

**From:** [REDACTED]  
**Sent:** 20 November 2017 14:48  
**To:** \_WEB\_Local Plan  
**Subject:** Site Submission - Call For Sites - Land at Paynes Meadow Whitminster  
**Attachments:** call-for-sites-form\_local-plan-review-2017\_editable-word-ej.docx; site loocation (title plan) Paynes Meadow whitminster.pdf

Please see attached completed call for sites form. Unfortunately the word form does not work correctly on my version of word, I have thus being forced to convert the file to an editable version to allow all sections to be fully completed.

I also attach a site location plan with site extents outline in red

Any questions please call.

Yours

[REDACTED]

[REDACTED]

Managing Director - Head of Planning

[REDACTED]

Royal Mews, St Georges Place, Cheltenham, Gloucestershire, GL50 3PQ

[REDACTED]



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**Evans Jones Limited**

[REDACTED]

Directors: David Jones, Ian Eggleton  
Company Registration number 5901609



Chartered Surveyors, Chartered Town Planners, Access Consultants

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The **Stroud District Local Plan Review: Issues and Options Paper** identifies a number of sites around the District's main settlements with potential for future growth. The Council is inviting the submission of **alternative potential sites** for consideration as part of the review of the Local Plan, including sites at smaller villages that could also benefit from some future development.

Please use this form to provide information on sites in Stroud District, which you would like to suggest as suitable for:

- New housing development of **five dwellings or more**;
- Sites of **0.25 hectares** or **at least 500 square metres of floorspace**, which could be suitable for economic development, other residential development, retail or community uses.

Please fill out an individual site submission form for each site you would like to submit for consideration. Your form must be accompanied by a site location plan (on an Ordnance Survey base), clearly identifying the site boundaries and the site access point(s).

This call for sites closes **on Tuesday 5<sup>th</sup> December 2017**. Sites submitted as part of the Local Plan Issues and Options consultation will automatically be considered for inclusion in future updates to the Strategic Assessment of Land Availability (SALA) and the Brownfield Land Register, as appropriate.

Please email completed electronic responses to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

## Site Submission form PART A

All sites submitted through this Call for Sites will be assessed for their suitability, availability and achievability and cannot be treated confidentially. Please note we will not process any anonymous responses.

### Your details

Please fill out your personal information in PART A. This part of the form (PART A) **will not be made public** and your contact details will only be used for the purposes described above.

#### Your name

(title): <input type="text"/>	First name: <input type="text"/>	Last name: <input type="text"/>
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#### Site name

Site at Paynes Meadow  
Whitminster

#### Site address (including post code)

Land to west of Paynes Meadow, Whitminster Grid Reference  
E 377621 N 208339

#### Your company name or organisation (if applicable)

Evans Jones Ltd

#### Your address

Royal Mews, St Georges Place Cheltenham GLOS  
GL50 3PQ

#### Your email address

#### Your phone number

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

#### Your client's name

(title): <input type="text"/>	name: <b>Attwoolls Ltd</b>
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Your client's company or organisation (if applicable): **Evans Jones Ltd**

## Site Submission form PART B:

Your name

██████████

Your organisation or company

Evans Jones Ltd

Your client's name/organisation  
(if applicable)

Attwoolls Ltd

Site name

Land at Paynes Meadow  
Whitminster GLOS

Site address (including post code)

Land to west of Paynes Meadow, Whitminster,  
GLOS. Grid Reference E 377621 N 208339

### 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)	E 377621 N 208339	Total site area (hectares)	<b>1.73</b>
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	<b>1.73</b>

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

Past uses:  
**PADDOCK**

Planning history (Please include reference numbers, planning application/ SHLAA site, if known): **NONE KNOWN**

Access to the site (vehicle and pedestrian):

Main access via Paynes Meadow, pedestrian access to Vaisey Field , Kidnapers Walk and Hyde Lane

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		45	
		Number of flats			
		TOTAL number of units		45	
Where possible, please tick to indicate which of the following apply:				Number of units	
Market housing	Yes X	No		27	
Affordable housing	Affordable rent	Yes X	No	10	
	Shared ownership	Yes X	No	8	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)				Yes X	No
If Yes, please specify: Proportion of self-build under consideration					
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:			m <sup>2</sup>
Where possible, please tick to indicate which of the following apply:				Floor space	
Offices, research and development, light industrial (B1)	Yes	No			m <sup>2</sup>
General industrial (B2)	Yes	No			m <sup>2</sup>
Warehousing (B8)	Yes	No			m <sup>2</sup>
Retail	Yes	No			m <sup>2</sup>
Community facilities	Yes	No			m <sup>2</sup>
Sports/ leisure	Yes	No			m <sup>2</sup>
Other: ( If Yes, please specify)	Yes	No			m <sup>2</sup>

#### 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*

			Green field site no contamination or pollution envisaged
<b>Contamination/ pollution</b>	<b>Yes</b>	<b>No X</b>	
			undeveloped land thus stable
<b>Land stability</b>	<b>Yes</b>	<b>No X</b>	
			level site
<b>Ground levels</b>	<b>Yes</b>	<b>No X</b>	
			main sewage available
<b>Mains water/ sewerage</b>	<b>Yes</b>	<b>No X</b>	
			all services readily available
<b>Electricity/ gas/ telecommunications</b>	<b>Yes</b>	<b>No X</b>	
			Adopted highway to site boundary. site access has been subject to detailed review by highway consultants
<b>Highway access and servicing</b>	<b>Yes</b>	<b>No X</b>	
			Single ownership. available for development immediately.
<b>Ownership/ leases/ tenancies/ occupiers</b>	<b>Yes</b>	<b>No X</b>	
			None
<b>Easements/ covenants</b>	<b>Yes</b>	<b>No X</b>	
			Outside flood zone
<b>Drainage/ flood risk</b>	<b>Yes</b>	<b>No X</b>	
			Fully investigated NO wildfire or heritage assets impacted by development
<b>Heritage/ landscape/ wildlife assets</b>	<b>Yes</b>	<b>No X</b>	

Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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<b>4b: Do you believe constraints on the site can be overcome?</b>	<i>Please tick to indicate</i>
<i>If Yes, please provide details below of how they will be overcome, and the likely time frame:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
No know constraint to development. All matters fully investigated and any issues resolved in 2015/16 shortly before adoption of current local plan.	
<i>(Please continue on additional sheets and attach as required)</i>	

5: Please provide an estimate of the number of dwellings/ floor space m <sup>2</sup> to be built on site per annum (1 <sup>st</sup> April to 31 <sup>st</sup> March)					
2018/19		2024/25		2030/31	
2019/20	45	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	landowner wishes to develop
Site is under option to a developer	
Enquiries received from a developer	Formerly under option now expired.
Site is being marketed	
No interest currently	

**0: Site location plan**

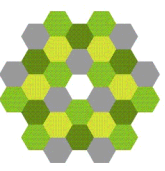
**Each Site Submission Form must be accompanied by a site location plan** on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

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

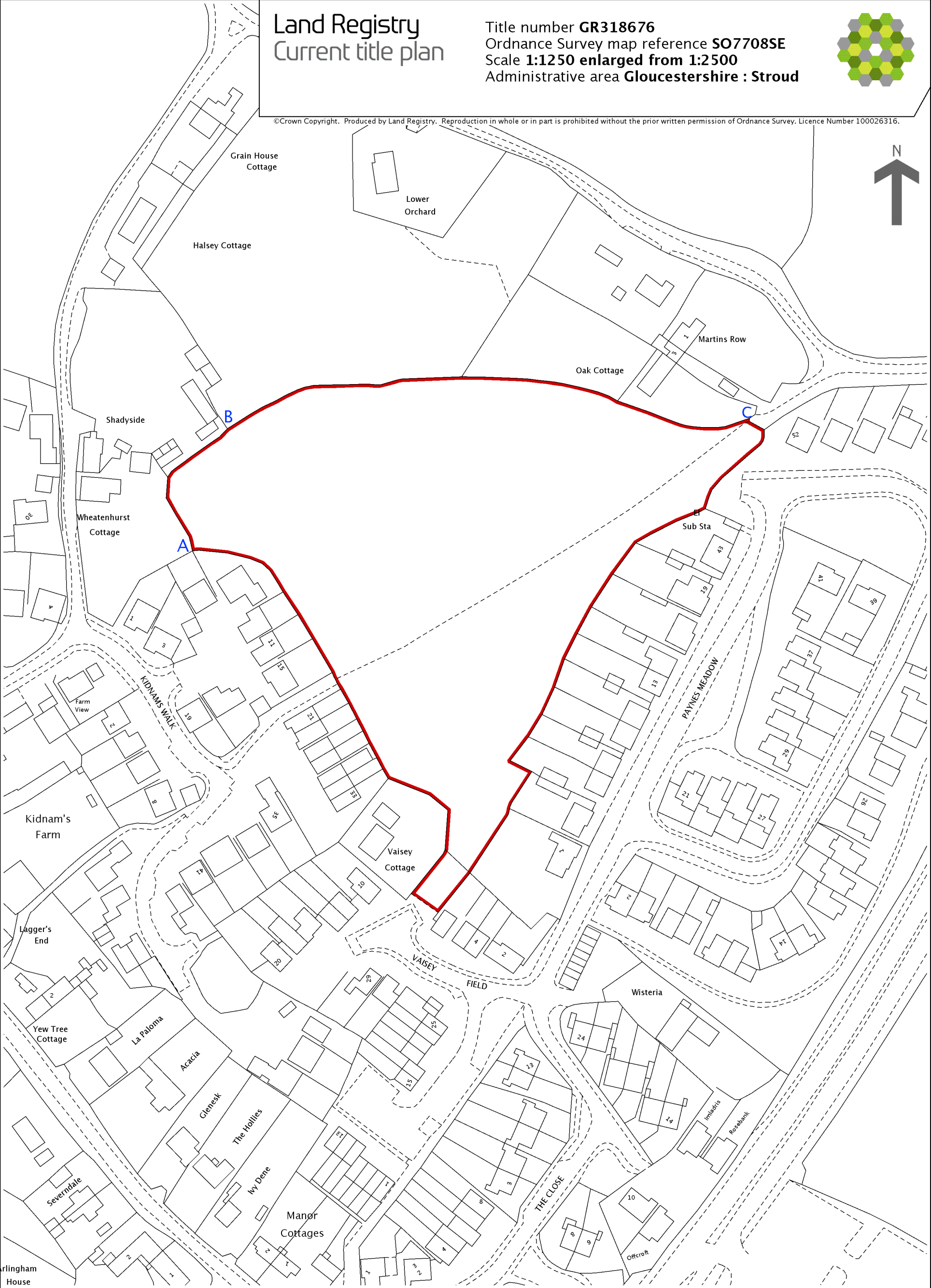
Yes

# Land Registry Current title plan

Title number **GR318676**  
Ordnance Survey map reference **SO7708SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Gloucestershire : Stroud**



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