

[REDACTED]

From: [REDACTED]
Sent: 05 December 2017 15:57
To: WEB_Local Plan
Cc: [REDACTED]
Subject: Representations for Land North of Innock's Estate and to the Rear of Lowerhouse Lane, North Nibley
Attachments: 05.12.17 North Nibley Call for Sites.pdf; 05.12.17 North Nibley Local Plan Rep.pdf; 05.12.17 North Nibley Location Plan.pdf

Good Afternoon,

Please find the attached; Issues and Options Response Form, Call for Sites Submission Form and Location Plan that corresponds to Site Ref: NIB A (Land North of Innock's Estate and to the Rear of Lower House Lane, North Nibley).

Any queries, please do not hesitate to get in contact.

Regards

[REDACTED]
Planner



Property Consultants

Olympus House, Olympus Park, Quedgeley

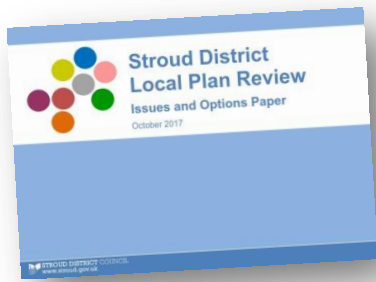
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Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

You can download a PDF or an editable electronic copy of this form from our website www.stroud.gov.uk/localplanreview. You will also find the main consultation document on this web page, as well as some supporting material and further reading. **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).**

The consultation closes on Tuesday 5th December 2017. 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.

Consultation response form PART A

Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

Your name

(title): <input type="text"/>	name: <input type="text"/>
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Your company name or organisation (if applicable)

Your address (optional)

Your email address *

Your phone number (optional)

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

Your client's name

(title): <input type="text"/>	name: <input type="text"/>
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Your client's company or organisation (if applicable)

Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (* we will do this via email)

- | | | | | | |
|------|--|------------|-------------------------------------|-----------|--------------------------|
| i) | When the findings from this consultation are made public | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| ii) | The next formal round of public consultation | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| iii) | No further contact please | | <input type="checkbox"/> | | |

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: 2.3C & 3.6

Please use this box to set out your comments:

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

Site ref: NIB A (as set out in the Issues and Options paper) and SALA ref: NIB002 that corresponds to Land North of Innocks Estate and to the rear of Lowerhouse Lane is in a sustainable location and is located adjacent to North Nibley's settlement boundary, which is considered to be an accessible settlement with limited facilities and is a third tier settlement, which provides the best opportunity outside the local service centres for growth and greater self containment, as set out in the SDC Local Plan (Nov 2015).

The site is located within the Cotswold Area of Outstanding Natural Beauty (AONB) and is currently in agricultural use as pasture land. Houses and rear gardens along The Street/ Lowerhouse Lane back onto the site, along the western boundary, open countryside is found to the east and existing residential uses are found to the north and south. The site is bisected by a sparse fir hedge forming two areas. Our clients site is the land to the south.

Our client's site at circa 0.8 hectares could accommodate between 12 and 20 dwellings, however design and layout would need to be clearly considered to reflect the topography and respect the surrounding AONB designation. Our client's site combined with the site to the north is circa 1.13 hectares.

If our client's site was to be brought forward without the site to the north, access could be provided from New Road (B4060), as our client owns a strip of land to it (please see the supporting Location Plan). If the site was to come forward with the land to the north there is an existing gated access provided off of Lower House Lane/Stancombe View.



The Issues and Options paper sets out that the site (NIB A) is a broad location/potential site for housing and community uses only, and the SALA sets out that although the site (NIB002) is not currently policy compliant, the majority of the site has no overriding constraints or potential impacts preventing development for housing, should the Local Plan strategy identify the need for growth in this location.

It should be considered that the site is the only potential option in North Nibley that has been selected as a broad location for future growth and is the only SALA site, which has been identified to accommodate a small to medium to housing scheme.

SALA ref. NIB001 (Land south west of 19 Highlands Drive) is the only other site put forward through the SALA in North Nibley and findings have suggested that the site is not suitable for development because of the likely detrimental impacts on an area of high landscape sensitivity and likely harmful impacts on the setting of nearby heritage assets. In addition, site access is unsatisfactory and the site's topography would make development conspicuous and difficult to integrate with the locally distinctive character of its surroundings

Furthermore the development of our client's site will round off existing development that is located to the south and north that was approved under application ref. 01/1460 (erection of six dwellings and garages with private drive access to Lowerhouse Lane).

There would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a small/medium scale housing scheme.

Bruton Knowles would like to express that the site could come forward without the site to the north and that it could be available and deliverable over the next 5 years. For these reasons the site would make an appropriate residential allocation.

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

LAND NORTH OF INNOCK'S ESTATE AND TO THE REAR OF LOWERHOUSE LANE
--

Site address (including post code)

LAND NORTH OF INNOCK'S ESTATE AND TO THE REAR OF LOWERHOUSE LANE, NORTH NIBLEY, GL11 6DN
--

Your company name or organisation (if applicable)

BRUTON KNOWLES

Your address

OLYMPUS HOUSE, OLYMPUS PARK, QUEDGELEY, GLOUCESTER, GL2 4NF

Your email address

[REDACTED]

Your phone number

01452880000

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

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)	3719	Total site area (hectares)	0.8
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	0.8
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural/Grazing Land			
Past uses: Agricultural/Grazing Land			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): No Planning History. Site identified for potential development (ref. NIB A) in the Issues and Option paper.			
Access to the site (vehicle and pedestrian): Access can be obtained from New Road (B4060) and Lowerhouse Lane subject to conditions.			

Can the site be seen from a public road, public footpath, bridleway or other public land?

Please tick box to indicate

Yes No

3a: Is the site proposed for RESIDENTIAL development?

Please tick to indicate Yes No

If Yes:

Number of houses

12 to 20

Number of flats

TOTAL number of units

Where possible, please tick to indicate which of the following apply:

Number of units

Market housing

Yes No

Affordable housing

Affordable rent

Yes No

Shared ownership

Yes No

Is the site proposed to meet a particular need? (e.g. older people housing, self build)

Yes No

If Yes, please specify:

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

Where possible, please tick to indicate which of the following apply:

Floor space

Offices, research and development, light industrial (B1)

Yes No

m²

General industrial (B2)

Yes No

m²

Warehousing (B8)

Yes No

m²

Retail

Yes No

m²

Community facilities

Yes No

m²

Sports/ leisure

Yes No

m²

Other: (If Yes, please specify)

Yes No

m²

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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"/>	

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

Yes

Site Location Plan



Church Farm

North Nibley
C of E
Primary School

Innocks
Estate

Nibley House
Farm

North Nibley

50 m
100 ft