

[REDACTED]

From: [REDACTED]
Sent: 05 December 2017 14:34
To: _WEB_Local Plan
Subject: Call for Sites - Land at Woodhouse Farm, Rodborough Lane, Stroud GL5 2LN
Attachments: call-for-sites-form_local-plan-review-2017_editable-word-version.doc; Woodhouse Farm - Call for sites plan (Rev B).pdf

Dear Sir/Madam

Please see attached form and plan for this site.

Please do not hesitate to contact us if you have any queries or require any further information.

Yours faithfully

[REDACTED]

MARK SNOOK PLANNING

Chartered Town Planners and Architectural Consultants

TEL. 01453 549636

EMAIL. [REDACTED]

Stroud District Local Plan Review Call for sites: Site Submission form.

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

Land at Woodhouse Farm

Site address (including post code)

Woodhouse Farm, Rodborough Lane, Stroud GL5 2LN

Your company name or organisation (if applicable)

MARK SNOOK PLANNING

Your address

The Pike House Kingshill Road Dursley Gloucestershire GL11 4BJ

Your email address

marksnookplanning@hotmail.com

Your phone number

01453 549636

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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Stroud District Local Plan Review

Call for sites: Site Submission form.

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

Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation

(if applicable)

Site name

Site address (including post code)

1: Your interest in the site

Please tick box to indicate

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

2: Site information			
<i>Please provide as much detail as possible</i>			
OS Grid reference (EENN)	384953 204790	Total site area (hectares)	26.15
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)	26.15
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural			
Past uses: Agricultural			
Planning history (<i>Please include reference numbers, planning application/ SHLAA site, if known</i>): Outline application for up to 100 dwellings, construction of bridge, open space provision – reference S.13/1183/OUT, and resubmission following refusal for same development – reference S.14/2240/OUT. Appeal against refusal of S.14/2240/OUT lodged and subsequently withdrawn.			
Access to the site (vehicle and pedestrian): See plan for possible alternative access points, including, but not limited to, construction of new bridge from Dr Newton's 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	Up to 200	
	Number of flats		
	TOTAL number of units	Up to 200	
<i>Where possible, please tick to indicate which of the following apply:</i>			Number of units
Market housing		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)			Yes <input 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:		m ²
<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 checked="" type="checkbox"/> No <input type="checkbox"/>	Across part of site only, housing number suggested reflects this.
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Key Wildlife Site. Ecological based reasons for refusal on previous applications for development on part of site – but not tested on Appeal.
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

Previous decisions not tested on appeal. Larger site gives greater opportunities for enhancement and provision for wildlife.

(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	Subject to permission site could be developed imminently	2024/25		2030/31	
2019/20		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

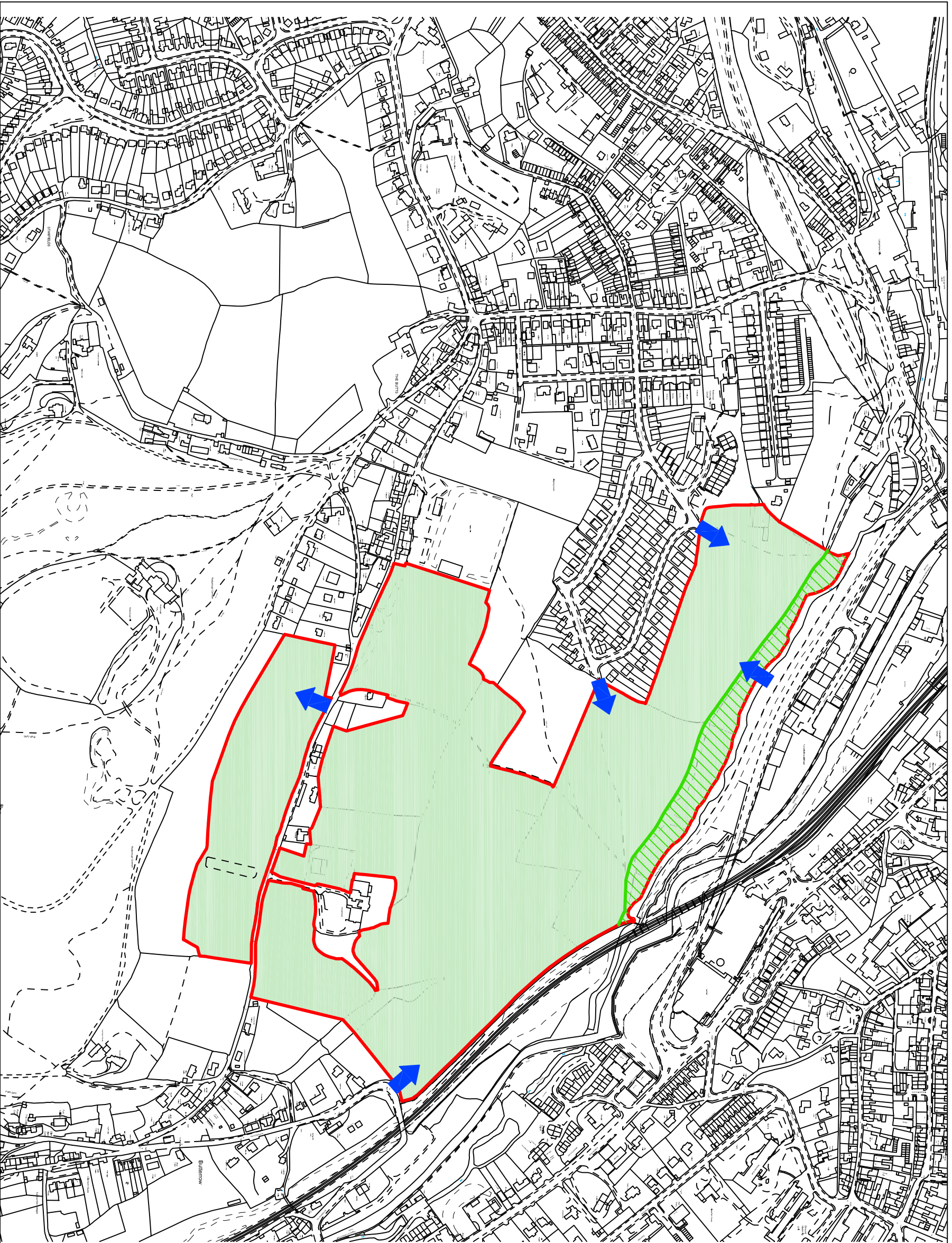
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input checked="" type="checkbox"/>	
Site is being marketed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

7: Site location plan

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

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

Yes

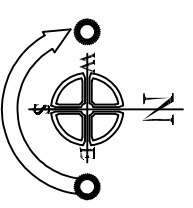


Land included for development

Landscape and wildlife protection zone

Vehicle access points

Total Area = 261449 m²
2814214 ft²
26.15 Hectares



Project Title Land at Woodhouse Farm, Rodborough Lane, Stroud, GL5 2LN		Drawing Title Call for sites Plan		File No:- 1104		Revision B		Notes Mark Snook Planning accepts no responsibility for any errors made by others in scaling from this drawing. Copyright © Mark Snook Planning 2017. This drawing is Copyright and must not be reproduced, lent, or otherwise disclosed to any third party without the written consent of the owners of the Copyright.		Contact:- marksnookplanning@hotmail.com Tel:- 01453 549636	
Scale 1:5000 @ A3		Drg. No:- 001		Date:- 04/12/2017		Drawn By:- M.S.		