

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

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

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

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

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

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

Site Submission form PART A

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

Your details

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

Your name

(title):	First name: [REDACTED]	Last name: [REDACTED]
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Site name

GROVE END FARM

Site address (including post code)

GROVE END FARM
 WHITMINSTER
 GL 2 7NZ

Your company name or organisation (if applicable)

NIGEL CANT PLANNING

Your address

[REDACTED]

Your email address

[REDACTED]

Your phone number

[REDACTED]

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

Your client's name

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

[REDACTED]

Site Submission form PART B:

Your name

[REDACTED]

Your organisation or company

NIGEL CANT PLANNING

Your client's name/organisation (if applicable)

Site name

GROVE END FARM

Site address (including post code)

LAND TO EAST OF GROVE END FARM
WHITMINSTER GL 2 7N2

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)	48.4 HA
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	35 HA
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: AGRICULTURE			
Past uses: AGRICULTURE			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): NO			
Access to the site (vehicle and pedestrian): FROM A 38			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please tick box to indicate			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

If Yes: <i>COULD BE IN PART</i>	Number of houses	80
	Number of flats	—
	TOTAL number of units	80

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 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 No

If Yes, please specify: *SOME SELF BUILD*

3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home) Please tick to indicate Yes 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 ²
Where possible, please tick to indicate which of the following apply:		Floor space
Offices, research and development, light industrial (B1)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	30,000 m ²
General industrial (B2)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	10,000 m ²
Warehousing (B8)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	80,000 m ²
Retail	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/>	SEE NOTE
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 checked="" type="checkbox"/> No <input type="checkbox"/>	SEE NOTE
Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

4b: Do you believe constraints on the site can be overcome?

Please tick to indicate

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

Yes No

SEE NOTE

(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	0	2024/25		2030/31	
2019/20	40 / 30k	2025/26		2031/32	
2020/21	40 / 30k	2026/27		2032/33	
2021/22	30k	2027/28		2033/34	
2022/23	30k	2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

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

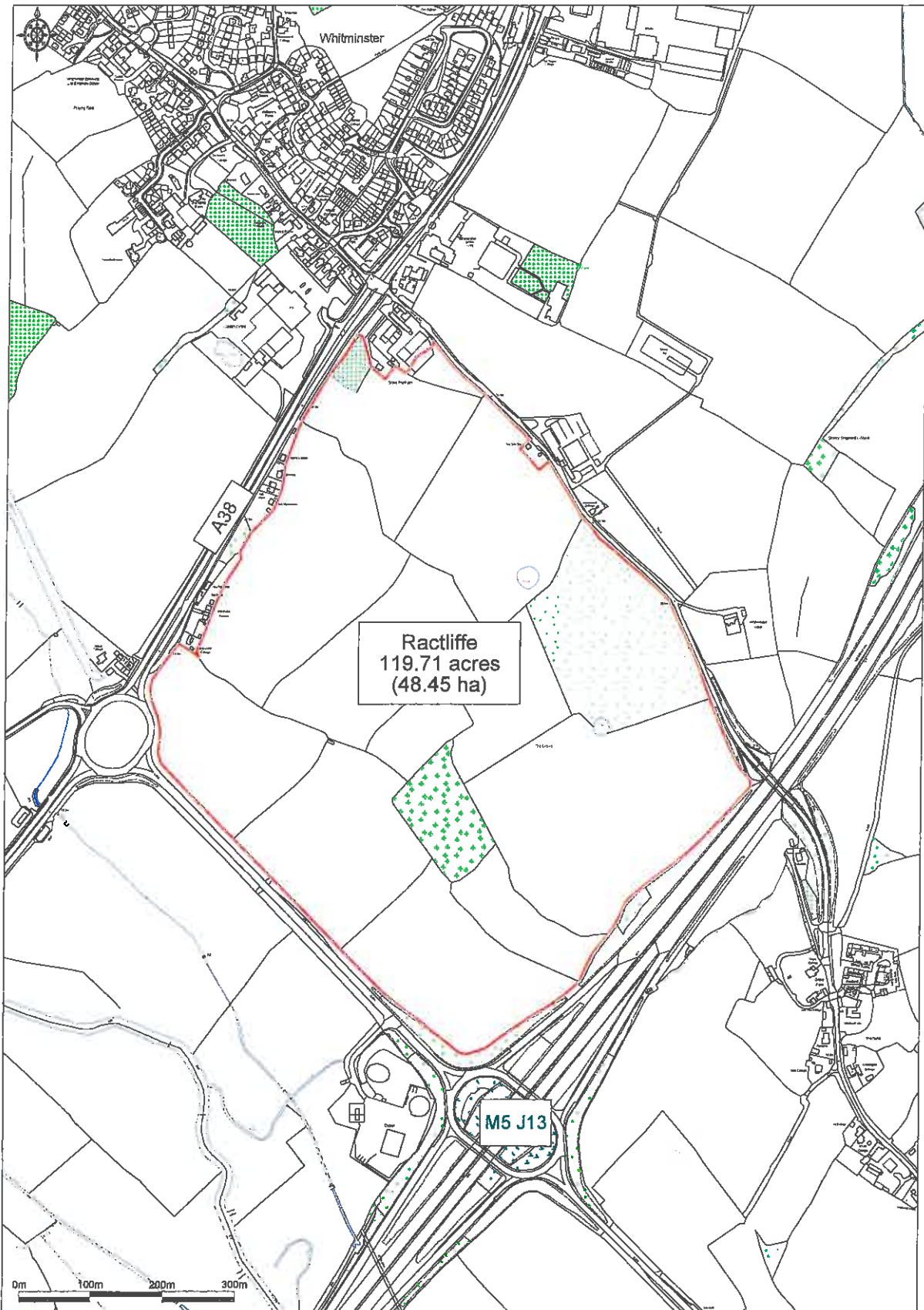
7: Site location plan

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

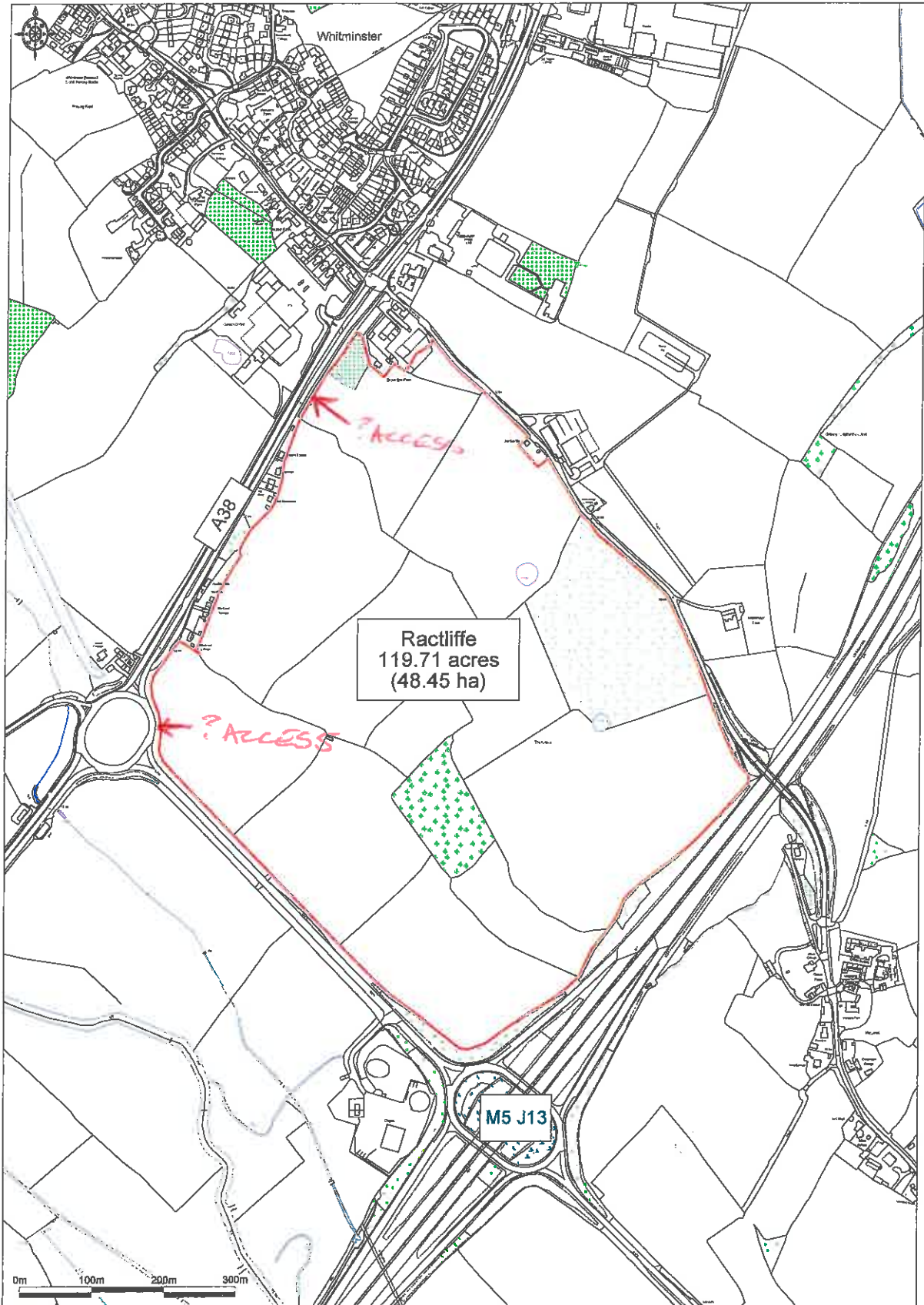
Please tick box to confirm you have included the required site location plan

Yes

Land At Grove End Farm - Whitminster (28/9/2017)



Land At Grove End Farm - Whitminster (28/9/2017)



LAND AT GROVEND FARM, WHITMINSTER

1. This is a site of approximately 48ha located to the south of the village of Whitminster having a frontage on its north-western side to the A38 and extensive frontage on the south-eastern side to the motorway approach road from the A38 and on its eastern side to the M5 motorway.
2. The land slopes slightly from north to south but is not in any area of high landscape value.
3. Access can readily be formed directly onto the land from the roundabout on the A38 which forms the junction between the A38 and the motorway approach road. As an alternative a new access could be formed close to the north corner of the land off the A38 with a new roundabout.
4. There is an existing planning consent for employment development at the northeast corner of the site as a result of a recently granted planning permission.
5. The site is at a very sustainable location in immediate proximity to both the county primary road network and the motorway.
6. The site would appear to be ideally located for an employment generating development with possibly an element of housing.
7. There is more than adequate space within the site for the development and extensive landscape planting by way of mitigation.