

Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

You can download a PDF or an editable electronic copy of this form from our website www.stroud.gov.uk/localplanreview. You will also find the main consultation document on this web page, as well as some supporting material and further reading. **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).**

The consultation closes on Tuesday 5th December 2017. Please email completed electronic responses to local.plan@stroud.gov.uk or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

Consultation response form PART A

Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

Your name

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

Your address (optional)

Your email address *

Your phone number (optional)

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

Your client's name

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

Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (* we will do this via email)

- | | | | | | |
|------|--|------------|-------------------------------------|-----------|--------------------------|
| i) | When the findings from this consultation are made public | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| ii) | The next formal round of public consultation | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| iii) | No further contact please | | <input type="checkbox"/> | | |

Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

Your name

Your organisation or company

Rapleys LLP

Your client's name/organisation
(if applicable)

Brunel Homes (Gloucester) Ltd.

The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at www.stroud.gov.uk/localplanreview).**

We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:

Question number: 2.3C; 2.4A; 3.1; 3.4; 3.5B; 3.6

Please use this box to set out your comments:

(Attach additional sheets of paper or expand this box if you need to)

Please see enclosed written representation for detailed response.

On behalf of
Brunel Homes (Gloucester) Ltd.

REPRESENTATIONS TO THE STROUD LOCAL PLAN REVIEW ISSUES AND OPTIONS

December 2017
Our Ref: 17-03135

REPRESENTATIONS TO THE STROUD LOCAL PLAN REVIEW ISSUES AND OPTIONS

On behalf of Brunel Homes (Gloucester) Ltd.

December 2017

INTRODUCTION

1. The following representations are submitted on behalf of Brunel Homes (Gloucester) Ltd (hereafter referred to as Brunel Homes) in response to Stroud District Council's Local Plan Review and in particular, the Issues and Options paper published for consultation. These representations are made in respect of Brunel Homes' land interests at Land south of Avening Road, Nailsworth, which has been identified within the Council's Strategic Assessment of Land Availability (SALA) 2017 as NAI003. A Site Location Plan is attached for reference.
2. The Issues and Options paper highlights the main issues to be addressed as part of the local plan review and sets out specific questions to guide consultation responses. This representation sets out a response to the questions relevant to Land south of Avening Road, Nailsworth and concludes by recommending that the site should be fully considered as a reasonable alternative for the delivery of housing that would make a contribution towards meeting the objectively assessed housing need for the plan area.

Question 2.3c: Do you know of any suitable land for development to meet the needs of your neighbourhood, or do you have suggestions about how or where these needs might be met?

3. The identified land to the south of Avening Road would provide a suitable location to accommodate some additional housing development, including affordable housing alongside some additional community recreation resource. It is sustainably located close to the town centre, is supported by a willing developer and is deliverable with an appropriate form of access. The accompanying Concept Plan (Drawing no: 350-5775/F/10) demonstrates how development could be delivered on the site in conjunction with additional open space and recreation resource.

Question 2.4a: Does your neighbourhood lack a particular form of community facility, open space or sports facility? If so, we would like to know about that need.

4. It is understood that historically, planning permission was granted for the construction of a new playing field adjacent to King George V playing field in May 2005 and that it is the intention of Nailsworth Town Council to further extend these facilities to the east, incorporating land within the client's interest.
5. Land south of Avening Road is located to the southeast of Nailsworth and is separated from the existing settlement limits by the King George V Playing Fields which include a children's playground, tennis courts and a skate park, as well as the sports pitch. The site is linear in shape and follows the B4014 Avening Road, the main road into Nailsworth from the south east. The location of the site therefore presents a unique opportunity to assist with the delivery of the proposed extension to the playing fields in addition to significant habitat creation and enhancement, alongside the delivery of circa 30 new homes for Nailsworth.
6. In terms of constraints, as with the entirety of Nailsworth, the site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). The site is within Flood Zone 1 and is therefore at minimal risk of flooding. The site has a slight gradient, sloping down towards the north of the site towards the B4014, the wooded area on the northern boundary and the area of existing hardstanding. Beyond the southern boundary, the land rises towards Ruggers Green Barn.
7. Beyond Avening Road, Spring Mill Industrial Estate is located opposite the entrance to the site, with the Wyevale Garden Centre and Spring Mill Motors adjacent. The garden centre site has been identified as a site for potential future employment growth in the Issues and Options paper (site ref: NAI C). Nailsworth Mills Estate is located further to the west.
8. The site is sustainability located approximately 800m from Nailsworth Town Centre which includes many major services and facilities including Morrisons, Tesco Express, The Co-op, several cafes and restaurants, several pubs, a pharmacy, a church, Nailsworth Library and many independent high street shops. These can

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all be accessed using the existing footpath on Avening Road or from footpath connections through the King George V playing fields.

9. The location of the site also presents a unique opportunity to enhance pedestrian accessibility to the east of the town centre, opening up connections between the existing business parks to the north of Avening Road and the site. If the site were to be developed, the enclosed Concept Plan (Drawing no: 350-5775/F/10) demonstrates how these enhancements could be delivered in conjunction with delivering approximately 30 new homes for Nailsworth. As presented on the Concept Plan, development at this location would be landscape-led and sensitively designed to integrate with surrounding land uses and have minimal impact on the AONB. Brunel Homes would welcome an open discussion with Stroud District Council as to how this could be achieved but initial design iterations suggest that the site could accommodate several wildlife habitat areas, meadow planting and water attenuation areas, in addition to extending existing walking and fitness trails into the site. At this stage it is proposed that the majority of the existing mature trees and hedgerows would be retained to maximise the benefits of natural screening for views from the south. Access would be taken from the existing agricultural track off Avening Road and, taking account of the gradient of the site, meander up the slope of the site, with residential parking set into the landscaping to reduce visual impact.

Question 3.1: How should we meet future development needs? Option 2: Take a more dispersed approach with some medium sized housing and employment sites on the edge of the larger villages, as well as towns.

10. The requirement for future housing and employment growth for the Local Plan review period (2016-2036) is yet to be published and with no indication of housing numbers at this stage, provides uncertainty when commenting on the spatial strategy for growth. However, a spatial strategy which seeks to support settlements such as Nailsworth would be entirely appropriate. Some additional growth, sensitively designed and facilitating a material enhancement to the provision of public access recreation space at Avening Road would be consistent with the core principles of sustainable development and should be encouraged.
11. The Issues and Options paper acknowledges that it is not possible for all future need to be met through brownfield sites or infill development and this is agreed. The current Local Plan allocates housing within strategic extensions to Gloucester, Stonehouse and Sharpness which has provided the opportunity to deliver mixed-use communities and much needed infrastructure. However, these more strategic scale sites can take longer to be delivered with extensive associated infrastructure. As set out within the Stroud District Housing Land Availability Report - Residential Commitments in Stroud District at 1st April 2017, several strategic sites in the district have yet to be commenced including 1,350 homes at Land West of Stonehouse (S. 14/0810/OUT) and 1,358 homes at Land at Colethrop Farm (S.09/1692/VAR). Both of these sites are in the process of discharging conditions attached to their respective planning permissions and therefore it can be expected that the first completions aren't expected until at least 2019/2020.
12. In light of the above, it is recommended to proceed with Option 2 as set out under Question 3.1 and plan for a greater number of smaller and mid-sized housing and employment sites, distributed to secondary towns such as Nailsworth and large villages. This would provide an opportunity to deliver housing in the short-medium term and deliver housing close to where local needs are generated.

Question 3.4: Do you agree with the current hierarchy-based approach towards identifying settlements suitable for different levels of development? Is there a different approach you would prefer?

13. A key message of the Settlement Role and Function Study (December 2014), which has informed the Local Plan Review process, is the importance of future development allocations when it comes to supporting existing settlement role and function. The principle of the current Local Plan identifying Nailsworth as a Tier 2 settlement, with the potential to provide modest levels of jobs and homes, is therefore supported and should be carried through to the Local Plan review.

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14. However, the plan needs to identify a specific number of houses to be directed to each settlement to ascertain whether this strategy will be effective over the plan period. This must be stated as a minimum level of growth and not a maximum level to be in accordance with National Planning Policy Framework (NPPF) paragraph 157 and plan positively to meet the needs of the plan area.
15. The current Local Plan identifies Nailsworth within the Stroud Valleys Cluster, which includes the provision of at least 450 dwellings. However, none of the housing site allocations identified includes delivery of new housing at Nailsworth. However, potential to improve market share in both convenience and comparison retailing is identified given the level of retail service provision within the settlement. It will be necessary to support the existing services and the improvement in market share and capacity identified through the delivery of some additional housing growth moving forward. Accordingly, whilst it is appropriate to identify Nailsworth as a Tier 2 settlement within the hierarchy, as set out above, it is considered that the lack of any substantive housing allocation will not support its role and function as an important service centre within the District. Whilst it is recognised that the town has landscape constraints, this should not be a barrier to the delivery of sensitively designed and landscape led growth which seeks to preserve the natural beauty of the area.
16. Housing delivery rates show that new housing delivery has slowed considerably in recent years. Moving forward, it will be necessary to identify further housing allocations including sensitive greenfield release. Land south of Avening Road, whilst within the AONB, can appropriately accommodate sensitive growth which is well located to provide good access to the services and facilities within Nailsworth.

Question 3.5b: How should development proposals on the edges of our towns and villages be managed?

17. It is recommended that the Local Plan review provides the opportunity to review the existing settlement boundaries for the most sustainable settlements, including Nailsworth, to manage future growth effectively. Following this, Option 2, to assess proposals on a case by case basis using broader criteria, is supported to provide certainty to residents and developers. Option 2 is also easier to regulate, whilst also offering some flexibility, unlike Option 3 which appears subjective and could be difficult to control.

Question 3.5b: Are there any changes to existing settlement development limits that you would like to suggest?

18. It is suggested that the development limit of Nailsworth is extended to the south east to include the Wyevale Garden Centre site (NAI C) which has been identified for future potential employment, Spring Mill Industrial Estate, the King George V Playing Fields and the site NAI003. This will allow for considered and sensitive growth to the south east of the settlement, provide for new housing, deliver an identified employment site and enhance the existing playing fields in a regulated manner. This will help support the role and function of the settlement as a key service centre within the District.

Question 3.6: Broad locations and potential sites - Nailsworth

19. A Sustainability Appraisal (SA) has not been published for consultation, and therefore no comments are made at this stage. It will be necessary to progress this in due course to inform the progress of the Local Plan Review.
20. It is widely considered that SAs are an iterative assessment of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that represent sustainable development. As an SA has not been published at this stage, it is unclear how the various site options for the district and Nailsworth in particular were considered and thereafter omitted from inclusion moving forward.
21. Page 39 outlines the broad locations and sites for Nailsworth. There appears to be a misalignment with the importance of Nailsworth as a settlement with a strong employment and retail role with access to strategic

and local facilities to the east, and the identification of the broad location of growth to the west of the settlement. As identified in the Settlement Role and Function Study (2014), Nailsworth is one of the district's biggest employment hubs with a workforce set to grow over the plan period, particularly in the Professional, Scientific and Technical sector and Retail, Wholesale and Motor Trade Sector. The majority of these jobs are provided to the east of the settlement, either in the several industrial and business parks or within the town centre at various retail stores and offices. In addition, the east of the town provides for the majority of services, with the west of the settlement characterised by housing developments which has resulted in the town sprawling to the west.

22. As such, Broad Location A is strongly disagreed with. The sustainability benefits of locating new housing close to existing and proposed employment sites have not been properly or fully considered within the SALA process and this has misinformed the assessment in this regard. It is therefore suggested that this process is reviewed during the preparation of the Sustainability Appraisal. It is strongly recommended that development to the east of the town is reconsidered as a broad location for growth for the following two reasons:

- Development to the east would rebalance the settlement and is within close proximity to all of the major services and facilities including the supermarket, high street and employment areas;
- Housing growth at NAI003 could also facilitate the delivery of a number of enhancements to the provision of public recreation space within the settlement and ecological enhancements; and
- Broad location Area A simply adds to the residential sprawl of the town to the west where significantly less services and facilities are located.

23. The exclusion of NAI003 Land south of Avening Road as a site with future potential for housing is strongly objected to.

24. Site NA0013 was discounted in the 2017 SALA with six reasons for rejection. These reasons are strongly contested for the following reasons:

- 1 - Likely Landscape Impact - it is acknowledged that the site is within the AONB but this is common to the whole of Nailsworth. It is identified as having a high sensitivity to housing development but most of the identified potential sites are of high sensitivity. Medium sensitivity sites are to the far west of the settlement and, as set out above, are less accessible and sustainable. Noting the reasonable expectation that Nailsworth will be expected to accommodate a proportionate level of housing growth and that the town is surrounded by the AONB; the potential for adverse visual impacts on landscape setting could be addressed during the planning process. When viewed in the context of the existing built form of Nailsworth, the site is well situated in regards to the existing settlement, being adjacent to the existing town centre and areas with a high concentration of employment. The area of the existing settlement already influences the local landscape character and it is considered unlikely that the development of the site would lead to substantial harm to the overall character of the view and landscape. Furthermore, the boundary on the southern edge of the site, as well as the existing hedgerow boundaries on the north and western boundary visually encloses the site. It is considered that a landscape led housing scheme of appropriate scale, of approximately 30 dwellings, could be accommodated within the existing landscape without having an unacceptable impact on the natural and scenic beauty of the locality.
- 2 - Outside the development limits of Nailsworth- the site is located beyond the existing development limits as are all of the other options, other than NAI007 which can only deliver 4 houses. It will be necessary to review the existing settlement boundary of Nailsworth as part of the Local Plan Review in order to deliver sustainable development which helps support and underpin its role as an important service centre within the district. This cannot be a reason for dismissal if the Local Plan is committed to delivering the required housing growth. It is recognised that it has been acknowledged that development limits are likely to change.

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- 3 - Adjacent to key wildlife sites - The site's location in proximity to nearby wildlife sites is acknowledged. If the site were to be developed, proposals would not have an impact on the wildlife sites. In addition, the site can provide further wildlife habitat creation and enhancement. It is considered that, in conjunction with an appropriately designed and landscape-led proposal, as set out in principle on the attached Concept Plan, the development proposal can offer an ecological enhancement.
 - 4 - Impact on the Cotswolds AONB- This is a reiteration of point 1. Proposals would be landscape-led to integrate the site into surrounding area.
 - 5 - Sloped nature of the site - At this stage it is considered that the site is deliverable. There are no concerns regarding feasibility of delivery. Brunel Homes has extensive experience of housing delivery within the District and the surrounding area and raise no issue with the constraints of the site.
 - 6 - Inaccessibility to the Town Centre - This is disagreed. Particularly compared to Broad Location NAI A which, to the west of Nailsworth, would involve a significant walk to the centre and contribute to the residential sprawl to the west of the town. The site would open up pedestrian accessibility between the site, the high street and nearby employment areas. It is considered that the proposed development of circa 30 dwellings at south Avening Road represents growth that is entirely commensurate with the range of existing service and facilities on offer within the settlement. It is considered that NAI003 is the most sustainable housing option identified for Nailsworth, in terms of access to the town centre.
25. The development of Land south of Avening Road, Nailsworth would provide the benefit of providing land adjacent to the recreation ground to enhance the existing facilities and provide additional wildlife habitat areas. This is unique to our client's site and as a significant benefit should be considered and acknowledged within the SALA alongside the site constraints.
26. The sustainability benefits have not been acknowledged within the SALA process and this has misinformed the assessment of the site. It is therefore suggested that this process is reviewed during the preparation of the Sustainability Appraisal and our client's site is scored on a consistent, fair and evidenced-based process alongside the proposed allocated sites. For this reason and those detailed above this site should be reconsidered for allocation within the next stage of the Local Plan review to meet local housing need.

Conclusion

27. It is recognised that as part of the Local Plan Review it will be necessary to produce an up to date evidence base which supports the strategic objectives of the Development Plan, including meeting the full objectively assessed housing needs of the District and Housing Market Area. This evidence base document has yet to be updated.
28. Brunel Homes support the identification of Nailsworth as a Tier 2 centre within the settlement hierarchy, but consider that additional growth should be identified to support the role and function of the town, including improving market share in both convenience and comparison goods retailing. In doing so, it will also be necessary to review the extent of the settlement boundaries in order to facilitate a sensitive greenfield release. It is recognised that future housing needs cannot be met on previously developed land alone.
29. Site NAI003 provides the most suitable location to deliver some additional and sensitively designed growth in Nailsworth. It is well located adjacent to the existing recreation ground, can provide for additional enhancements to the provision of recreation space, can make provision of a range of ecological enhancement measures, is deliverable with the support of an experienced developer within the locality and will be accessible to the range of services and facilities located within Nailsworth Town Centre. Housing

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development on this site will be consistent with the core objectives of sustainable development in delivering housing need, including affordable housing, and helping to sustain the role and function of a key service centre within the District. The location of the site within the Cotswold AONB is considered to be an opportunity to drive the delivery of a sensitively designed, high quality residential development, appropriate for its landscape setting, rather than being a barrier to the delivery of it.

30. It is considered that site NAI003 should be taken forward, as part of the preparation of the Local Plan Review, and allocated for approximately 30 dwellings in accordance with the general principles set out on the accompanying Concept Plan. In doing so, it will contribute to meeting housing needs, including a policy compliant provision of affordable housing, deliver additional recreation space and be suitably located to help underpin the role and function of Nailsworth as a key local service centre within the District, in accordance with the principles of sustainable development and the Core Objectives of the NPPF.

- Key**
- Proposed Housing
 - Proposed Planting
 - Proposed Parking
 - Proposed Road
 - Proposed Trail

 - Existing Road
 - Existing Walking Trail
 - Existing Fitness Trail



NOTES
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REVISIONS
 REV. DATE - DRAWN - CHECKED: NOTES
 -: 16.10.17 - LM - RS: Drawing created.
 A: 04.12.17 - LM - RS: Client name changed.

DRAWING TITLE
 Concept Plan

PROJECT
 Avening Road, Nailsworth

CLIENT
 Brunel

SCALE 1:2000@A3
DATE October 2017



DRAWING NO. 350-5775/F/10
REV A

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

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

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

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

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

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

Site Submission form PART A

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

Your details

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

Your name

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

Site address (including post code)

Your company name or organisation (if applicable)

Your address

Your email address

Your phone number

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

Your client's name

(title):	name:
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Your client's company or organisation (if applicable): Brunel Homes (Gloucester) Ltd.

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)	3819	Total site area (hectares)	7
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)	
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural			
Past uses: Agricultural			
Planning history (<i>Please include reference numbers, planning application/ SHLAA site, if known</i>): Issues and Options site ref: NAI003			
Access to the site (vehicle and pedestrian): Existing access off Avening Road via dirt track.			
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	30
	Number of flats	
	TOTAL number of units	30
<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 checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, please specify: Open to discussions with Stroud District Council.		
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 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) Habitat / meadow creation	Yes <input checked="" 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 type="checkbox"/>	Sloped nature of the site.	
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 checked="" type="checkbox"/> No <input type="checkbox"/>	Adjacent to Key Wildlife Site Within The Cotswold AONB.	
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 see Paragraph 24 of the enclosed representation for further detail.

(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	15	2025/26		2031/32	
2020/21	15	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

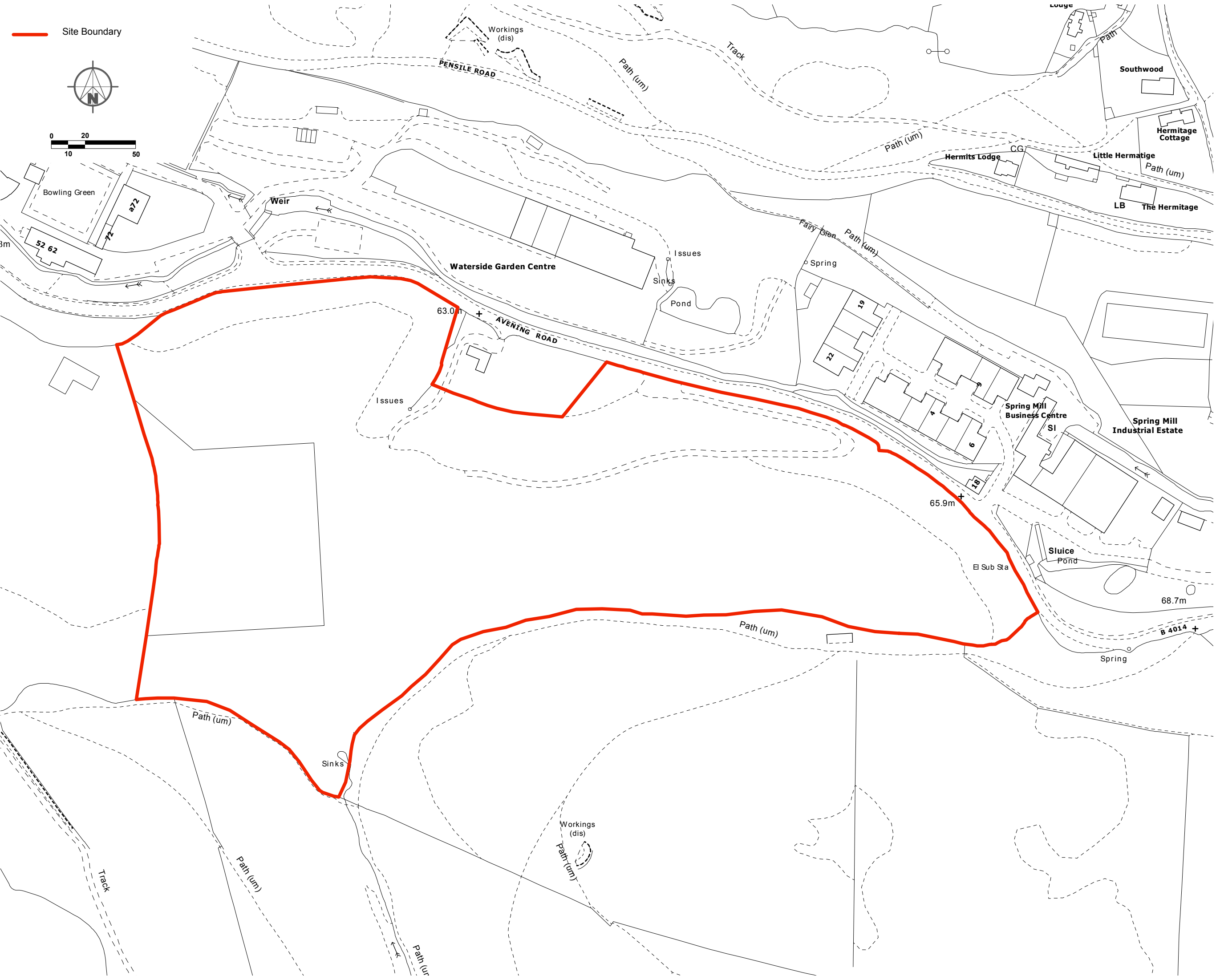
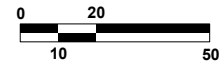
NOTES

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REVISIONS

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

Site Boundary



DRAWING TITLE

Site Location Plan

PROJECT

Avening Road, Nailsworth

CLIENT

Brunel

SCALE

1:2000@A3

DATE

December 2017



DRAWING NO.

350-5775/F/01

REV

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