

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

Your client's name/organisation
(if applicable)

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: Various Questions

Please use this box to set out your comments:

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

Please see attached detailed representations.

Stroud District Local Plan Review
Issues and Options Paper (October 2017)



December 2017

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1 INTRODUCTION

1.1 Introduction

1.1.1 These representations are submitted by Gladman Developments Ltd. (from here on referred to as Gladman) in response to the current consultation on the Local Plan Review, Issues and Options Paper. Gladman welcome the opportunity to comment on the Stroud District Local Plan Review and request to be kept informed of further progress with the Plan’s preparation.

1.1.2 Gladman has been involved in a significant number of Local Plans across the country (including the Stroud Local Plan), both through the plan preparation stages (through written representations) and through participation at the EiP stage. Through this experience Gladman has become acutely aware of the need for Local Plans to meet the tests of soundness and be based on robust, up to date evidence.

1.2 Stroud Local Plan

1.2.1 The Stroud District Local Plan was adopted in November 2015 and identifies the housing and employment, retail and community development that is required to meet local need up to 2031. It sets out the strategy for the distribution of growth within the District and policies for protecting and conserving the natural and built environment.

1.2.2 Throughout the examination debate was had regarding the need for a Local Plan review and the potential triggers for the commencement of a review. Policy CP2 of the Local Plan states:

“Stroud District Council will give due consideration to the need to assist other local planning authorities in this housing market area in meeting their unmet objectively assessed development and infrastructure needs, including through an early review of this Local Plan, to ensure that any shortfalls that may arise in the delivery of housing and employment growth (as identified through the other authority’s local plan process) are provided for in sustainable locations.”

1.2.3 The other Gloucestershire authorities (Cotswold, Gloucester, Cheltenham, Tewkesbury and Forest of Dean) are all likely to be in a position soon where they also have a Local Plan in place. Coordinating the Local Plan Review process for the Gloucestershire authorities is of key importance to ensure that needs across the HMA as a whole are delivered.

1.2.4 Gladman refers to the Inspector’s Report for the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (October 2017) , specifically paragraph 269 which states:

“The JCS authorities’ Statement of Cooperation with Stroud District provides a tool for exploring the possibility of housing land supply in Stroud contributing to the JCS authorities’ needs, where it is reasonable to do so and consistent with achieving sustainable development. Consequently, to achieve maximum co-ordination and to ensure that potential development sites are comprehensively explored using agreed site

assessment criteria, it is recommended that the Gloucester housing supply review is undertaken in tandem with Stroud’s Local Plan review, which is currently underway.”

- 1.2.5 It is of fundamental importance that these types of cross boundary issues are properly explored and addressed through the Stroud Local Plan Review.

1.3 National Policy

- 1.3.1 The National Policy Framework (the Framework) sets out four tests that must be met in order for Local Plans to be considered sound. In this regard we submit that in order to prepare a sound plan it is fundamental that it is:

- Positively Prepared - the plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- Justified - the plan should be the most appropriate strategy, when considered against reasonable alternatives, based on proportionate evidence;
- Effective - the plan should be deliverable over its period and based on effective joint working on cross boundary strategic priorities; and
- Consistent with National Policy - the plan should enable the delivery of sustainable development in accordance with the policies in the framework.

1.4 Structure of Representations

- 1.4.1 This representation follows the structure of the consultation document, providing specific comments on certain elements and answers to some specific questions identified. The structure of the representations is as follows:

- Key Issues
- Housing Need
- Future Growth Strategy
- Settlement Hierarchy
- Settlement Boundaries
- Broad Locations and Potential Sites
- Conclusions

2 KEY ISSUES

2.1 Key Issues

2.1.1 Gladman is supportive of the Local Plan Review revisiting the key issues for the Plan because, as the consultation document outlines, these may change over time and it is vital that the Plan addresses the relevant issues for the area.

2.1.2 In particular, Gladman supports priorities 9, 10, 11, 12 and 13; these are all key priorities in relation to the government’s objective of tackling the housing crisis and the Local Plan Review needs to ensure that these are addressed thoroughly and the most appropriate policy framework provided to ensure these priorities are met.

2.2 ‘Fixing our Broken Housing Market’

2.2.1 The Government White Paper (‘Fixing our Broken Housing Market’) issued in February 2017 is a very clear statement from Government on the importance of the delivery of housing to the wider economy.

2.2.2 The Government is in no doubt that the housing market in Britain is broken which, according to the Prime Minister, is one of the greatest barriers to progress in the country today.

2.2.3 Average house costs are almost eight times average earnings which is an all-time record and soaring prices and rising rents caused by a shortage of the right homes in the right places has slammed the door of the housing market in the face of a whole generation

2.2.4 The reason for this crisis is that the Country is simply not building enough homes and has not done so for far too long. The consensus is that we need from 225,000 to 275,000 or more homes per year to keep up with population growth and to start to tackle years of under-supply.

2.2.5 Everyone involved in politics and the housing industry therefore has a moral duty to tackle this issue head on. The White Paper states quite unequivocally that ‘the housing shortage isn’t a looming crisis, a distant threat that will become a problem if we fail to act. We are already living in it.’

2.2.6 Tackling the housing shortage is not easy. It will inevitably require some tough decisions. But the alternative, according to the White Paper, is a divided nation, with an unbridgeable and ever-widening gap between the property haves and have-nots.

2.2.7 The challenge of increasing supply cannot be met by government alone. It is vital to have local leadership and commitment from a wide range of stakeholders, including local authorities, private developers, housing associations, lenders and local communities.

2.2.8 The starting point is building more homes. This will slow the rise in housing costs so that more ordinary working families can afford to buy a home and it will also bring the cost of renting down.

- We need more land for homes where people want to live. All areas therefore need a plan to deal with the housing pressures they face.
- 2.2.9 Currently, over 40 per cent of local planning authorities do not have a plan that meets the projected growth in households in their area. All local authorities should therefore develop an up-to-date plan with their communities that meets their housing requirement based upon an honest assessment of the need for new homes.
- 2.2.10 Local planning authorities have a responsibility to do all that they can to meet their housing requirements, even though not every area may be able to do so in full. The identified housing requirement should be accommodated in the Local Plan, unless there are policies elsewhere in the National Planning Policy Framework that provide strong reasons for restricting development, or the adverse impacts of meeting this requirement would significantly and demonstrably outweigh the benefits. Where an authority has demonstrated that it is unable to meet all of its housing requirements, it must be able to work constructively with neighbouring authorities to ensure the remainder is met.
- 2.2.11 Plans should be reviewed regularly, and are likely to require updating in whole or in part at least every five years. An authority will also need to update their plan if their existing housing target can no longer be justified against their objectively assessed housing requirement.
- 2.2.12 Policies in Local Plans should also allow a good mix of sites to come forward for development, so that there is choice for consumers, places can grow in ways that are sustainable, and there are opportunities for a diverse construction sector including opportunities for SME housebuilders to deliver much needed housing.
- 2.2.13 In terms of rural areas, the Government expects local planning authorities to identify opportunities for villages to thrive, especially where this would support services and help meet the need to provide homes for local people who currently find it hard to live where they grew up. It is clear that improving the availability and affordability of homes in rural areas is vital for sustaining rural communities, alongside action to support jobs and services. There are opportunities to go further to support a good mix of sites and meet rural housing needs, especially where scope exists to expand settlements in a way which is sustainable and helps provide homes for local people. This is especially important in those rural areas where a high demand for homes makes the cost of housing a particular challenge for local people.
- 2.2.14 Finally, the Government has made it clear through the White Paper that local planning authorities are expected to have clear policies for addressing the housing requirements of groups with particular needs, such as older and disabled people.
- 2.2.15 The White Paper is the cornerstone of future Government policy on fixing the broken housing market. It provides the direction of travel the Government is intending to take and is a clear statement of intent that this Government is serious about the provision of the right number of houses in the right places. The Local Plan Review therefore needs to consider these policy

intentions now in order to ensure that it fulfils the Government’s agenda and provides the homes that its local communities need.

3 HOUSING NEED

3.1 Overall Housing Need

- 3.1.1 The first paragraph of section 2.3 within the consultation document outlines how the Local Plan Review provides the opportunity to consider whether there are housing needs within the neighbouring authorities that aren't currently being catered for. Gladman support this acknowledgement as ensuring that the housing needs across the wider Housing Market Area (HMA) are met is of fundamental importance. The Local Planning authorities within the Gloucestershire HMA will need to work jointly to prepare updated housing need evidence for the HMA (based on the most recent guidance) and then ensure that the total housing needs are met across the HMA. This may involve the redistribution of need between authorities when constraints such as the Green Belt are factored in and capacity work is completed.
- 3.1.2 The Government has recently consulted on a new standardised methodology for calculating Objectively Assessed Need (OAN). Whilst at this stage this is only a consultation document, the Council will need to ensure that their approach to calculating housing need, aligns with the most up-to-date guidance on this matter. A key focus of the new methodology is the scale of the affordability issues within an authority and depending on the severity of the affordability issue a certain scale of uplift is applied to the housing need calculations. This shows the importance placed on addressing the affordability crisis across the country by the Government and the need for local planning authorities to play their role in addressing this issue locally.
- 3.1.3 Gladman also takes this opportunity to remind the Council that the housing requirement set out within the Local Plan Review should not be seen as a target or cap, but rather a minimum requirement and any delivery above this scale should be seen as a bonus. An approach identifying the housing requirement as a minimum requirement to be achieved would align with the whole ethos of the Framework, which is seeking to 'boost significantly the supply of housing.'

3.2 Self-Build

- 3.2.1 Gladman note that Section 2.3 of the consultation document outlines how there is growing interest in self-build opportunities.
- 3.2.2 Gladman would welcome the addition of a policy in the Local Plan Review in relation to self-build housing. This would be in line with current government thinking and objectives. It is key that the development industry are able to understand the implications of any such policy requirement, to assist with the design of schemes and the consideration of financial viability.
- 3.2.3 Gladman recommends that any policy requirement in relation to self-build housing has an element of flexibility built in to allow for negotiation over self-build plots on the basis of viability to ensure that site delivery is not delayed or prevented from coming forward. Any specific requirement to include self-build plots should be tested through the Council's viability assessment of the Local Plan policies to ensure that the cumulative impacts of all proposed local

standards and policy requirements do not put the implementation of the Plan as a whole at risk (paragraph 174 of the Framework).

- 3.2.4 Further to this, Gladman urges the Council to ensure the policy has added flexibility as there is no guarantee that these units will be delivered and there may be situations when they are difficult to deliver or low demand which may result in the non-delivery of otherwise sustainable land for housing. Therefore Gladman recommends that any policy specific requirement needs to include a mechanism whereby if the self-build plots are not taken up within a given time period then these revert back to market housing to be provided as part of the wider scheme. This would provide flexibility and help to ensure that the required housing is delivered.

3.3 Older Peoples Housing

- 3.3.1 Gladman notes, and welcome the reference to the need for housing for older people, outlined in section 2.3 of the consultation document.
- 3.3.2 The provision of specialist housing to meet the needs of older people is of increasing importance and the Council need to ensure that this is reflected through a positive policy approach within the Local Plan Review. The Council need a robust understanding of the scale of this type of need across the District in order to be able to provide an appropriate policy / allocations.
- 3.3.3 Specialist housing with care for older people is a type of housing which provides choice to adults with varying care needs and enables them to live as independently as possible in their own self-contained homes, where people are able to access high quality, flexible support and care services on site to suit their individual needs (including dementia care). Such schemes differ from traditional sheltered/retirement accommodation schemes and should provide internally accessible communal facilities including residents' lounge, library, dining room, guest suite, quiet lounge, IT suite, assisted bathroom, internal buggy store and changing facilities, reception and care managers office and staff facilities.
- 3.3.4 Given the existing evidence in relation to ageing populations, and the national strategy in relation to housing for older people, Gladman recommends that the Local Plan Review should include a specific policy in relation to the provision of specialist accommodation for older people.

3.4 Design Standards

- 3.4.1 Gladman notes that the consultation document, when discussing Design Standards, makes reference to Lifetime Homes. The reference to Lifetime Homes standards is out of date, the Council should instead refer to the optional technical standard for accessible / adaptable dwellings known as M4(2) of the Building Regulations.
- 3.4.2 The Written Ministerial Statement (WMS) dated 25th March 2015 confirms that *"the optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the NPPG"*. Furthermore with particular reference to the nationally described

space standard the PPG (ID: 56-020-20150327) confirms “*where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies*”. If the Council wishes to adopt this standard it should be justified by meeting the criteria set out in the PPG including need, viability and impact on affordability.

4 FUTURE GROWTH STRATEGY

4.1 Future Growth Strategy

- 4.1.1 Gladman supports the Council in seeking to investigate the potential strategies for distributing future housing growth at this early stage of the Local Plan Review process. Whilst outlining the correct scale of housing need within the Local Plan Review is of critical importance, it is equally important that the spatial strategy to deliver this scale of growth is the most appropriate strategy, and will result in sustainable development capable of being delivered within the plan period.
- 4.1.2 Under Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in Local Plans must be subject to Sustainability Appraisal (SA). Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judged against reasonable alternatives.
- 4.1.3 The Council should ensure that the results of the SA process clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed, and others have been rejected. Undertaking a comparative and equal assessment of each reasonable alternative, the Council's decision making and scoring should be robust, justified and transparent.
- 4.1.4 Gladman reminds the Council that there have now been a number of instances where the failure to undertake a satisfactory SA has resulted in Plans failing the test of legal compliance at Examination or being subjected to legal challenge.
- 4.1.5 The Council will need to assess the various growth strategy options through the Sustainability Appraisal Process and be able to robustly justify the decision reached.

Question 3.1 - How should we meet future development needs?

Option 1: Continue to concentrate housing and employment development at a few large sites located adjacent to the main towns in the district.

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.

Option 3: Disperse development across the district with most villages including at least one small to medium site allocated to meet local needs.

Option 4: Identify a growth point in the district to include significant growth, either as expansion of an existing settlement or to create a new settlement.

Option 5: Do you have an alternative strategy option that you would like us to consider?

- 4.1.6 Gladman recommends that the Council should consider an alternative spatial option, which whilst focusing a significant proportion of growth adjacent to the main towns in the district, also allows for meaningful growth dispersed across the villages within the District.
- 4.1.7 Whilst Gladman agrees that the major settlements should continue to play a key role in the accommodation of future development within the district, this should not be at the expense of ensuring that the housing and employment needs of other settlements are met. Paragraph 55 of the Framework seeks to promote sustainable development in rural areas to maintain and enhance rural vitality and viability. It is essential, therefore, that the needs of the sustainable rural settlements across the district are assessed and meaningful growth apportioned to them to ensure their ongoing vitality and viability.
- 4.1.8 It is important to consider existing services and facilities in a settlement when assessing their suitability for accommodating new growth. Daily needs are particularly important with a primary school, shop and access to public transport being the key considerations. It must be recognised that there may be an ability, through new development, to improve some of these services and facilities, particularly access to public transport, that should be considered in any settlement hierarchy exercise as well as the role that new development can play in ensuring these facilities are maintained and are not lost because of a lack of support.
- 4.1.9 Whilst it is recognised that some of the villages within Stroud District are small scale and consideration of the setting and character of the settlement is important, these issues must be balanced against the needs of the local community for new housing, including affordable housing and the need to ensure the long term viability of the services and facilities within the village.
- 4.1.10 It should also be recognised that increasing the number of sites across the District with allocations for residential development will increase the rate of housing completions. In allocating sites the Council should be mindful that to maximize housing supply the widest possible range of sites, by size and market location are required so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products. The maximum delivery is achieved not just because there are more sales outlets but because the widest possible range of products and locations are available to meet the widest possible range of demand. In summary, a wider variety of sites in the widest possible range of locations ensures all types of house builder have access to suitable land which in turn increases housing delivery.

4.2 Settlement Hierarchy

Question 3.4 a) 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?

- 4.2.1 Whilst Gladman agrees that a settlement hierarchy is an important tool to help assist with directing growth to sustainable locations, this should be one of many factors considered and should be applied in a flexible manner. The rigid application of a settlement hierarchy in

determining planning applications could result in otherwise sustainable development from being resisted.

Question 3.4b) Do you agree with the different tiers identified in the current Local Plan and the scale of development proposed for each tier?

- 4.2.2 Whilst on the whole, Gladman is generally supportive of the proposed settlement hierarchy, Gladman recommends that Stroud should be elevated to a top tier settlement in its own right above both Cam and Dursley and Stonehouse. Stroud is the principal settlement within the district, offering a wide range of services and facilities and consequently the settlement hierarchy should reflect this.
- 4.2.3 Gladman supports the Council identifying ‘descriptive levels of growth’ to each settlement at this stage. This allows flexibility within the process and enables the Council to respond to sites based on their individual merits, making balanced judgments regarding their suitability for development.
- 4.2.4 The consultation document outlines that an alternative approach would be to specify the minimum or maximum growth levels to be accommodated at each settlement. Gladman would object to the Council specifying maximum growth figures for the settlements or tiers, this is too prescriptive and does not provide the flexibility needed to ensure the plan is capable of responding to changes over the plan period. This could also unnecessarily restrict opportunities not available currently, but which become available during the course of the plan period and would represent sustainable development.

Question 3.4c) Are any of the settlements in the wrong tier and if so, for what reason?

- 4.2.5 See answer above in response to Question 3.4b) outlining the recommendation to elevate Stroud to a top tier settlement above Cam and Dursley and Stonehouse.

4.3 Settlement Development Limits

- 4.3.1 Gladman objects to the use of settlement limits that would preclude otherwise sustainable development from coming forward. The Framework is clear that development which is sustainable should go ahead. The use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements would not accord with the positive approach to growth required by the Framework.
- 4.3.2 The consultation document acknowledges that the current Local Plan manages growth on the edge of settlements by supporting development within tightly defined settlement development limits. The consultation document goes on to state *“The plan argues that this approach provides certainty for the market and local communities and minimises urban sprawl, but it can be seen as too prescriptive and lacking flexibility to assess individual proposals. The Local Plan Review offers the potential to reassess current development limits or to consider a different approach.”*

- 4.3.3 Gladman believes that through the Local Plan review it will both be necessary to review and amend the development limits for the settlements and also amend the policy approach in relation to these to ensure sufficient flexibility is provided.

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

- Option 1: Continue with existing settlement development limits amended as necessary
- Option 2: Assess proposals on a case by case basis using broader criteria (e.g. landscape impact; form of settlement, proximity to services etc.)
- Option 3: Continue with settlement development limits but expand the types of development that are allowed beyond them in the countryside
- Option 4: Do you have an alternative approach that you would like to consider?

- 4.3.4 Gladman recommends that the Council should consider a slightly amended version of Option 2. Gladman believe the policy approach should be one which also considers sites adjacent to but outside the development boundaries on a site by site basis and providing the harm doesn't significantly and demonstrably outweigh the benefits then the scheme should be approved. In this respect, Gladman suggest the following policy wording.

"development on the edge of existing sustainable settlements but in the open countryside will be permitted providing that the adverse impacts do not significantly and demonstrably outweigh the benefits of development."

- 4.3.5 This takes a more permissive and flexible approach allowing settlements to expand and accommodate growth providing that the impacts do not outweigh the benefits.
- 4.3.6 In any event, the settlement boundaries within the current Local Plan will need amending through the Local Plan Review to take account of any site allocations proposed through the review and also any existing commitments since the current boundaries were drawn.

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

- 4.3.7 The settlement development limits as currently drawn on the Proposals Map which accompanies the adopted Local Plan have been tightly drawn and do not incorporate committed development and the adopted site allocations. If this approach is continued through the Local Plan Review, the settlement development limits will not represent to true extent of the urban area as large scale development will continue to be located outside the development limits. This may result in uncertainty to developers and homeowners as policy conflicts arise.
- 4.3.8 Gladman therefore recommends that the Council carries out a comprehensive review of the settlement development limits of all defined settlements within the district to ensure they are

drawn to recognise the existing and future extent of development and allow for sufficient flexibility so as not to prevent sustainable development.

4.4 Broad Locations and Potential Sites

Stroud

- 4.4.1 As outlined earlier in this submission, Gladman recommends that Stroud should be elevated to a top tier settlement above Cam and Dursley and Stonehouse.
- 4.4.2 Gladman notes that the vast majority of sites identified around Stroud in the consultation document are outlined in blue, which the plan indicates means that they are considered unsuitable or not available. Gladman raises concerns regarding where the Council intend further growth to take place around Stroud given the significant constraint of the AONB. It is of fundamental importance, given the constraints in this location, that the Council carefully considers proposals for residential schemes lying outside of the AONB and that the Council undertake a robust planning balance exercise before rejecting sites.

Site Submission – Summer Street, Stroud (Ref STR 024)

- 4.4.3 As the Council are aware Gladman is promoting land off Summer Street, Stroud for residential development (location plan shown in Figure 1 below). Appendix 1 to this submission provides a Development Brief for this site and outlines how a scheme of 20 dwellings could be delivered in a sustainable manner in this location.

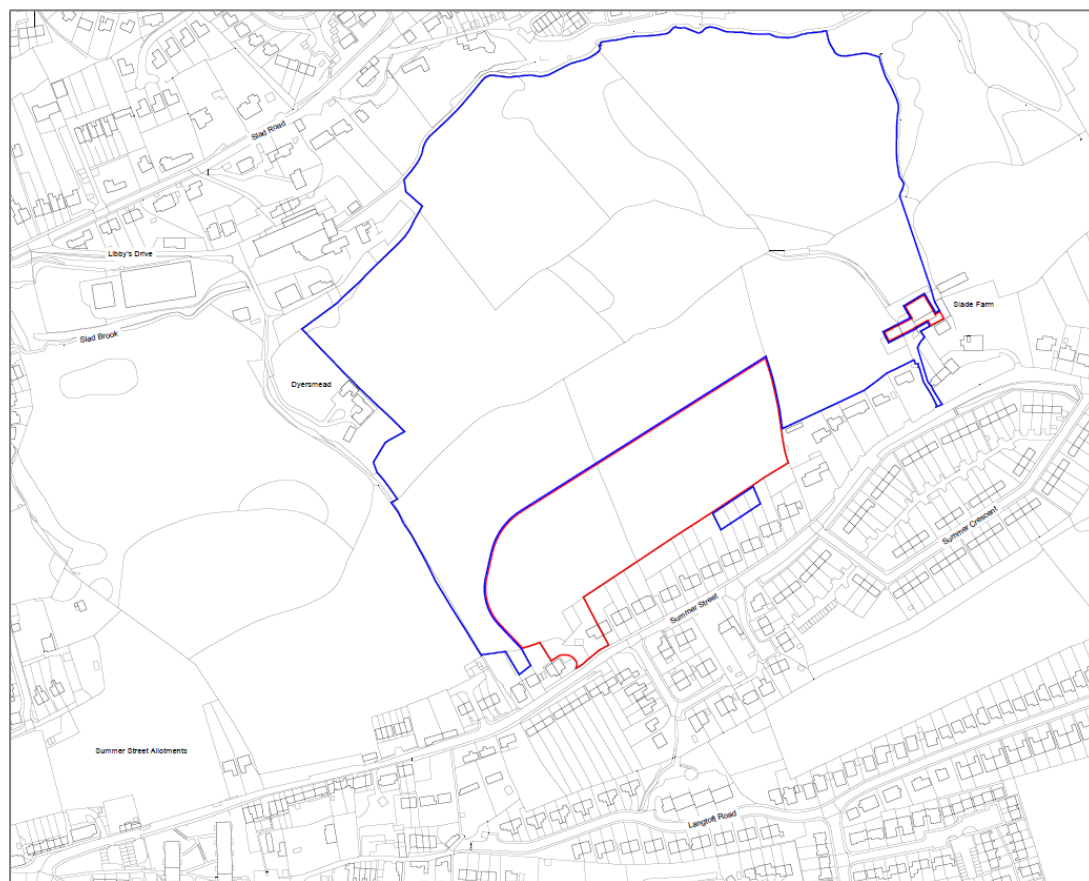


Figure 1. Summer Street, Stroud – Location Plan

4.4.4 Gladman note the following conclusions reached in the SALA (2017) for this site:

“The site is not suitable for development because of the likely high landscape impact. The proposed development site forms part of an incised valley landscape that is both a continuation of and indivisible from the adjacent Cotswold AONB. This represents a distinctive and key characteristic landscape setting of the town of Stroud. Development would enlarge the northerly extent of the built environment into this important highly visible green finger of land running from the Cotswold AONB into the centre of Stroud. It would narrow the gap between the urban footprint to the north and south sides of the Slad Valley. There are therefore potential impacts preventing sustainable development in this location.”

4.4.5 However, Gladman strongly refutes the conclusions made in the SALA, in respect of the potential landscape impact of residential development at the Summer Street site. A detailed Landscape and Visual Impact Assessment has been undertaken by a landscape specialist on behalf of Gladman. It found that the site falls within the ‘Secluded Valleys’ landscape type, which comprises a common landscape type that occurs extensively throughout the district and supports a variety of settlement patterns. The site does not sit within the AONB, nor is it subject to any specific landscape designation that raises it above mere countryside. With the implementation of a carefully considered scheme, as proposed by Gladman (see Appendix 1), the overall visual impact of the development, taking account of views from within the AONB, would be no more than moderate / minor adverse at completion, reducing over time with the maturing of structural

landscape planting. Therefore there would be no harm arising from development at the Summer Street site that would preclude development.

4.4.6 This site is available, achievable and developable and offers an opportunity to deliver housing in a sustainable location on the edge of Stroud. Further details regarding the site's suitability as a residential allocation are provided in the Development Brief for the site.

4.4.7 Gladman recommends that this site should be allocated for residential development through the Local Plan Review.

Cam

4.4.8 Gladman strongly supports growth option CAM C which identifies land to the north of Box Road as a potential location for residential development. Gladman considers growth in this direction is both sustainable and achievable. Growth to the north of the existing settlement is in close proximity to Cam & Dursley Station, which conforms with the Governments agenda to locate housing growth near existing transport hubs where possible.

Site submission – Box Road, Cam (Ref CAM016)

4.4.9 As the Council are aware, Gladman is promoting land north of Box Road (ref CAM016) for a residential development (location plan shown in Figure 2 below). A planning application has been submitted for up to 90 residential dwellings (30% affordable) new station parking provision and new public open space with equipped children's play area (application ref: S.17/1366/OUT). This application is currently awaiting determination. Gladman are of the understanding that this application is likely to be presented at committee with an officer recommendation for approval.

4.4.10 The suit of documents submitted in support of this application demonstrate the sites suitable for residential development.

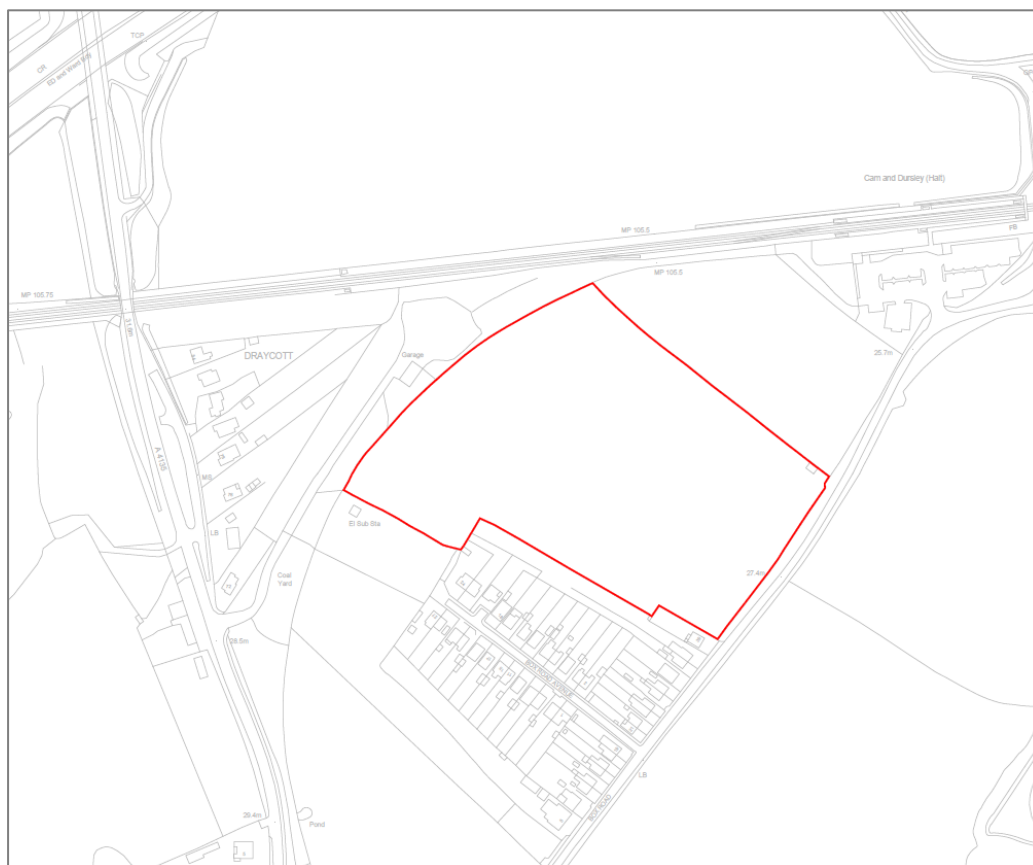


Figure 2. Box Road, Cam – Location Plan

- 4.4.11 A Development Brief for this site is included as Appendix 2 to this submission. This further demonstrates that the application site is located in a highly accessible location, within a short walk of Cam and Dursley Station and offers a sustainable opportunity for growth. The proposals for this site include some additional Railway parking. This is in response to an identified local issue and should be seen as an additional benefit of the proposed development at this site.
- 4.4.12 The SALA (2017) found that the site is suitable, deliverable and achievable with *“no overriding physical constraints or potential impacts preventing housing or community uses.”*
- 4.4.13 Gladman recommend that this site should be allocated within the Local Plan review for a residential development of up to 90 dwellings and that the settlement boundary should be amended to reflect this site.

Site Submission – Charfield Road, Kingswood (ref KIN 007)

- 4.4.14 Gladman is promoting land at Charfield Road, Kingswood for a residential development (location plan shown in Figure 3 below).

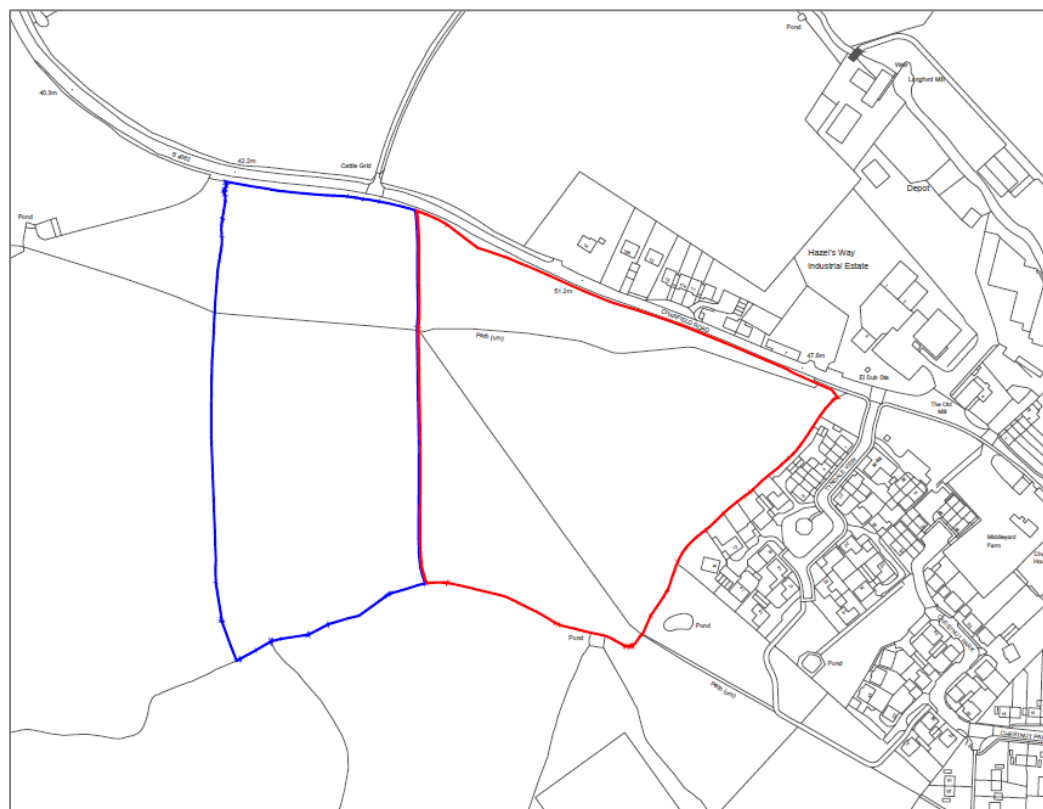


Figure 3. Charfield Road, Kingswood – Location Plan

- 4.4.15 A Development Brief for this site is included as Appendix 3 to this submission. This demonstrates that the site is sustainably located on the edge of Kingswood, is available, achievable and deliverable.
- 4.4.16 The SALA 2017 assessed this site under reference KIN007 and rejected the site based on the following conclusion *“The land is not suitable for housing, employment or community development because of the high landscape sensitivity of the site, extending development onto the skyline and highly visible to the west and north west. The potential impact would therefore prevent sustainable development in this location.”*
- 4.4.17 The negative conclusions of the SALA focus purely on the potential landscape impact of residential development at the Charfield Road site. However, Gladman strongly refutes the conclusions reached in relation to landscape impact. A detailed Landscape and Visual Impact Assessment has been carried out by landscape professional on behalf of Gladman, which concluded that the site is currently heavily influenced by the existing urban edge of Kingswood and that development would not be significantly visible in the wider landscape, including from within the Cotswold AONB. Although there would be an obvious change to the landscape brought about by development at the Charfield Road site, it would not be of the scale or type that would preclude development.
- 4.4.18 Gladman submits that the Council should reconsider this site, that the overall conclusions reached should be more favourable and that it should be allocated within the Local Plan review for a

residential development of u to 95 dwellings and the settlement boundary should be amended to reflect this.

5 CONCLUSIONS

5.1 Overall Conclusions

- 5.1.1 Gladman supports the Council in starting the process to review the current Local Plan. It is fundamental that this review and supporting evidence is undertaken in a collaborative manner with the other Gloucestershire authorities to ensure that the full housing needs of the HMA are met.
- 5.1.2 Issues regarding the delivery of housing remain of critical importance and remain high on the Government's agenda, therefore the Local Plan should provide the positive framework for the delivery of housing within the District. The Local Plan review should avoid both blanket restriction policies and also policies that are overly prescriptive as these could stifle the delivery of sustainable housing.
- 5.1.3 Gladman recommends a hybrid approach to the distribution of growth is required, which whilst focusing growth in the larger settlements also allows for meaningful growth on the edge of the villages across the district. The Council should include a range of sites both in terms of size and location to maximise housing delivery, meet housing needs and support the vitality and viability of its settlements.
- 5.1.4 Gladman recommends that greater flexibility is required to the settlement boundaries identified in the current Local Plan, to ensure that sites adjacent to but outside of these boundaries can be judged on their own merits and treated favourably if the harm does not significantly and demonstrably outweigh the benefits of delivering housing in these locations. The Council should also ensure that the settlement development limits are redrawn to incorporate existing and future identified development sites that will form part of the urban built up area of the defined settlements.
- 5.1.5 Gladman submit the following sites to the Council for consideration for residential allocations within the Local Plan Review:
- Summer Street, Stroud
 - Box Road, Cam
 - Charfield Road, Kingswood
- 5.1.6 These sites are all available, achievable and deliverable and offer sustainable opportunities to meet housing needs.
- 5.1.7 These representations have provided Gladman's response to the current consultation on the Stroud Local Plan Review Issues paper. Gladman welcomes the opportunity to comment at this early stage of the Local Plan Review and request to be added to the consultation database. If you would like to discuss any element of this submission further please do not hesitate to get in touch with a member of the Gladman team.

APPENDIX 1

Development Brief – Summer Street, Stroud



DEVELOPMENT BRIEF

Land at Summer Street | Stroud

Stroud District Council



Introduction

Gladman Developments Ltd is promoting land at Summer Street, Stroud for residential development. The 2.34 hectare site presents an ideal opportunity to create a sustainable, high quality residential development situated in a sought-after location within walking distance of Stroud Town Centre.

A residential development on the site would incorporate both new market and affordable housing (of a variety of types, from affordable rented properties to discounted sale properties to help key workers and first time house buyers), to help meet the current and future housing needs of both Stroud and the district responding to and complementing its surroundings to achieve seamless integration.

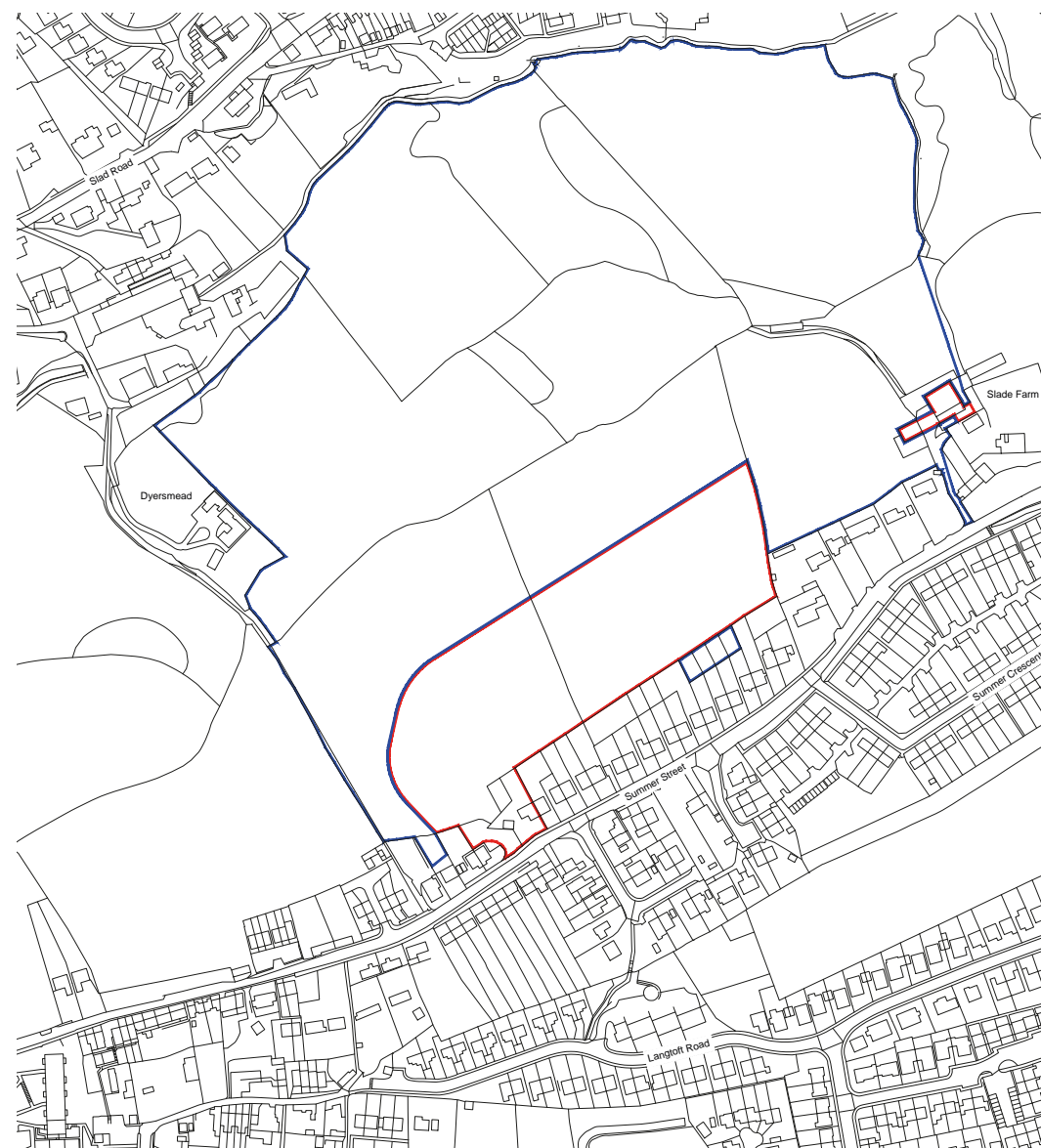
Gladman would welcome the opportunity to discuss the potential delivery of this site with you in more detail so it can be considered fully in the preparation of the emerging Local Plan Review.

Should you wish to discuss our proposals, please contact:

Planner: Lucy Wilson

Email: l.wilson@gladman.co.uk

Telephone: 01260 288995



Site & Planning Context

Site & Surroundings

The site is located in the eastern extents of Stroud and is 2.34 hectares in area. It is anticipated that around 1.47 hectares would be residential development, with the remainder comprising green infrastructure.

The site is bounded to the south by the rear of properties along Summer Street and to the west, north and east by agricultural fields. Stroud town centre is located 1.2km from the site. The site is one of only a handful of locations at the edge of Stroud that are not heavily constrained by the Cotswold AONB.

A Vibrant Community

Stroud offers its residents a wide range of local facilities, services and employment opportunities, as well as great connections to further afield via sustainable transport modes.

The town has a vibrant community, with a number of active local community and sporting groups. Providing more affordable homes and homes of varying size and tenure will help provide for the varying needs of the town's residents and support sustainable growth in a location that is not constrained by the Cotswold AONB or land contamination.

Principle of Development

Stroud is identified as an 'Accessible Local Service Centre' by the adopted Stroud District Local Plan, which places it as one of three top tier settlements.

The top tier settlements are identified as the primary focus for growth and development in the district, with significant levels of growth proposed in Stroud. The principle of significant growth in Stroud is well established, with the emerging Local Plan Review proposing that this growth continues throughout the emerging plan period.



Going forward

Although only at the Issues and Options stage, the emerging Local Plan Review continues to rightly promote significant levels of growth in Stroud. A number of broad locations for growth have been identified in Stroud, both within and adjoining the existing settlement development limits.

Site Development Potential

This site offers a unique opportunity for Stroud District Council to plan for and, importantly, deliver, a new and exemplary housing development where people will genuinely want to live and choose to stay, while embracing the distinctive character of the surrounding area. Careful and considerate development will remove the adverse impact existing rear garden paraphernalia has on the wider landscape.

Housing Delivery



- The site is capable of delivering approximately 20 dwellings (including affordable housing delivered in accordance with adopted requirements).
- The site provides the opportunity to deliver a truly innovative housing scheme that responds to the distinctive character of Stroud and its surrounding countryside.
- The site is owned by a single landowner who confirms their willingness to develop and is capable of coming forward within the next 5 years.
- Gladman has demonstrated that the site is capable of delivering 20 dwellings of varying size, type and tenure (including affordable housing delivered in accordance with planning policy).

Landscape Character



- The site is not subject to any national, local or other landscape designations.
- A detailed Landscape and Visual Appraisal has been undertaken by a landscape specialist on behalf of Gladman. It found that the site falls within the 'Secluded Valleys' landscape type, which comprises a common landscape type that occurs extensively throughout the district and supports a variety of settlement patterns.
- With the implementation of a carefully considered scheme, as proposed by Gladman, the overall visual impact of the development, taking account of views from within the AONB, would be no more than moderate / minor adverse at completion, reducing over time with the maturing of structural landscape planting.

Site Development Potential

Biodiversity, Green Infrastructure & Local Wildlife



- The development of the site would aim to enhance the environment through the provision of green infrastructure, comprising new publically accessible green space and recreational pathways.
- The site is not designated for its biodiversity value.
- A detailed ecological assessment has been carried out by specialist ecological consultant that concluded protected species would not be adversely affected by residential development.
- Through additional planting, landscaping and the creation of habitat, there is the potential to create improved conditions for wildlife.

Hydrology



- The development proposal falls entirely within the Environment Agency Flood Risk Zone 1 i.e. land assessed as having a less than 1 in 1,000 annual probability of flooding.
- Gloucestershire County Council, as lead local flood authority, has previously confirmed that a proposed surface water drainage scheme demonstrated surface water management is achievable in principle, without causing flooding on the site or elsewhere.

Heritage



- The site does not impact upon any nearby conservation area.
- A detailed heritage appraisal undertaken by specialist consultants has established that the development of the site would have only a negligible impact to the setting of the Grade I All Saints church, the Grade II* Listed Slade House and Grade II Listed former stables to Slade Cottage. However, the impact is considered in the context of the already suburban nature of the area.
- An extensive programme of archaeological field evaluation has been carried out, which found no features or deposits of archaeological interest at the site, although archaeological features lie outside the northeast corner of the site.

Site Development Potential

Design



- The development of the site would follow a design-led approach, informed by consultation with the local planning authority, key stakeholders and the local community, responding sensitively to the site's setting and respecting the grain of the surrounding landscape, both built and undeveloped.
- A high quality housing development would be a positive addition to this area of Stroud, complementing the character of the surrounding area in terms of character and quality.

Topography



The site has no technical barriers in terms of topography to overcome in order to secure its development.

Accessibility



- Development in this location will provide quality pedestrian connections through the site and outwards towards the surrounding urban area and countryside.
- The site is located within walking distance of Stroud's key services and facilities including Stroud Station, which offers rail connections to Gloucester, Cheltenham, Swindon and London.

Socio-economic



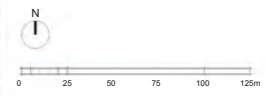
The development of approximately 20 dwellings on the site has the potential to provide economic benefits, including:

- An investment in construction of circa £2.6 million;
- Around 22 full-time equivalent jobs per annum throughout the construction period;
- An additional 23 full-time equivalent jobs in associated industries;
- New Homes Bonus payment of more than £200,000 over 6 years;
- Council Tax payments of more than £300,000 over 10 years.

Site Plan With Indicative Framework Plan



NOTES
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KEY

	Application site	2.34ha
	Land under ownership of the applicant	

- Built Development**
- 1** Residential
Up to 20 homes at circa 14 dph
 - 2** Proposed point of access
 - 3** Primary street
- Green Infrastructure**
- 4** Existing public rights of way
 - 5** Proposed footpath
 - 6** Existing hedgerow, trees and vegetation to be retained
 - 7** Greenspace
 - 8** Proposed structural planting
Woodland, hedgerows and tree cover
 - 9** Swales
 - 10** Existing equipped childrens play area
 - 11** Proposed footpath links to potential replacement bridge
 - 12** Buildings to be demolished
 - 13** Potential car parking for users of open space
 - 14** Field for use as pony paddock with no build restrictive covenant applied

P	14.10.2015	Residential area amended to client comment	JAG	CRB
R	08.10.2015	Swales and structural planting amended, see appendix	JAG	JAG
E	01.10.2015	Residential area amended to client comment	JAG	JAG
A	04.09.2015	Application boundary amended to client comment	JAG	JAG
see appendix				
J	21.09.2015	Residential area amended to client comment	JAG	JAG
H	09.09.2015	Structural planting added	JAG	JAG
D	21.07.2015	Swales to potential replacement footbridge added	JAG	JAG
C	14.07.2015	Swales amended	JAG	JAG
D	10.06.2015	CRB area amended	JAG	JAG
B	04.06.2015	Amended to client comment	JAG	JAG
A	02.06.2015	Amended to client comment	JAG	JAG
F	01.06.2015	Final Issue	JAG	JAG

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 FPCR Environment and Design Ltd
 Lockington Hill
 Dursley, Glos GL9 1JH
 01538 872772
 01538 874652
 www.fpcr.co.uk

Gladman Developments Limited
 Land adjacent to 87 Summer Street,
 Stroud, Gloucestershire
 drawing title
DEVELOPMENT FRAMEWORK PLAN



Gladman Land
Gladman House, Alexandria Way,
Congleton, CW12 1LB

If you have any questions, contact your Project Planner:

Lucy Wilson

01260 288 995

l.wilson@gladman.co.uk

www.gladmanland.co.uk



APPENDIX 2

Development Brief – Box Road, Cam

DEVELOPMENT BRIEF

Land at Box Road | Cam

Stroud District Council



Introduction

Gladman Developments Ltd is promoting land at Box Road, Cam for residential development. The 3.58 hectare site presents an ideal opportunity to create a sustainable, high quality residential development situated in a sought-after location within easy walking distance of Cam and Dursley Station.

A residential development on the site would incorporate both new market and affordable housing (of a variety of types, from affordable rented properties to discounted sale properties to help key workers and first time house buyers), to help meet the current and future housing needs of both Cam and the district responding to and complementing its surroundings to achieve seamless integration. The site also offers the opportunity to deliver additional station parking provision, which will help to relieve the pressure on existing facilities and surrounding highways.

Gladman would welcome the opportunity to discuss the potential delivery of this site with you in more detail so it can be considered fully in the preparation of the emerging Local Plan Review.

**Should you wish to discuss our proposals,
please contact:**

Planner: John Mackenzie

Email: j.mackenzie@gladman.co.uk

Telephone: 01260 288941



Site & Planning Context

Site & Surroundings

The site is located in the northern extents of Cam and is 3.58 hectares in area. It is anticipated that around 2.57 hectares would be residential development and circa 0.13ha would be allocated for additional station car parking, with the remainder of the site area comprising green infrastructure.

The site is bounded by Box Road to the south east and the rear gardens of properties along Box Road Avenue to the south west. The disused Coley Junction railway yard forms the north western boundary of the site, with a further agricultural field located beyond the site's north eastern boundary. Cam and Dursley Station is located within a short walk of the site entrance. An approved mixed use scheme to include up to 450 dwellings and 10.7ha of employment land is located on land to the south east of the site, with a scheme of 71 dwellings under construction further south along Box Road.

A Vibrant Community

Cam, along with nearby Dursley, offers its residents a wide range of local facilities, services and employment opportunities, as well as great connections to transport networks. The town has a vibrant community, with a number of active local community and sporting groups. Providing more affordable homes and homes of varying size and tenure will help provide for the varying needs of the town's residents and support sustainable growth.

Principle of Development

The broader urban area of Cam and Dursley combined is identified as an 'Accessible Local Service Centre' by the adopted Stroud District Local Plan, which places it as one of three top tier settlements. The top tier settlements are identified as the primary focus for growth and development in the district, with significant levels of growth proposed in Cam and Dursley. The principle of significant growth in Cam and Dursley is well established, with the emerging Local Plan Review proposing that this growth continues throughout the emerging plan period.

Going forward

The Issues and Options consultation document identifies the Box Road site as part of the broad location for future growth, Cam C (North of Box Road). This site submission is made on the basis that the Box Road site, along with other identified land to the north of Box Road, represents a suitable and sustainable location for growth in Cam. The site is located close to existing transport infrastructure, particularly Cam and Dursley Railway Station, and is not the subject of any constraints that would preclude development.

Site Development Potential

This site offers a unique opportunity for Stroud District Council to plan and, importantly, deliver, a new and exemplary housing development where people will genuinely want to live and choose to stay, while embracing the distinctive character of the surrounding area.

Housing Delivery



- The site is capable of delivering up to 90 dwellings (including affordable housing delivered in accordance with adopted requirements).
- The site also provides the opportunity to deliver additional station car parking provision, assisting in alleviating the pressures on existing facilities and prevent informal parking along Box Road.
- The site is owned by one landowner and the scheme is capable of being delivered within the next 5 years.
- Gladman has demonstrated that the site is capable of delivering up to 90 dwellings of varying sizes, types and tenures (including affordable housing delivered in accordance with planning policy).

Landscape Character



- The site is not subject to any national, local or other landscape designations.
- The site is well contained within the landscape and landscape features would be retained where possible.
- A landscape appraisal has confirmed that through sensitive landscaping, green infrastructure provision and good quality design, any impact of a development on the countryside and the character of Cam could be minimised.

Site Development Potential

Biodiversity, Green Infrastructure & Local Wildlife



- The development of the site would aim to enhance the environment through the provision of green infrastructure, comprising new publically accessible green space, an equipped area of play and recreational pathways.
- The site is not designated for its biodiversity value and is in agricultural use.
- Through the implementation of an appropriate package of mitigation, the development of the site will not have an unacceptable adverse impact on the nearby Severn Estuary Special Protection Area.
- A detailed ecological assessment has been carried out by specialist ecological consultants. This found that no protected species would be adversely affected by a residential development.
- Through additional planting, landscaping and the creation of habitat, there is the potential to create improved conditions for wildlife.



Heritage



- The site does not impact upon any nearby conservation area.
- A detailed heritage appraisal undertaken by specialist consultants has established that with the site does not contribute to the significance of any designated heritage assets as part of their setting, and that the proposed development will not result in harm to the significance of any designated heritage asset. This includes the Grade II Listed The Goods Shed, which is located immediately north west of the site.
- An extensive programme of archaeological field evaluation has been carried out, which found no features or deposits of archaeological interest at the site.

Hydrology



- The development proposal falls entirely within the Environment Agency Flood Risk Zone 1 i.e. land assessed as having a less than 1 in 1,000 annual probability of flooding.
- Gloucestershire County Council, as lead local flood authority, has previously confirmed that a proposed surface water drainage scheme demonstrated that surface water management is achievable in principle, without causing flooding on the site or elsewhere.

Site Development Potential

Design



- The development of the site would follow a design-led approach, informed by consultation with the local planning authority, key stakeholders and the local community, responding sensitively to the site's setting and respecting the grain of the surrounding landscape, both built and undeveloped.
- A high quality housing development would be a positive addition to this area of Cam, complementing the character of the surrounding area in terms of character and quality.

Topography



The site is flat, with no technical barriers to overcome in order to secure its development.

Accessibility



- Development in this location will provide quality pedestrian, cycle and public transport connections.
- The site is located within easy walking distance of Cam and Dursley Station, which offers rail connections to Bristol and Gloucester. A bus stop is also located at the station, from where buses operate towards Cam and Dursley town centres.

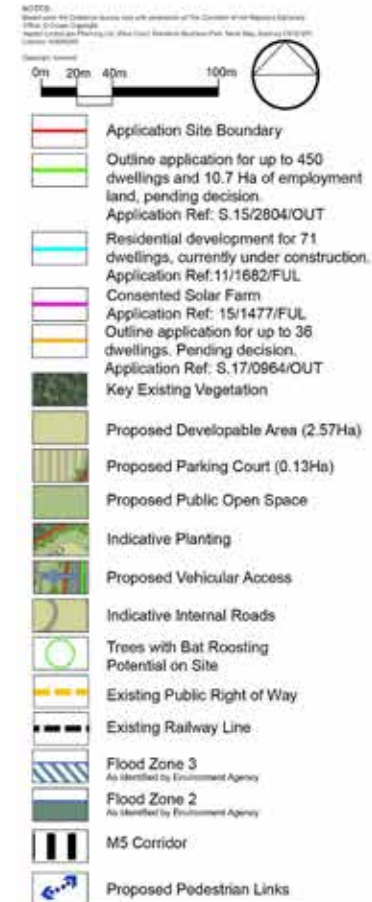
Socio-economic



The development of up to 90 dwellings on the site has the potential to provide significant economic benefits, including:

- An investment in construction of circa £9 million;
- Around 77 full-time equivalent jobs per annum throughout the construction period;
- An additional 83 full-time equivalent jobs in associated industries;
- New Homes Bonus payment of more than £700,000 over 6 years;
- Council Tax payments of more than £1.4 million over 10 years.

Site Plan With Indicative Framework Plan





Gladman Land
Gladman House, Alexandria Way,
Congleton, CW12 1LB

If you have any questions, contact your Project Manager:

Phil Gallagher

01260 288 907

p.gallagher@gladman.co.uk

www.gladmanland.co.uk



APPENDIX 3

Development Brief – Charfield Road, Kingswood

DEVELOPMENT BRIEF

Land at Charfield Road | Kingswood

Stroud District Council



Introduction

Gladman Developments Ltd is promoting land at Charfield Road, Kingswood for residential development. The 4.5 hectare site presents an ideal opportunity to create a sustainable, high quality residential development situated in a sought-after and sustainable location.

A residential development on the site would incorporate both new market and affordable housing (of a variety of types, from affordable rented properties to discounted sale properties to help key workers and first time house buyers), to help meet the current and future housing needs of both Kingswood and the District responding to and complementing its surroundings to achieve seamless integration.

Gladman would welcome the opportunity to discuss the potential delivery of this site with you in more detail so it can be considered fully in the preparation of the emerging Local Plan Review.

Should you wish to speak to us further, please contact:

Planner: John Londesborough

Email: j.londesborough@gladman.co.uk

Telephone: 01260 288989



Site & Planning Context

Site & Surroundings

The site is located at the western extents of Kingswood and is 4.5 hectares in area. It is anticipated that around 3.2 hectares would be residential development, with the remainder comprising green infrastructure.

The site is bounded by Charfield Road to the north, the rear gardens of properties along Tyndale View to the east and agricultural fields to the south and west. The boundaries of the site are defined in the most part by mature hedgerows and hedgerow trees. The site is crossed by two Public Rights of Way, which will be incorporated into the development scheme and will offer connections to the village centre, schools and outwards towards the wider countryside. The village centre is located approximately 540m by foot from the centre of the site.



Principle of Development

Kingswood is identified as an 'Accessible Settlement with Limited Facilities' in the adopted Local Plan 2015, which is a third tier settlement. Policy CP3 of the adopted Local Plan provides that third tier settlement will provide for 'lesser' levels of development in order to safeguard their role. Along with the recent approval of residential development in Kingswood, the adopted Local Plan establishes the principle of residential development in the settlement.

A Vibrant Community

Kingswood is a vibrant settlement with an active community. According to the 2011 census, it has a population of some 1,395 people, most of whom live within the village itself. Providing more affordable homes and homes of varying size and tenure will help to address the aging population structure in Kingswood.

Kingswood is an active and successful community and provides residents with direct access to community facilities including:

- Kingswood Primary School;
- Katherine Lady Berkeley's (Secondary) School;
- Post Office/Spar convenience store;
- Fitness centre/Gym;
- Multi Sports Facilities;
- Village Hall;
- Playing Field with Children's Play Facilities;
- St Mary's Church;
- Dinneywicks Public House;
- Hairdressers

Going forward

Although only at the Issues and Options stage, the emerging Local Plan Review continues to recognise Kingswood as a location that could accommodate future growth, identifying broad location for future growth outside of the current development limits for the village.

Site Development Potential

Landscape Character



- The site is not subject to any national, local or other landscape designations.
- The site is well contained within the landscape and landscape features would be retained where possible.
- A landscape appraisal has confirmed that through sensitive landscaping, green infrastructure provision and good quality design, any impact of a development on the countryside and the character of Kingswood could be minimised.
- With regards to long distance views towards the site, in particular from within the Cotswold AONB, development at the site would not be significantly visible in the wider landscape and would be read against the existing urban area of Kingswood.

Biodiversity, Green Infrastructure & Local Wildlife



- The development of the site would aim to enhance the environment through the provision of green infrastructure, comprising new publically accessible green space, an equipped area of play and recreational pathways.
- The site is not designated for its biodiversity value and is predominantly in intensive agricultural use.
- A detailed ecological assessment has been carried out by specialist ecological consultants. This found that no protected species would be adversely affected by a residential development.
- Through additional planting, landscaping and the creation of habitat, there is the potential to create improved conditions for wildlife.

Heritage



- The site does not impact upon the Kingswood Conservation Area.
- A detailed heritage appraisal undertaken by specialist consultants has established that the development of the site would not lead to any harm to nearby heritage assets that would preclude development.
- An Archaeological Desk Based Assessment has also been carried out. It found that there are no archaeological assets on the study site and that the proposed development would have no impact on the significance of the nearby Kingswood Abbey Gate Scheduled Monument. It was also found that the site had low potential for archaeological remains from all periods.

Hydrology



- The development proposal falls entirely within the Environment Agency Flood Risk Zone 1 i.e. land assessed as having a less than 1 in 1,000 annual probability of flooding.
- Gloucestershire County Council, as lead local flood authority, has previously confirmed that a proposed surface water drainage scheme demonstrated that surface water management is achievable in principle, without causing flooding on the site or elsewhere.

Site Development Potential

Design



- The development of the site would follow a design-led approach, informed by consultation with the local planning authority, key stakeholders and the local community, responding sensitively to the site's setting and respecting the grain of the surrounding landscape, both built and undeveloped.
- A high quality housing development would be a positive addition to this area of Kingswood, complementing the character of the surrounding area in terms of character and quality.

Topography



The site has no technical barriers in terms of topography to overcome in order to secure its development.

Accessibility



- Development in this location will provide quality pedestrian, cycle and public transport connections, including new permissive footpaths on adjacent land under the same ownership.
- The site is located within walking distance of a number of local services and facilities, as well as to public transport nodes.

Socio-economic

The development of up to 95 dwellings on the site has the potential to provide significant economic benefits, including:

- An investment in construction of circa £10 million;
- Around 89 full-time equivalent jobs per annum throughout the construction period;
- An additional 97 full-time equivalent jobs in associated industries;
- New Homes Bonus payment of more than £900,000 over 6 years;
- Council Tax payments of more than £1.2 million over 10 years.
















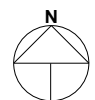
Site Plan With Indicative Framework Plan



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-  Application Boundary 4.5 ha
-  Adjacent land within ownership of landowner
-  Development Areas (Total Area = 3.2 ha)
-  Community Facility (Total Area = 0.15 ha)
-  Existing Vegetation / Hedgerows
-  Proposed Vegetation / Structural Landscape
-  Proposed Indicative Vehicular Access
-  Proposed Site Access
-  Retained Public Right of Way
-  Proposed Footpath
-  Proposed Permissive Footpath
-  Proposed Attenuation Basin (0.12ha)
-  Public Open Space



Scale 1:2500 @ A3





Gladman Land
Gladman House, Alexandria Way,
Congleton, CW12 1LB

If you have any questions, contact your Project Planner:

John Londesborough

01260 288 989

j.londesborough@gladman.co.uk

www.gladmanland.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 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"/>
-------------------------------	----------------------------------	---------------------------------

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"/>
-------------------------------	----------------------------

Your client's company or organisation (if applicable):

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 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)	Strategic land promoter		

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	3720	Total site area (hectares)	3.58
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)	2.57
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural			
Past uses: n/a			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): S.17/1366/OUT (90 dwellings), SALA ref: CAM015			
Access to the site (vehicle and pedestrian): From Box Road via existing field access. No current public access / rights of way.			
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	90
	Number of flats	0
	TOTAL number of units	90
<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"/>	63
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	19
	Shared ownership Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	8
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:	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
Station parking provision		

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

No significant constraints to the development of the site

(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	45	2026/27		2032/33	
2021/22	45	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 checked="" type="checkbox"/>	Promotion agreement with Gladman
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

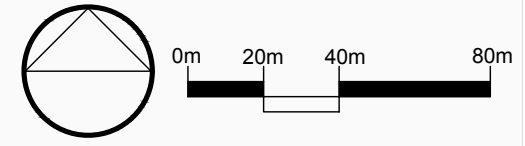
7: Site location plan

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.

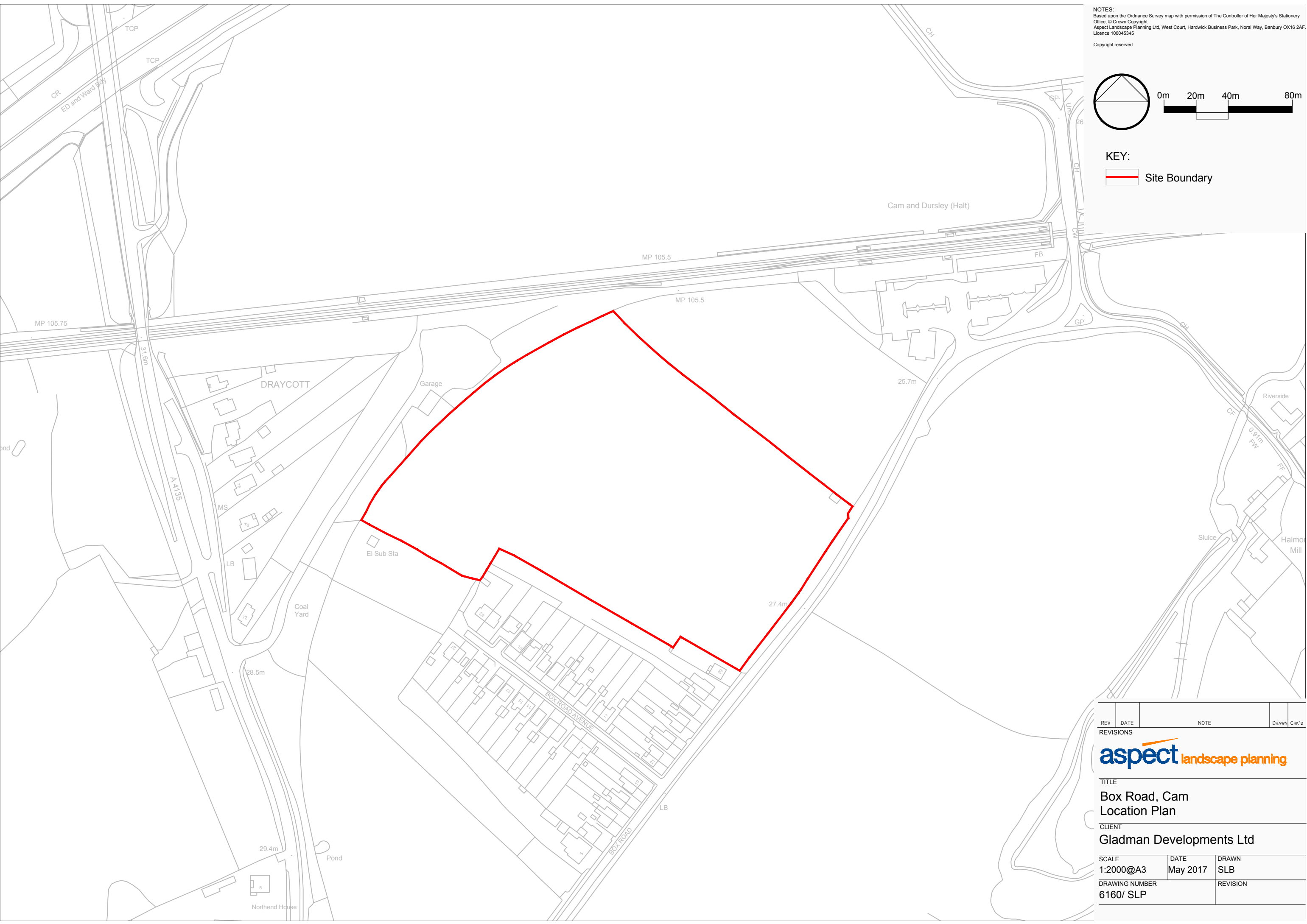
Please tick box to confirm you have included the required site location plan

 Yes

NOTES:
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KEY:
 Site Boundary



REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
TITLE				
Box Road, Cam Location Plan				
CLIENT				
Gladman Developments Ltd				
SCALE		DATE	DRAWN	
1:2000@A3		May 2017	SLB	
DRAWING NUMBER			REVISION	
6160/ SLP				

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"/>
-------------------------------	----------------------------------	---------------------------------

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"/>
-------------------------------	----------------------------

Your client's company or organisation (if applicable):

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 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)	Strategic land promoter		

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	3719	Total site area (hectares)	4.50
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)	3.2
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural			
Past uses: n/a			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): S.15/1271/OUT (up to 95 dwellings), SALA ref: KIN007			
Access to the site (vehicle and pedestrian): Off Charfield Road (vehicle and pedestrian), PROWs cross site from 3 access points (pedestrian).			
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	83	
	Number of flats	12	
	TOTAL number of units	95	
<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"/>	66	
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	20
	Shared ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	9
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	
<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"/>	LV electricity power line running along eastern boundary.
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

LV electricity power line to be diverted underground as part of any residential development. See planning application S.15/1271/OUT.

(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	15	2026/27		2032/33	
2021/22	40	2027/28		2033/34	
2022/23	40	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 checked="" type="checkbox"/>	Promotion agreement with Gladman
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.

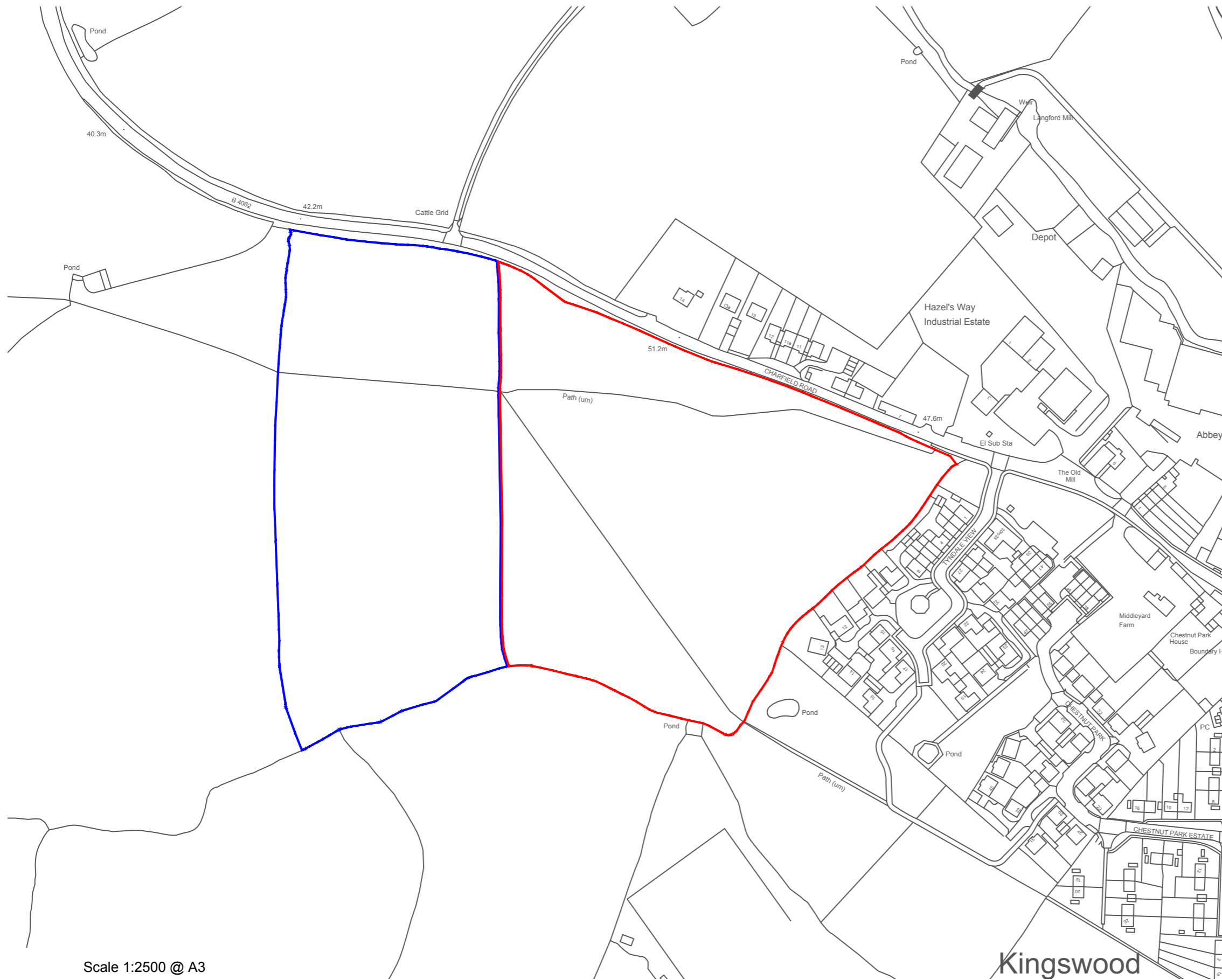
Please tick box to confirm you have included the required site location plan

 Yes

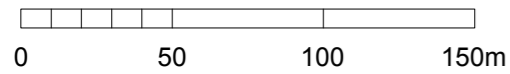
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-  Application Boundary 4.5 ha
-  Adjacent Land within ownership of landowner



Scale 1:2500 @ A3



J:\6600\6648\LANDS\Plans

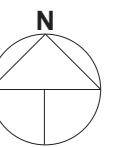
Gladman Developments Ltd
Charfield Road
Kingswood

LOCATION PLAN

1:2500@A3
14th May 2015 MPS / KMN
6648-L-04 A



masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture
FPCR Environment and Design Ltd
Lockington Hall
Lockington
Derby DE74 2RH
t: 01509 872772
f: 01509 074565
e: mail@fpcr.co.uk
w: www.fpcr.co.uk



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Site Submission form PART A

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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"/>
-------------------------------	----------------------------------	---------------------------------

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"/>
-------------------------------	----------------------------

Your client's company or organisation (if applicable):

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)	3921	Total site area (hectares)	2.34
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)	1.47
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural (pastoral)			
Past uses: n/a			
Planning history (<i>Please include reference numbers, planning application/ SHLAA site, if known</i>): S.13/0166/OUT (140 dwellings), S.13/2451/OUT (112 dwellings), S.15/2549/OUT (20 dwellings), SALA ref: STR024			
Access to the site (vehicle and pedestrian): From Summer Street. Please refer to Transport Assessment relating to S.15/2549/OUT.			
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	20	
	Number of flats	0	
	TOTAL number of units	20	
<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"/>	14	
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	4
	Shared ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	2
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: Potential for self-build properties on site			
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	
<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 checked="" type="checkbox"/> No <input type="checkbox"/>	A 5m easement relating to the existing mains sewer running along the eastern boundary of the site
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

Easement is excluded from developable area. This is not a barrier to delivery.

(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	10	2026/27		2032/33	
2021/22	10	2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

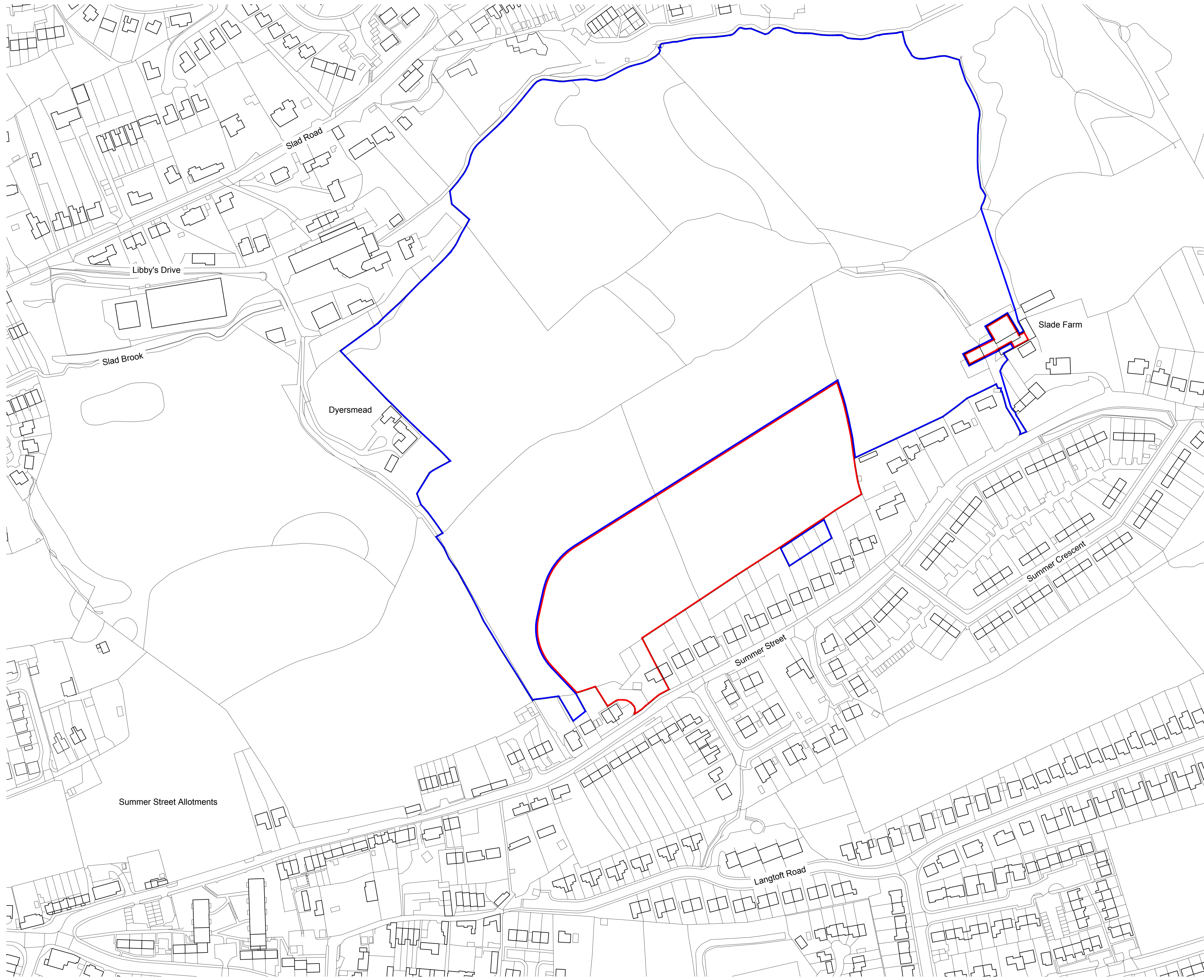
6: Please indicate the current market status of the site

<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"/>	Gladman Developments Limited owns the whole site
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"/>	

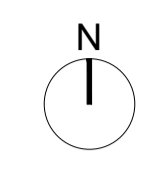
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Please tick box to confirm you have included the required site location plan Yes



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 Aerial imagery © 2015 Microsoft Corporation.



- KEY**
- Application site
 - Land under ownership of the applicant

rev	date	description	dm	chkd
C	21.09.2015	Site boundary amended.	JMG	JMG
B	05.08.2015	Site boundary amended.	JMG	JMG
A	19.06.2015	OS base updated.	JMG	JMG
-	05.06.2015	First issue.	JMG	JMG

fpcr

- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
- architecture
- arboriculture

FPCR Environment and Design Ltd
 Lockington Hall
 Lockington
 Derby DE74 2RH

t: 01509 672772
 f: 01509 674565
 e: mail@fpcr.co.uk
 w: www.fpcr.co.uk

client
Gladman Developments Limited

project
**Land adjacent to 87 Summer Street,
 Stroud, Gloucestershire**

drawing title
SITE LOCATION PLAN

scale
 1:1250 @ A1 / 1:2500 @ A3

drawn / checked
 JMG / JMG

revision date
 21 September 2015

drawing number
4759-P-01

rev
C

CAD file: J:\4700\4759\LANDS\Plans\4759-P-01 - Site Location Plan.dwg