

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

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

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

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

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

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

Site Submission form PART A

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

Your details

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

Your name

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

BARRS LANE

Site address (including post code)

LAND ADS 38 BARRS LANE NORTH NIBLEY DURSLEY, GLOS GL11 6AT
--

Your company name or organisation (if applicable)

NIGEL CANT PLANNING

Your address

[REDACTED]
--

Your email address

[REDACTED]
--

Your phone number

[REDACTED]
--

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

Your client's name

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

Site Submission form PART B:

Your name

[REDACTED]

Your organisation or company

NIGEL CAVE PLANNING

Your client's name/organisation (if applicable)

Site name

BARRS LANE

Site address (including post code)

LAND ADS 38, BARRS LANE
NORTH NIBLEY
DURSLEY, G.L.11 6.A.T.

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input checked="" type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)		Total site area (hectares)	
Is the site in single ownership? Please tick box to indicate	Yes <input type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: EQUESTRIAN			
Past uses:			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): S 15899/A, S 15899/B			
Access to the site (vehicle and pedestrian): OFF BARRS LANE			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please tick box to indicate			
			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

If Yes:	Number of houses	7
	Number of flats	
	TOTAL number of units	7

<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"/>	5
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	2
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	

Is the site proposed to meet a particular need? (e.g. older people housing, self build) Yes No

If Yes, please specify: **SELF BUILD + LOCAL NEED**

3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home) Please tick to indicate Yes No

If Yes, please indicate number of bed spaces and specify use : **Number of bed spaces**

Use:

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

If Yes:	TOTAL floorspace:	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

Please provide as much information as possible

4a: To the best of your knowledge is there anything restricting the development potential of the site?

Please tick to indicate

If Yes, please provide brief details

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ACCESS FROM EX DRIVE AT WEST END OF SITE
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	EX BUILDINGS IN AONB. BUT ADJOINES V.D.B
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

Please tick to indicate

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

 Yes No

SEE NOTE

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19		2024/25		2030/31	
2019/20	7	2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

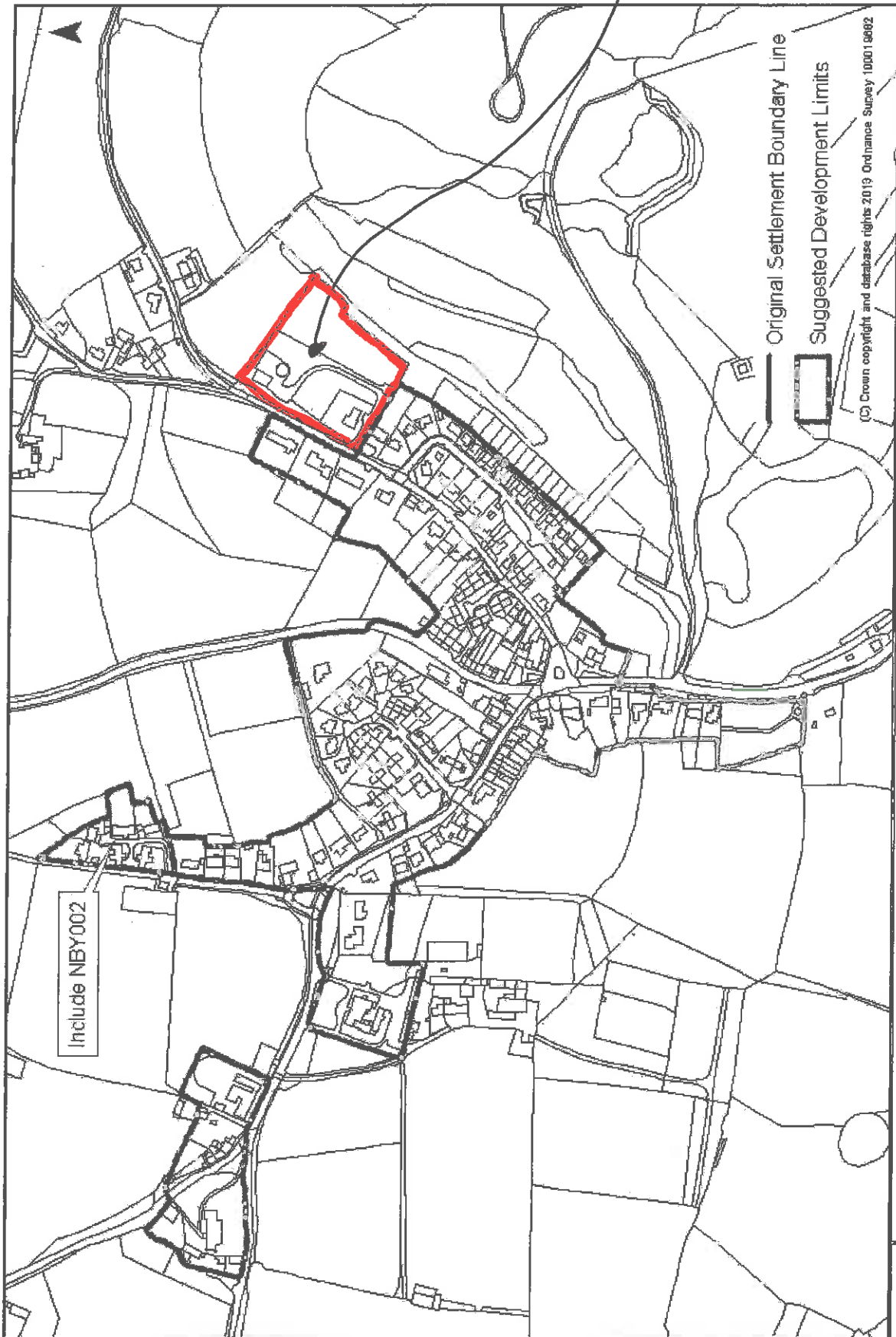
6: Please indicate the current market status of the site

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



STROUD DISTRICT COUNCIL
 Map 36 - North Nibley
 Not to scale
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**PROPOSED HOUSING LAND
 BARRS LANE, NORTH NIBLEY
 NOT TO SCALE**

**LAND ADJOINING 38 BARRS LANE,
NORTH NIBLEY GL11 6AT**

1. The site is located on slightly steep sloping land on the east side of the village and is bounded on two sides by the existing village development boundary.
2. The site has an existing access onto Barrs Lane by a shared private driveway for No.38 and a development of 12 stables, tack-room, store, detached shelter and hay store permitted under application Ref. S15899/B. This development was completed and the land is therefore in lawful use for equestrian purposes and is classified as a brown field site.
3. The site owner is retiring from the equestrian business and the existing buildings and equestrian features can be cleared from the land, leaving it available for housing development.
4. The site is considered of sufficient size to accommodate seven dwellings which could be accessed either from the existing private driveway or from a new access which could be formed immediately to the north of 38 Barrs Lane onto Barrs Lane.
5. The site appears large enough to accommodate seven dwellings, of which two could be affordable units to meet local need.
6. The site is just within the AONB but there is more than sufficient land around the northern and eastern boundaries of the site to provide landscape planting.
7. The site could be made available for development very quickly and there are no other known constraints.