

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 05 December 2017 17:26  
**To:** WEB\_Local Plan  
**Cc:** [REDACTED]  
**Subject:** Call for Sites Submission - Land known as The Kitchen Garden, Nuthill, Upton St Leonards  
**Attachments:** 325 A3 CC 051217 Statement for Call for Sites.pdf; 13084\_001.pdf; 13084\_002\_B.pdf; Call for Sites Form.pdf; Proposed Access Design 0737-001.pdf

Dear Sir / Madam,

Please find attached a Call for Sites: Site Submission Form, Site Location Plan, Site Layout Plan, Proposed Access Design and accompanying statement in relation to land known as the Kitchen Garden, Nuthill, Upton St Leonards.

As the deadline for the Call for Sites submission is today, I would greatly appreciate your acknowledgement of this email.

Should you require any further information please do not hesitate to contact us.

Kind Regards,

[REDACTED]  
Planner

The logo for Grassroots Planning Ltd. The word "Grassroots" is written in a green, lowercase, sans-serif font. The letter "o" in "roots" is replaced by a stylized green plant with two leaves. The word "planning" is written in a grey, lowercase, sans-serif font.

Grass Roots Planning Ltd  
Unit 106  
86-88 Colston Street  
Bristol  
BS1 5BB

[REDACTED]  
e: [coral@grassroots-planning.co.uk](mailto:coral@grassroots-planning.co.uk)

w: [www.grassroots-planning.co.uk](http://www.grassroots-planning.co.uk)

**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 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): <input type="text"/>	name: <input type="text"/>
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**Your client's company or organisation (if applicable): Clifton Homes 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)	<b>8614</b>	Total site area (hectares)	<b>0</b>
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)	<b>.5</b>
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Pasture / Paddock for Horses			
Past uses: Historic Walled Kitchen Garden in relation to Bowden Hall			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): Previous SHLAA Ref: UPT001; recently submitted application ref: S.17/2739/OUT.			
Access to the site (vehicle and pedestrian): Existing access from Nuthill.			
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 type="checkbox"/> No <input checked="" type="checkbox"/>			

3a: Is the site proposed for RESIDENTIAL development?			Please tick to indicate	
			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>If Yes:</b>	<b>Number of houses</b>	<b>3</b>		
	<b>Number of flats</b>			
	<b>TOTAL number of units</b>			
<i>Where possible, please tick to indicate which of the following apply:</i>				<b>Number of units</b>
<b>Market housing</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		<b>3</b>	
<b>Affordable housing</b>	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 checked="" type="checkbox"/>	No <input type="checkbox"/>
If Yes, please specify: <b>Self-Build</b>				
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 :		<b>Number of bed spaces</b>		
Use:				
3c: Is the site proposed for NON RESIDENTIAL development?			Please tick to indicate	
			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>If Yes:</b>	<b>TOTAL floorspace:</b>	<b>m<sup>2</sup></b>		
<i>Where possible, please tick to indicate which of the following apply:</i>				<b>Floor space</b>
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>	
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>	
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>	
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>	
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>	
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>		m <sup>2</sup>	
Other: ( If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>		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*

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 plan provided.
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"/>	Further details provided in accompanying statement.
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 details provided in accompanying statement.

*(Please continue on additional sheets and attach as required)*
**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)**

<b>2018/19</b>	3	<b>2024/25</b>		<b>2030/31</b>	
<b>2019/20</b>		<b>2025/26</b>		<b>2031/32</b>	
<b>2020/21</b>		<b>2026/27</b>		<b>2032/33</b>	
<b>2021/22</b>		<b>2027/28</b>		<b>2033/34</b>	
<b>2022/23</b>		<b>2028/29</b>		<b>2034/35</b>	
<b>2023/24</b>		<b>2029/30</b>		<b>2035/36</b>	

**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"/>	Details provided in accompanying statement.
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

## CALL FOR SITES SUBMISSION – DECEMBER 2017

### THE KITCHEN GARDEN, LAND AT NUTHILL, UPTON ST LEONARDS

- 1.0 This statement is being submitted in conjunction with the relevant Call for Sites form, site location plan, site layout plan, and access design, for land known as The Kitchen Garden, Nuthill, Upton St Leonards, in relation to the Stroud Local Plan Review Consultation.
- 1.1 On behalf of our applicant Clifton Homes, we have recently submitted an outline application for three self-build plots, conversion of the existing stable block to home working office space, bin and cycle storage, and ancillary works. We are currently waiting for the application to be validated but the reference number we have been given at this stage is S.17/2739/OUT.
- 1.2 The site lies to the east of the main settlement of Upton St Leonards and is rectangular in shape, bound by hedgerows and trees as well as a brick wall which varies in height around the site, parts of which are in severe dilapidation. This wall has been confirmed as locally listed by Stroud District Council and is thought to have previously been a Kitchen Garden serving Bowden Hall to the north-east.
- 1.3 The site has previously been assessed in the Strategic Assessment of Land Availability (SALA) and has been given the reference UPT001. The Council has previously made the following assessment:
- 'The site is considered unsuitable for housing and employment in principle because of the locational characteristics of the site and its surrounding area, consisting of a relatively remote location relative to existing established settlements with services and facilities. The Lane is also narrow, sunken and rural in character. There are therefore physical constraints and potential impacts preventing sustainable development in this location'.*
- 1.4 We therefore seek to address the above concerns in this statement and through the submitted plans.
- 1.5 We consider that the site lies in a highly sustainable location in close proximity to everyday facilities and services, such as Upton St Leonards Primary School (550m – 5-6 minutes' walk), the post office and convenience store (900m – 11 minutes' walk), and the Village Hall and playgroup (850m – 10 minutes' walk).

- 1.6 It is therefore clear that the site benefits from a range of facilities that are located within a 2km walking distance, with many key facilities located around an 800m walking distance which is considered to be suitable and accessible, as set out in the Manual for Streets Design Guidance.
- 1.7 We therefore do not consider that the site is a remote location for a minor development of up to 3 self-build dwellings, given the close proximity of everyday services and facilities and the fact that there is existing housing adjacent to the site.
- 1.8 In relation to the access issue raised, in conjunction with this statement we have provided an access plan that has also been submitted with our outline application, which demonstrates that appropriate visibility can be achieved with the existing access from Nuthill onto the site. The road is 20mph and as such the visibility splays and access has been designed in line with Gloucestershire Council's standing advice based on this speed limit.
- 1.9 As the Council is already aware, earlier this year Central Government published a White Paper known as 'Fixing our Broken Housing Market' in which they promoted the idea of self-build housing as a way for people to get onto the property ladder and consider building their own homes. There are benefits to self-build and custom build housing, which includes homes being able to be built more quickly, to a higher quality; and that generally self-build homes tend to use more productive and modern, sustainable methods of construction. In terms of design, self-build properties also tend to be more bespoke and better quality in terms of the materials used.
- 1.10 There are currently 162 applicants on the self-build housing register in Stroud, with 7 applicants stating a preference for Upton St Leonards Parish. Therefore if planning permission is granted, it is highly likely that the plots will go to people who already live in the village and will significantly benefit from the scheme.
- 1.11 As already highlighted above, the wall surrounding the site is considered to be locally listed and as such as part of the development proposals, each new plot must re-build and utilise the wall as part of the structures to secure the heritage asset in perpetuity, which is a significant benefit.
- 1.12 We therefore consider that the site has limited constraints which we have demonstrated can be addressed through our submitted planning application. The proposals seek to meet a real need for self-build housing in the Parish, and the site should therefore be included as a 'deliverable' site within the most up to date SALA as it can be delivered easily within the next five years, assuming grant of planning permission.



Note:

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NORTH

Legend



Site Boundary



**CLIENT:**

Clifton Homes

**PROJECT:**

Land at Nuthill, Upton St. Leonards

**DRAWING TITLE:**

Site Location Plan

SCALE: 1:1250@A4    DATE: 22/10/2017    DRAWN: JNM


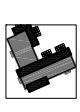


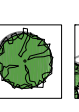

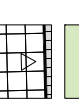

DRAWING NUMBER: 13084/001    REVISION:

**BIG  
PICTURE  
DESIGN**

Note:

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Legend

-  Site boundary
-  Proposed dwelling
-  Bonded gravel private drive/footpath
-  Existing tree/shrub planting
-  Proposed indicative tree/shrub planting
-  Indicative soft landscaping
-  Patio area
-  1.8m high screen wall



Additional notes:  
 1. A 3D model of the proposed surface is provided in a frozen layer of the DWG model.  
 2. Survey grid and datum are OS2000 National Grid and OS datum height from  
 3. Proposed static ground conditions are based on OS contour on station 01.  
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 9. The proposed static ground conditions are based on OS contour on station 01.  
 10. The proposed static ground conditions are based on OS contour on station 01.



**CLIENT:**  
Clifton Homes

**PROJECT:**  
Land at Nuthill, Upton St.  
Leonards

**DRAWING TITLE:**  
Illustrative Layout



**SCALE:** 1:500@A3  
**DATE:** 22/10/2017  
**DRAWING NUMBER:** 13084/002

**DRAWN:** JNM  
**REVISION:** B

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CAD FILE NAME : F:\DATA\Jobs\0737 St Leonards\0737-001.dwg



REV	DR	CH	PA	DATE

UPTON ST LEONARDS				
PROPOSED ACCESS				
DRAWN BY	CHECKED BY	PASSED BY	DATE	SCALES @ A3 SIZE
DRT	PJM	PJM	MAR'16	1:200 @ A3
ISSUE STATUS			DRAWING NUMBER	
PRELIMINARY			0737-001	
REV.				-

**CLIFTON HOMES**



KEY TRANSPORT CONSULTANTS LTD  
26 BERKELEY SQUARE  
BRISTOL  
BS8 1HP  
Tel : 0117 920 9430  
E-mail : info@key-transport.com