on any County Council service. It couldn't be easier to find information instantly and in some cases apply for services online.

From: [REDACTED]
Sent: [REDACTED] :56
To: [REDACTED]
Su Review - Issues and Options Public Consultation

[REDACTED]

As you know following our meeting to discuss the Stroud District Council (SDC) Local Plan Review (LPR), the County Council (GCC) owns significant land within the District. Some of this land is already identified as potential broad locations for housing, employment and or community facilities and SALA sites with some future potential. The purpose of this email is to confirm the latest position on this land and to also propose additional potential sites owned by GCC for consideration as part of the review of the Local Plan.

GCC land identified as Potential Broad Location for Housing, Employment and /or community facilities and SALA sites with some Future Potential:

- Land at Church Road, Hardwicke (SALA reference HAR002):

- Identified in LRP as part of G1 - potential broad location for growth with adjacent HAR001 at Hardwicke. GCC Asset Management and Property Services (AMPS) confirms this site is available and deliverable for development.
- **Land South of Primary School and Land at Sanigar Lane, Newtown (SALA reference NEW003a and NEW003b):**
 - Identified in LRP as part of A1 – potential broad location for growth with adjacent land at Newtown and Sharpness. GCC AMPS confirms the land is available and deliverable for development.
- **Land at Stagholt Farm, West of B4008, Standish (SALA reference STO015):**
 - Identified in LRP as B1 – potential broad location for growth at Stonehouse. GCC AMPS confirms the land is available and deliverable for development.

GCC land to be considered as additional potential sites as broad location for growth:

- **Land at Horsemarling Farm, Horsemarling Farm, Standish (SALA reference STO013):**
 - STO013 was rejected in the SALA due to the high landscape impact. The Landscape Sensitivity Assessment 2016 that informed the SALA, identified part of STO013 (ST10) as having high landscape sensitivity. GCC AMPS has removed ST10 and submits the amended site (plan attached) as a potential location for growth. Please note if there is a preference to omit the field at the eastern end of the site due to its proximity to the high landscape sensitivity area, the plan can be amended accordingly.
- **Land at Stroud Green, West of the B4008:**
 - Land owned by GCC north of STO015 (plan attached). Land is outside the AONB.
- **Land at Cambridge and Coaley:**
 - GCC owns significant areas of land in this location (plan attached). Given its location close to Cam and Dursley station and the A38 it is considered to be a potential sustainable location for growth. GCC AMPS is willing to have further discussions with SDC regarding this land, including identifying part or parts as a location for growth.
- **Land at Coaley:**
 - GCC owns a significant land holding to the west of the settlement of Coaley (plan attached). GCC AMPS is willing to have further discussions with SDC regarding identifying part or parts of this landholding adjacent to the settlement as a suitable location for growth.
- **Land at Claypits, Eastington:**
 - Land owned by GCC (see plan attached).
- **Land at Townsend Farm, Stinchcombe (SALA reference STI001):**
 - Land owned by GCC (see plan attached). Site not assessed in SALA as not a tier 1, 2 or 3 settlement. GCC AMPS willing to have further discussion with SDC regarding identifying part or parts of the land holding adjacent to the settlement boundary as a suitable location for growth.

Please let me know if you require any more information or would like to discuss these sites in more detail.

Regards,



Asset Management and Property Services
Gloucestershire County Council

6th Floor, Block 5 East
Shire Hall, Westgate Street, Gloucester GL1 2TG.



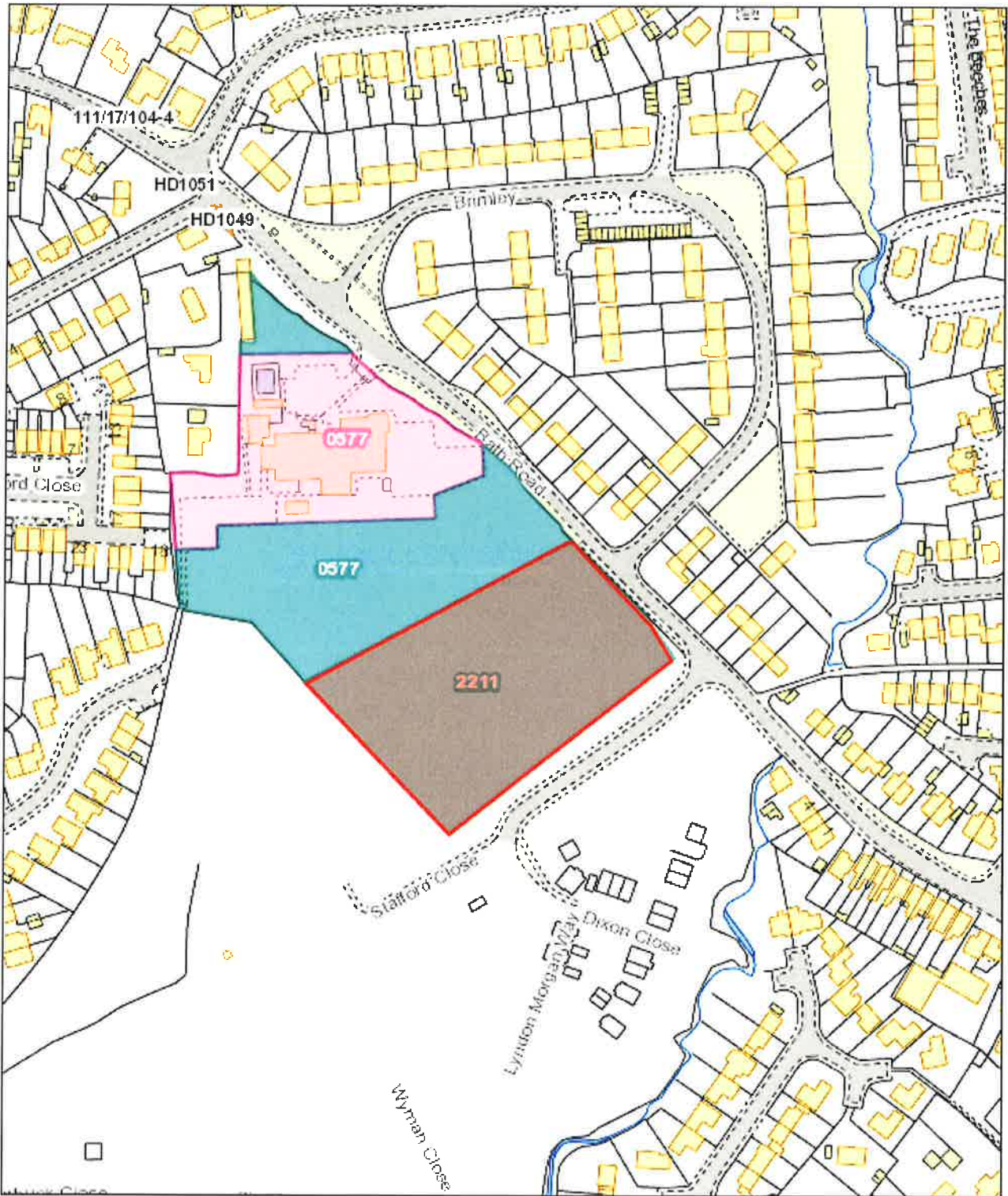
Go to www.gloucestershire.gov.uk to find information on County Council services.

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If you are not the named addressee you must not disclose, copy or take any action in reliance of this transmission and you should notify us as soon as possible.

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1: 2500

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 NYMPSFIELD ROAD/NORTON WOOD JUNCTION

Site address (including post code)

LAND NORTH OF NYMPSFIELD ROAD/NORTON WOOD JUNCTION, NAILSWORTH, GL6 0ET

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)	1.3
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)	1.3

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

AGRICULTURAL

Past uses:

AGRICULTURAL

 Planning history *(Please include reference numbers, planning application/ SHLAA site, if known):*

No Planning History. Opposite: S.17/0850/OUT Forest Green Rovers FC: The demolition of The New Lawn Football Stadium (Forest Green Rovers FC) and re-development to provide the erection of up to 95 dwellings.

Access to the site (vehicle and pedestrian):

ACCESS IS GAINED FROM NYMPSFIELD ROAD, WHICH HAS GOOD VISIBILITY AND IS RESTRICTED TO 30 MPH

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	40
	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 No

If Yes, please specify:

3b: Is the site proposed for institutional residential development? Please tick to indicate Yes No
 (e.g. care home, hospital or residential care home)

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
<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

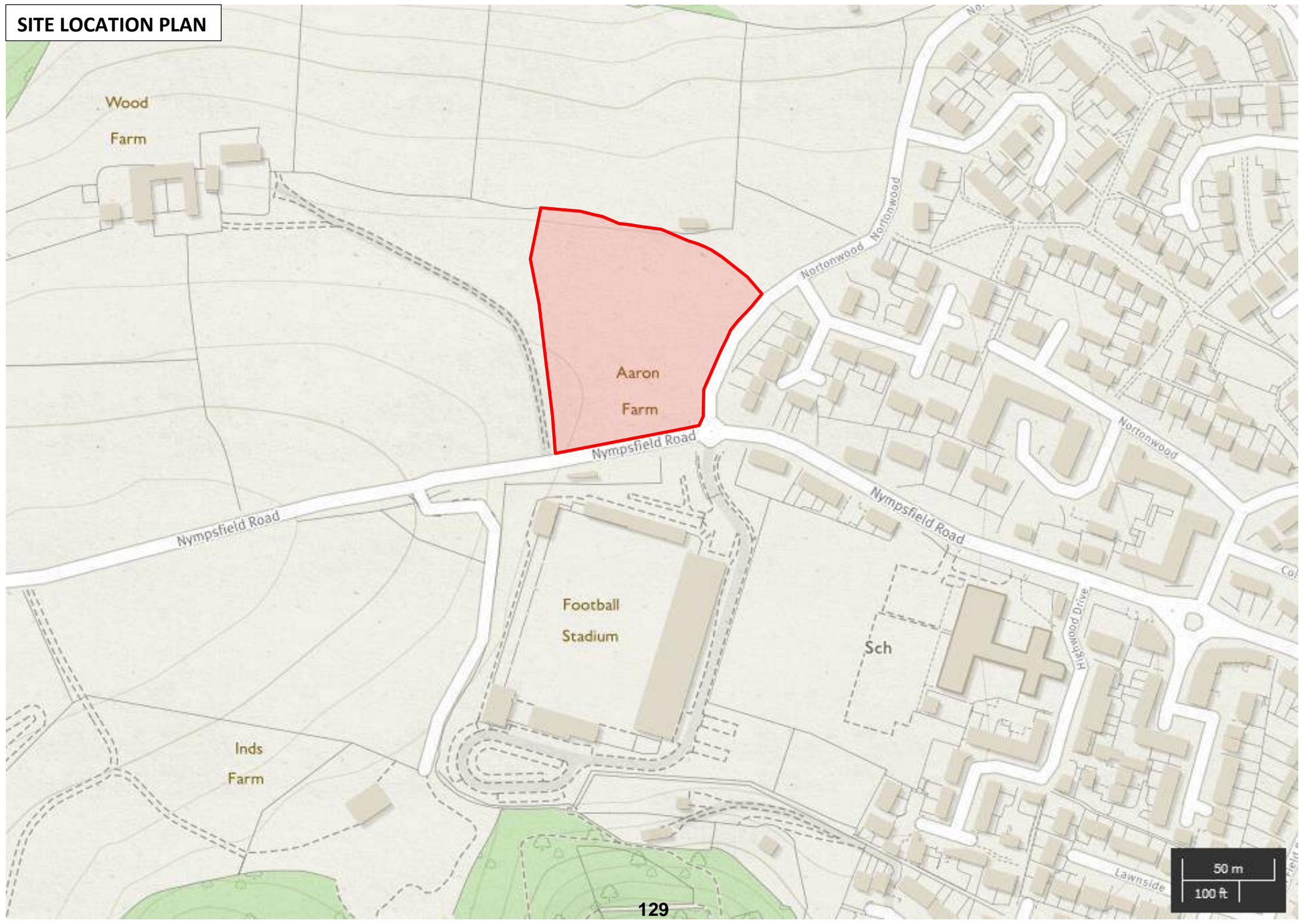
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4: Possible constraints	
<i>Please provide as much information as possible</i>	
4a: To the best of your knowledge is there anything restricting the development potential of the site?	
<i>Please tick to indicate</i>	<i>If Yes, please provide brief details</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"/>	

Please tick box to confirm you have included the required site location plan

Yes

SITE LOCATION PLAN



Aaron
Farm

Nympsfield Road

Football
Stadium

Inds
Farm

Sch

Nortonwood
Nortonwood

Nympsfield Road

Highwood Drive

Lawnside

50 m
100 ft

Site Submission form PART B:

Your name**Your organisation or company**

 Enzygo Ltd

Your client's name/organisation (if applicable)

 Prospect Education Trust

Site name

 Land at Focus School, Berkeley Campus

Site address (including post code)

 Land at Focus School, Berkeley Campus, Berkeley, GL12 9RP

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)	3620	Total site area (hectares)	5
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)	5
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Focus school and land associated with the school			
Past uses: Former Vale of Berkeley College			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): S.07/2777/FUL: Erection of a canopy to provide covered area in playground.			
Access to the site (vehicle and pedestrian): Existing vehicle access to school			
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? Please tick to indicate Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
If Yes:	Number of houses	150
	Number of flats	
	TOTAL number of units	150
<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"/>	
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input checked="" 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 type="checkbox"/>
If Yes, please specify: To be discussed with LA		
3b: Is the site proposed for institutional residential development? Please tick to indicate Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (e.g. care home, hospital or residential care home)		
If Yes, please indicate number of bed spaces and specify use :		Number of bed spaces
Use: To be discussed with LA		
3c: Is the site proposed for NON RESIDENTIAL development? Please tick to indicate Yes <input checked="" type="checkbox"/> No <input 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 checked="" type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
To be discussed with LA		

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"/>	No contamination or pollution anticipated
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No known land stability issues
Ground levels Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site is flat
Mains water/ sewerage Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The existing school benefits from mains water and sewerage
Electricity/ gas/ telecommunications Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The existing school benefits from electricity, gas and telecommunications
Highway access and servicing Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The site benefits from two existing access points off the highway.
Ownership/ leases/ tenancies/ occupiers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site is owned and occupied by the Prospect Education Trust, who are putting the site forward
Easements/ covenants Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site lies entirely within FZ1
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

Any development would be accompanied by a full suite of technical assessments. Full details are provided in the letter accompanying this form.

(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		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

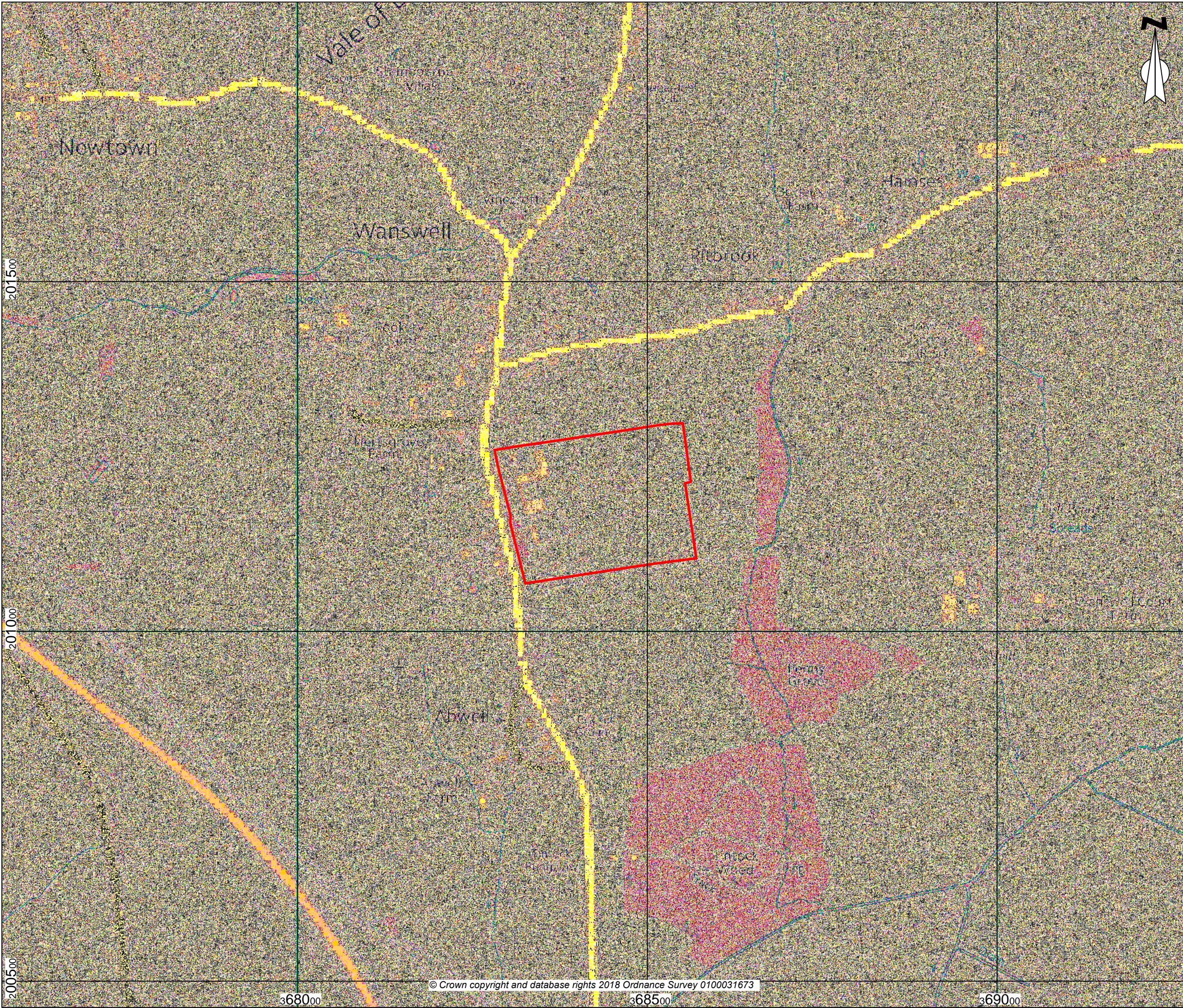
6: Please indicate the current market status of the site

<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input checked="" 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 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



Key
 Site Boundary
 Site area = 5.05 hectares



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:
Prospect Education Trust

SCALE: **1:5,000@A3** PROJECT REF: **CRM.1508.001**

DRAWN: **MG** CHECKED: **BK** DATE: **Jan 2018**

PROJECT:
Focus School Berkeley Campus

TITLE:
Site Boundary Plan

DRAWING NO:
CRM.1508.001.PL.D.002

Our ref: P1214

Your ref:

Date: February 2018

Sent by email only

Dear Sir/ Madam,

SITE REPRESENTATIONS TO SUPPORT A RESIDENTIAL/ MIXED USE ALLOCATION FOR LAND AT FOCUS SCHOOL-BERKELEY CAMPUS (FORMER VALE OF BERKELEY COLLEGE)

This letter provides information relating to a parcel of land at Focus School (Berkeley Campus), the site of the former Vale of Berkeley College. The site extends approximately 5 hectares (12.6 acres), and includes the school buildings, caretaker's house, and playing fields associated with the school. The site is centred at Grid Reference SO 68432 01181 (nearest postal code GL12 9RP), as shown in figure 1. The entire site falls under one landholding, and the land owner is promoting the site for development in the short term.



Figure 1. Approximate landholding

Introduction to the site

The site subject to this submission extends approximately 5 hectares, and was purchased by the Prospect Education Trust when the Vale of Berkeley College closed in July 2011. The Trust now occupy the entire site, and the school is run as an independent school accepting students from a broad catchment area.

The site lies within the village of Wanswell, which falls within the Parish of Hamfallow. The village lies between the larger settlements of Sharpness and Berkeley. Specifically, the site is located within the heart of Wanswell, and the school buildings are just set back from Station Road, the main road through the village. The caretaker's property lies towards the north-western corner of the site. A row of trees and internal access road run along the western boundary, and to the east lies the school building and overgrown, formerly lit, all weather pitches. Further east, open playing fields occupy approximately two thirds of the site. Trees delineate the southern and eastern boundary, and low hedges/ vegetation run along the northern edge. Beyond the site boundary, agricultural fields lie to the north and east of the site. A private road runs along the southern boundary, and Station Road runs to the west.

The landowner is proposing redevelopment of the site for several reasons. The main reason is that the school was purchased as-built, and was not purpose built for the current occupiers. It has since become apparent that the configuration of the buildings is not suitable for the current occupiers, and significant redevelopment would be required to make them fit for purpose. In considering potential options, the landowner has identified that the wider site has significant development potential, particularly given other potential future site allocations adjacent to the land (detailed below). Redevelopment options are set out below, and could either included redeveloping the school

in a smaller portion of the site, or alternatively moving the school to an alternative location. As the school does not provide for the immediate catchment area, relocating the school would not have adverse impacts on the village and surrounding villages.

Site within the context of the Local Plan

The Stroud District Local Plan was adopted in November 2015. Within the Plan the site is shown as ‘Protected Outdoor Play Space’. The site is occupied by a school, and the land is only accessible to pupils at the school. Therefore, it does not fulfil its purpose as outdoor play space, in its current state.

The Local Plan review (2017) recognises the need to identify and allocated sufficient housing and employment sites to meet the identified requirements. The following key issues as set out within the Local Plan review are relevant to this site, and allocation of this site could contribute to these issues being addressed:

- *‘Meeting the District’s identified future housing needs including the particular needs of the elderly and the needs of the travelling communities...’*
- *Tackling the acute lack of affordable housing in the District...*
- *Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development...*
- *Providing the right size of accommodation to meet local needs (particularly for smaller, cheaper market and affordable homes) and to help with social cohesion...*
- *Ensuring new housing design is flexible and adaptable, to meet the changing needs of diverse households...*
- *Maximising the potential of brownfield and underused sites to contribute to housing supply...*
- *Maintaining and improving the sustainability of our villages as places for living and working, by improving access to services, such as health and education, and jobs...*
- *Meeting the needs of an increasingly elderly population, enabling people to live independently for longer...*
- *Developing a Green Infrastructure network of public open space provision throughout the District, to increase accessibility, ensuring public open spaces are adaptable and capable of accommodating multiple uses.*

Within section 2.3 a local need for housing is considered. This identifies that

‘many of our parishes show a lack of smaller or more modestly priced properties available to rent. At the opposite end of the spectrum, older people can find themselves ... trapped in larger properties that are unsuitable for them but with limited opportunities to move to a more suitable home, whilst remaining within the same, often cherished, community. Options could include allocating sites for new housing to meet specific local needs.

There is also growing interest in self-build opportunities; not just for expensive ‘grand designs’ but from households with a desire to make the most of their available funds to create homes that are relatively cheaper and bespoke to their family’s needs. Options could include allocating sites specifically for self-build housing for people with a local connection. Local housing solutions may require local delivery mechanisms and there is currently considerable interest in exploring the potential of co-operatives and community land trusts to address local needs.’

If we don’t do anything to address gaps in the housing market, there is a risk that younger people will abandon rural neighbourhoods in growing numbers. This leads to these places

stagnating and losing local services, eventually becoming enclaves of elderly people who risk becoming isolated and finding it increasingly difficult to access essential local trades such as builders and plumbers, or people able to provide help with the home and garden'

The proposed site has the potential to accommodate housing to meet an identified local need, along with community facilities. The location of the site at the heart of the village makes it a suitable location for this type of development.

Section 2.4 considers local green space and community facilities. This states that

'the loss of public houses, village shops and other facilities can often leave communities without places to meet and enjoy together. A more active or growing community can need more or differing play and sports facilities. Sometimes development can offer opportunities to deliver new community facilities in places where existing deficiencies exist

Equally, there may be existing places and spaces that are valued by the community but are not explicitly recognised in existing plans. Existing community facilities can be identified for protection. Local green spaces can be identified for special protection. These are local areas of particular importance to local communities for their beauty, tranquillity and/or historic, wildlife or recreation value but should not involve extensive tracts of land.'

This site is allocated as 'Protected Outdoor Play Space.' However, the site is not accessible to the public, and therefore does not actually provide the service it is allocated for. Development of the site could incorporate outdoor play space that is genuinely accessible to the public. The site could also provide additional community facilities, such as plots for a village shop, community hall and/ or pub.

Within the Local Plan review (2017), a significant amount of land around Newtown and Sharpness has been identified for growth. The settlement has been identified as *'an Accessible Settlement with Limited Facilities in the Local Plan. The settlement has a basic level of local retail provision...'*. Many of the planning constraints identified are not applicable to this site, specifically flood risk, Conservation Areas, listed buildings and ecological designations.

Site NEW002 (A3) wraps around the site on three sides (figure 2). The SHLAA suggests that site NEW002 would not start yielding housing until 2026/27, and would not be fully developed until 2035/36.



Figure 2. Site NEW002 wraps around the site

The site referred to within this letter was not put forward by the landowner, and therefore has not been considered as part of the Local Plan review process. We seek to provide the relevant information within this letter to

demonstrate that the site has significant development potential in the short term, and should be allocated for development. Within the following sections, potential development opportunities are discussed, followed by technical constraints and considerations.

Potential development opportunities

The landowner has identified the site as appropriate for predominantly residential development, with an element of 'village centre' development such as a school, care home or 'village centre' development. We are keen to discuss development options with the Council, and would appreciate your input. Given the size of the site, there would be sufficient space to accommodate a portion of 'open play space', which the site does not currently provide. This could be in the form of a children's play area or sports pitch.

The site provides many advantages in terms of development, particularly compared to other sites being put forward. These benefits include the following:

- The location of the site at the heart of Wanswell makes it an ideal site for residential development and 'village centre' development. The site represents a sustainable location given its location at the centre of the hamlet. There is potential for the site to accommodate market housing and affordable housing.
- Development of the site could enhance the frontage along Station Road. This is a key road that runs between villages in the area, and therefore enhancing this frontage would have wider visual/ landscape benefits.
- Approximately one third of the site is already developed, and therefore development in this part of the site would be brownfield development, rather than greenfield development. Brownfield development is generally considered more favourable than greenfield development.
- Development within the site could provide access to land beyond and adjacent to it. The site benefits from two existing accesses which have significant vehicle movements associated with them at certain hours. Therefore, from a highways perspective, development within the site is more likely to be acceptable than developing other parcels of land.
- The current site allocation shown in figure 2 appears illogical, particularly with the site allocation wrapping around the entire landholding. Inclusion of this site would present a much more logical and developable site.
- Development could be provided within the site in the short term, compared to land surrounding the site which is unlikely to yield housing within the next 8 years. The 2016 SHLAA concludes that completions have averaged 426.7 dwellings per annum compared to the Local Plan requirement of 456 dwellings. Therefore, there is a need for further residential development in the immediate future.
- Given the amount of development proposed within the area, we presume the area of land subject to this submission would be included within the 'settlement boundary' in the future. In which case, development within the site would likely be supported in the long term.

Technical considerations

The location and current use of the site limits the environmental impacts that would be associated with any development. The site is located entirely within Flood Zone 1 and is not subject to any nationally designated statutory or non-statutory sites. There are no listed buildings within 150m of the site. The site benefits from two existing accesses, and has a significant number of vehicle movements already associated with it. Trees and vegetation surround the site, and we would seek to retain these as part of a development. Given that the open space is kept mown, the site is unlikely to support significant ecological value. However, this would be confirmed through an ecological assessment.

Should a development come forward within the site, this would be supported by a comprehensive suite of technical assessments. The following section sets out further details on the site, based on the Stroud District Council SALA call for sites submission form.

- **Traffic, Highways and Accessibility**

The site benefits from an existing vehicular access and exit onto station road. Therefore, the visibility splays are considered acceptable to accommodate further development. In addition, the site has a substantial number of vehicle movements associated with it, particularly during school drop-off and collection hours.

A bus stop is located immediately outside of the site on Station Road, allowing it to be accessed via public transport. In addition, given the proximity to the village centre, the location is considered to be sustainable.

- **Landscape and Visual Impacts**

The site is visible from Station Road, although existing screening reduces views into the site. The site is not particularly visible from surrounding view points due to the vegetation delineating the site. Any future development would include a detailed landscaping scheme to ensure views into the site are acceptable.

- **Ecological Impacts**

The site consists of mown grass, with trees and hedges surround the site. The latter are likely to provide ecological value, but the majority of the site is unlikely to be of high ecological value. A preliminary ecological assessment would support any future development, along with any further surveys identified as being required.

- **Development Restrictions**

Based on an initial review, the site is unlikely to be affected by contamination or pollution and is unlikely to have stability constraints. The site is level, and therefore site topography does not constrain development. At least part of the site benefits from existing connections to mains water, sewerage, electricity, gas and telecommunications. This infrastructure could be extended into the site relatively easily.

- **Other technical considerations**

A noise assessment would identify impacts of development on nearby receptors. The assessment would also identify what type of development the site could support, from a noise perspective;

An air quality assessment could, if necessary, identify air quality impacts associated with development within the site;

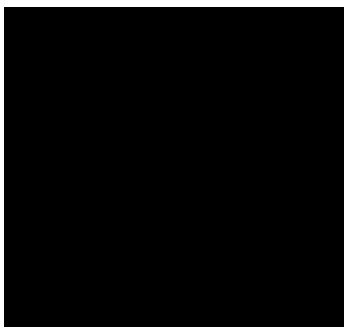
Other technical assessments would be undertaken as necessary, depending on the type and scale of development proposed. If technical assessments identified potential impacts, ways in which these could be avoided, mitigated, or compensated would be put forward.

Conclusion

This letter seeks to demonstrate that land at the former Vale of Berkeley College is appropriate for predominantly residential development, for development in the short term. In addition, the site could support other uses such as a school, a care home or other 'village centre' uses. The site lies at the heart of Wanswell and is not subject to technical constraints. The landowner is keen to progress development, and therefore the site is both available and deliverable.

We would be happy to discuss the above letter with you, and would appreciate your feedback on the site.

Yours sincerely



Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation
(if applicable)

Site name

Site address (including post code)

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)	
Is the site in single ownership? Please tick box to indicate	Yes <input 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: EQUESTRIAN			
Past uses:			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): S 15899/A, S 15899/B			
Access to the site (vehicle and pedestrian): OFF BARRS LANE			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please tick box to indicate			
			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

3a: Is the site proposed for RESIDENTIAL development? Please tick to indicate Yes No

If Yes:	Number of houses	7
	Number of flats	
	TOTAL number of units	7

<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"/>	5
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	2
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	

Is the site proposed to meet a particular need? (e.g. older people housing, self build) Yes No

If Yes, please specify: **SELF BUILD + LOCAL NEED**

3b: Is the site proposed for institutional residential development? Please tick to indicate
 (e.g. care home, hospital or residential care home) Yes No

If Yes, please indicate number of bed spaces and specify use : **Number of bed spaces**

Use:

3c: Is the site proposed for NON RESIDENTIAL development? Please tick to indicate
Yes No

If Yes:	TOTAL floorspace:	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"/>	ACCESS FROM EX DRIVE AT WEST END OF SITE
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 checked="" type="checkbox"/> No <input type="checkbox"/>	EX BUILDINGS IN AONB. BUT ADJOINES V.D.B
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

(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	7	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

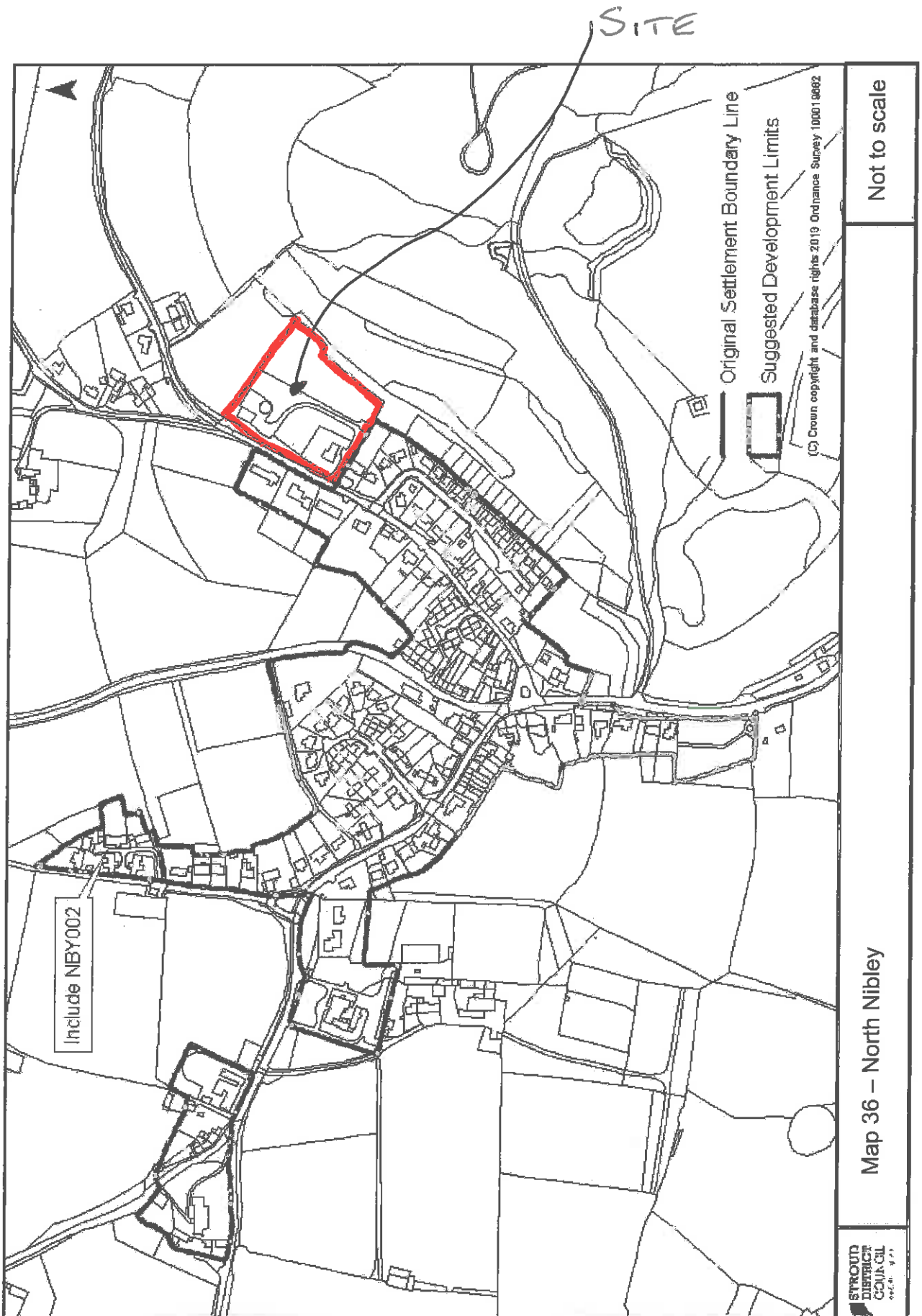
Please tick all relevant boxes	Please provide brief details where possible
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>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



**PROPOSED HOUSING LAND
BARRS LANE, NORTH NIBLEY
NOT TO SCALE**

**LAND ADJOINING 38 BARRS LANE,
NORTH NIBLEY GL11 6AT**

1. The site is located on slightly steep sloping land on the east side of the village and is bounded on two sides by the existing village development boundary.
2. The site has an existing access onto Barrs Lane by a shared private driveway for No.38 and a development of 12 stables, tack-room, store, detached shelter and hay store permitted under application Ref. S15899/B. This development was completed and the land is therefore in lawful use for equestrian purposes and is classified as a brown field site.
3. The site owner is retiring from the equestrian business and the existing buildings and equestrian features can be cleared from the land, leaving it available for housing development.
4. The site is considered of sufficient size to accommodate seven dwellings which could be accessed either from the existing private driveway or from a new access which could be formed immediately to the north of 38 Barrs Lane onto Barrs Lane.
5. The site appears large enough to accommodate seven dwellings, of which two could be affordable units to meet local need.
6. The site is just within the AONB but there is more than sufficient land around the northern and eastern boundaries of the site to provide landscape planting.
7. The site could be made available for development very quickly and there are no other known constraints.

Site Submission form PART B:

Your name

Your organisation or company

**Your client's name/organisation
(if applicable)**

Site name

Site address (including post code)

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)	3920	Total site area (hectares)	5.363
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)	5.363
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Vacant/agriculture/equestrian			
Past uses: Agriculture			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): None Known			
Access to the site (vehicle and pedestrian): Bisley Road - note the site is ideally situated with adopted highway on three boundaries - see plan			
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?			Please tick to indicate	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
If Yes:	Number of houses	50				
	Number of flats	0				
	TOTAL number of units	50				
<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"/>	tbc		
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	tbc		
	Shared ownership	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	tbc		
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)			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 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 type="checkbox"/>	None known - if progressed suitable professional advice would be sought.
Land stability	Yes <input type="checkbox"/> No <input type="checkbox"/>	None known - if progressed suitable professional advice would be sought
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	None known - if progressed suitable professional advice would be sought
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	None known
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"/>	None known - if progressed suitable professional advice would be sought
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Cotswolds AONB - if progressed careful landscape mitigation will be prepared.
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

Further surveys to be completed where appropriate having regard to suitable professional advice.

(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	25 dwellings	2024/25		2030/31	
2019/20	25 dwellings	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 checked="" type="checkbox"/>	Local House Builder
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

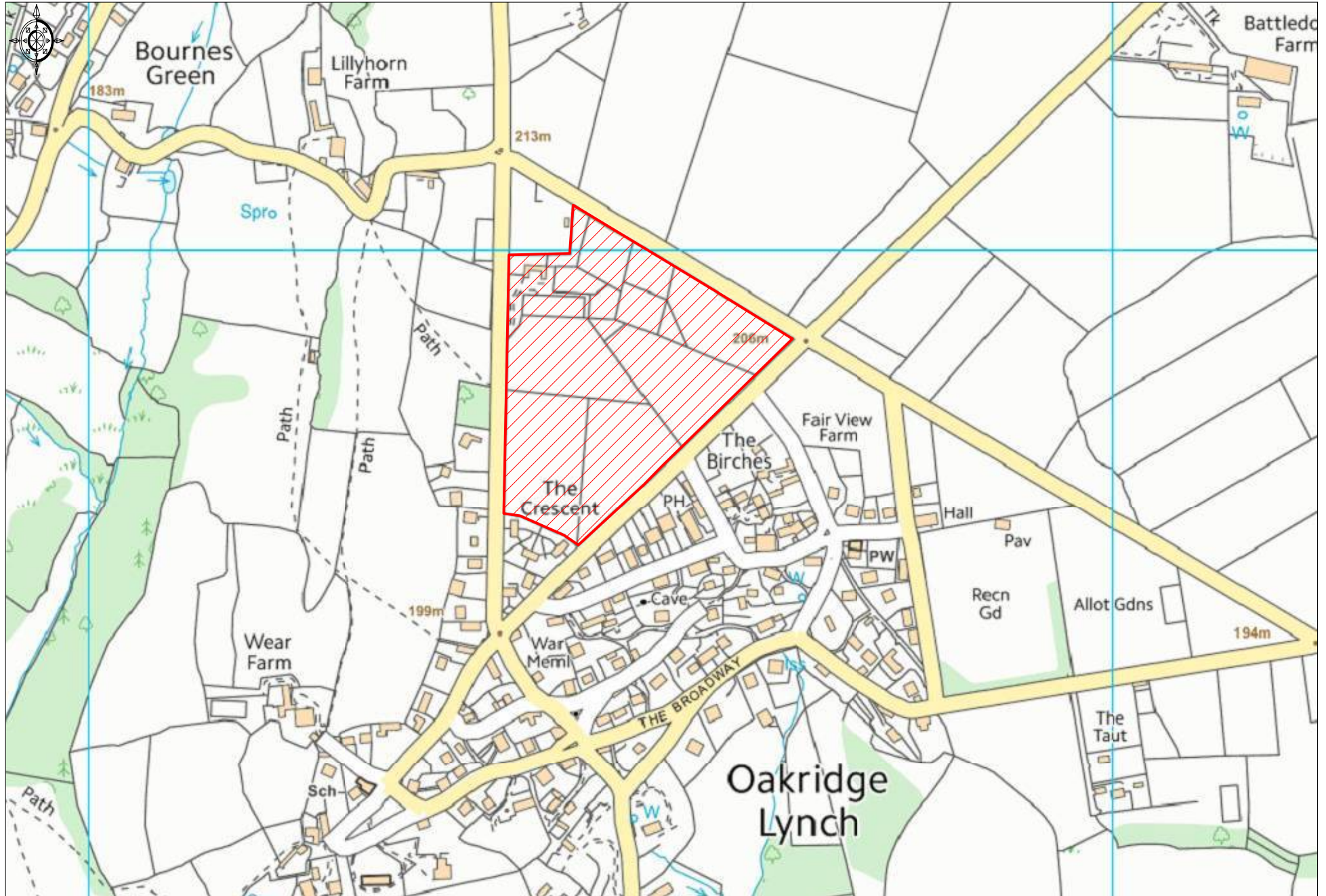
7: Site location plan

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 at Bisley Road, Oakridge Lynch, Stroud
Glos. GL6 7NN



Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432. Plotted Scale - 1:5000



Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation
(if applicable)

Site name

Site address (including post code)

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)	3920	Total site area (hectares)	.66ha
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	0.66ha
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Residential			
Past uses: Residential, Agricultural, Equestrian, Pub			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): s.12/1068/FUL s.13/1633/FUL s.15/0034/FUL s16/2690/HHOLD			
Access to the site (vehicle and pedestrian): Access to the site is from the main road through an existing entrance (suitable for most lorries)			
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?		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes:	Number of houses	5	
	Number of flats	0	
	TOTAL number of units	5	
<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"/>	5	
Affordable housing	Affordable rent	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	0
	Shared ownership	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	0
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, over 50s and families			
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"/>	m²	
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	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?

Please tick to indicate

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

 Yes No

There are no constraints on the site - it can be developed immediately subject to obtaining planning permission

(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	3/500m ²	2024/25		2030/31	
2019/20	1/350m ²	2025/26		2031/32	
2020/21	1/180m ²	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 checked="" type="checkbox"/>	To be self build developed by Owner occupier
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"/>	

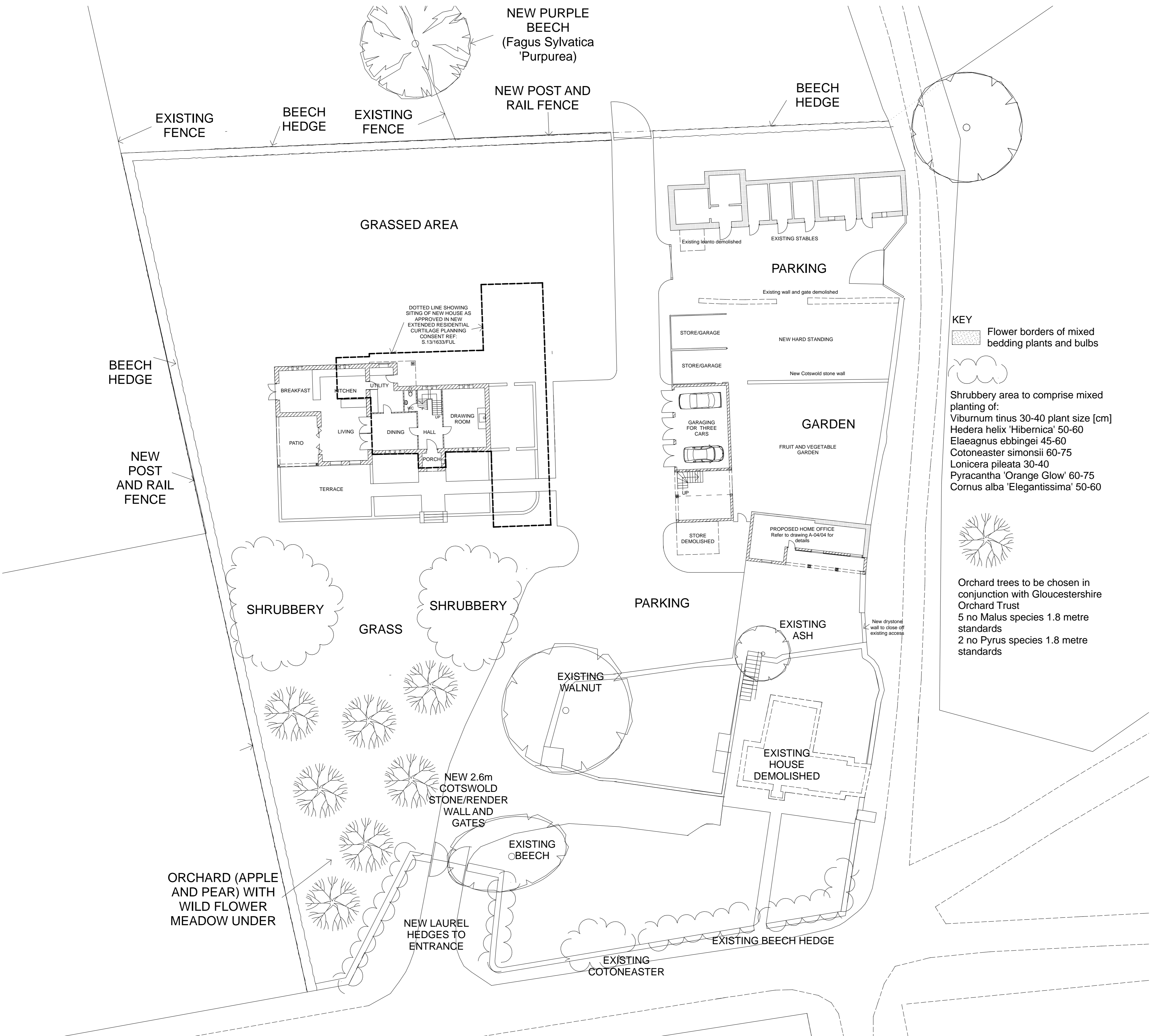
7: Site location plan

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

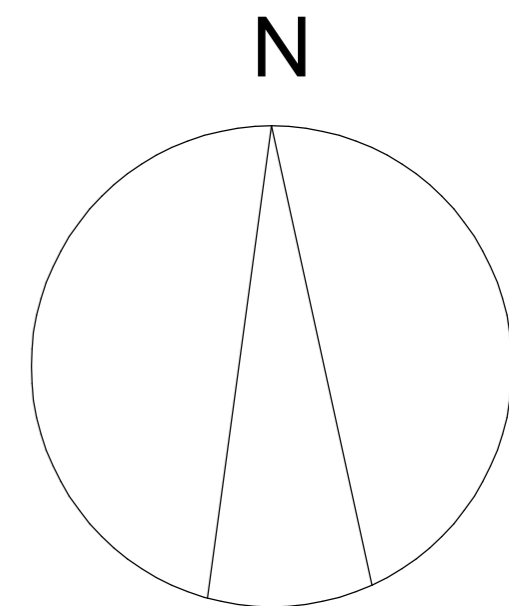
 Yes

LAYOUT PLAN OF REDUCED FOOTPRINT HOUSE AT BIRDS FRITH FARM FAR OAKRIDGE REVISION H



KEY

- Flower borders of mixed bedding plants and bulbs
- Shrubbery area to comprise mixed planting of:
 Viburnum tinus 30-40 plant size [cm]
 Hedera helix 'Hibernica' 50-60
 Elaeagnus ebbingei 45-60
 Cotoneaster simonsii 60-75
 Lonicera pileata 30-40
 Pyracantha 'Orange Glow' 60-75
 Cornus alba 'Elegantissima' 50-60
- Orchard trees to be chosen in conjunction with Gloucestershire Orchard Trust
 5 no Malus species 1.8 metre standards
 2 no Pyrus species 1.8 metre standards



09.02.2015 Revision B - dotted line deleted as requested
 06.02.2015 Revision A - minor revisions as requested

ELIOT WALKER			
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PROJECT Birds Frith Farm Far Oakridge Stroud GL6 7PB			
CLIENT [REDACTED]			
TITLE REVISION H Layout plan			
DATE FEB 2015	SCALE 1:200 @ A1	STATUS PLANNING	DRAWING NO. A-20/13/06 rev. B