



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: C/O Agent
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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

Paul Barton

Your organisation or company

Bruton Knowles

**Your client's name/organisation
(if applicable)**

C/O Agent

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: 2.3 C & 3.6

Please use this box to set out your comments:

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

The land at Westend Farm, Stonehouse is in a sustainable location and is located approximately 0.9 miles from junction 13 of the M5 motorway by car and 0.6 miles from Stonehouse's settlement boundary that is considered to be a Tier 1 Settlement / Accessible Local Service Centre where housing and employment growth should be focused in the District (as set out in the Stroud Local Plan, SLP) (please see the supporting location plan).

In addition, the subject site is located circa 200 metres north of the West of Stonehouse's Strategic Allocation, which allocates a mixed use development of 1,350 dwellings and 10 hectares of B1, B2 and B8 employment land etc, as set out in the SLP. The site is clearly located in a sustainable location.

The site measures circa 5.6 hectares and currently comprises of agricultural fields. Located to the west is the built form of Westend that includes Grove Lane, the Westend office suites, a Grade II listed building (id: 1153109) and a series of residential dwellings. To the north, east and south open countryside abuts the site. A public footpath listed as Eastington footpath 22 currently runs through the centre of the site.

Access to the site is gained via an agricultural entrance from Grove Lane that is located in the north west corner of the site's boundary. This entrance has good visibility onto Grove Lane in both directions.

The adopted SDLP Policies Map illustrates that the subject site is not included within the Cotswold AONB, Conservation Area or SSSI. The site is included in the Eastington Neighbourhood Development Plan Area.

Environment Agency Flood Risk mapping for land-use planning, indicates that the site is located in Flood Risk Zone 1. This indicates that the sites have a low probability of flooding (less than 1 in 1,000 annual probability of river flooding).



The site at circa 5.6 hectares can provide a medium/large scheme of 140 dwellings that will respect the setting of the open countryside.

The site has not previously been listed in the Strategic Assessment of Land Availability (SALA), however land to south west of the site (opposite Grove Lane) has been included as reference no. EAS007 (Land at Junction 13 of the M5). Comments provided suggest that the site located north of the A419 has the future potential to deliver a low/medium employment scheme. If SALA reference EAS007 and the West Stonehouse Strategic Allocation come forward for development, development of the subject site will simply round off the areas built form and provide much needed new housing.

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

Bruton Knowles would like to express that the site is under single ownership and that it is immediately available and deliverable over the next 5 years. For these reasons the site would make an appropriate residential/mixed 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): <input type="text"/>	First name: <input type="text"/>	Last name: <input type="text"/>
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Site name

Site address (including post code)

Your company name or organisation (if applicable)

Your address

Your email address

Your phone number

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

Your client's name

(title):	name: C/O Agent
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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)	3720	Total site area (hectares)	5.6
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)	5.6

Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:

Agricultural Land

Past uses:

Agricultural Land

Planning history (Please include reference numbers, planning application/ SHLAA site, if known):

There is no recorded planning history since January 2000.

Access to the site (vehicle and pedestrian):

Access to the site is gained via an agricultural entrance from Grove Lane.

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	140
	Number of flats	
	TOTAL number of units	140
<i>Where possible, please tick to indicate which of the following apply:</i>		Number of units
Market housing	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Affordable housing	Affordable rent Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)		Yes <input 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) *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	
<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 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

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

(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	140	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 type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input checked="" type="checkbox"/>	

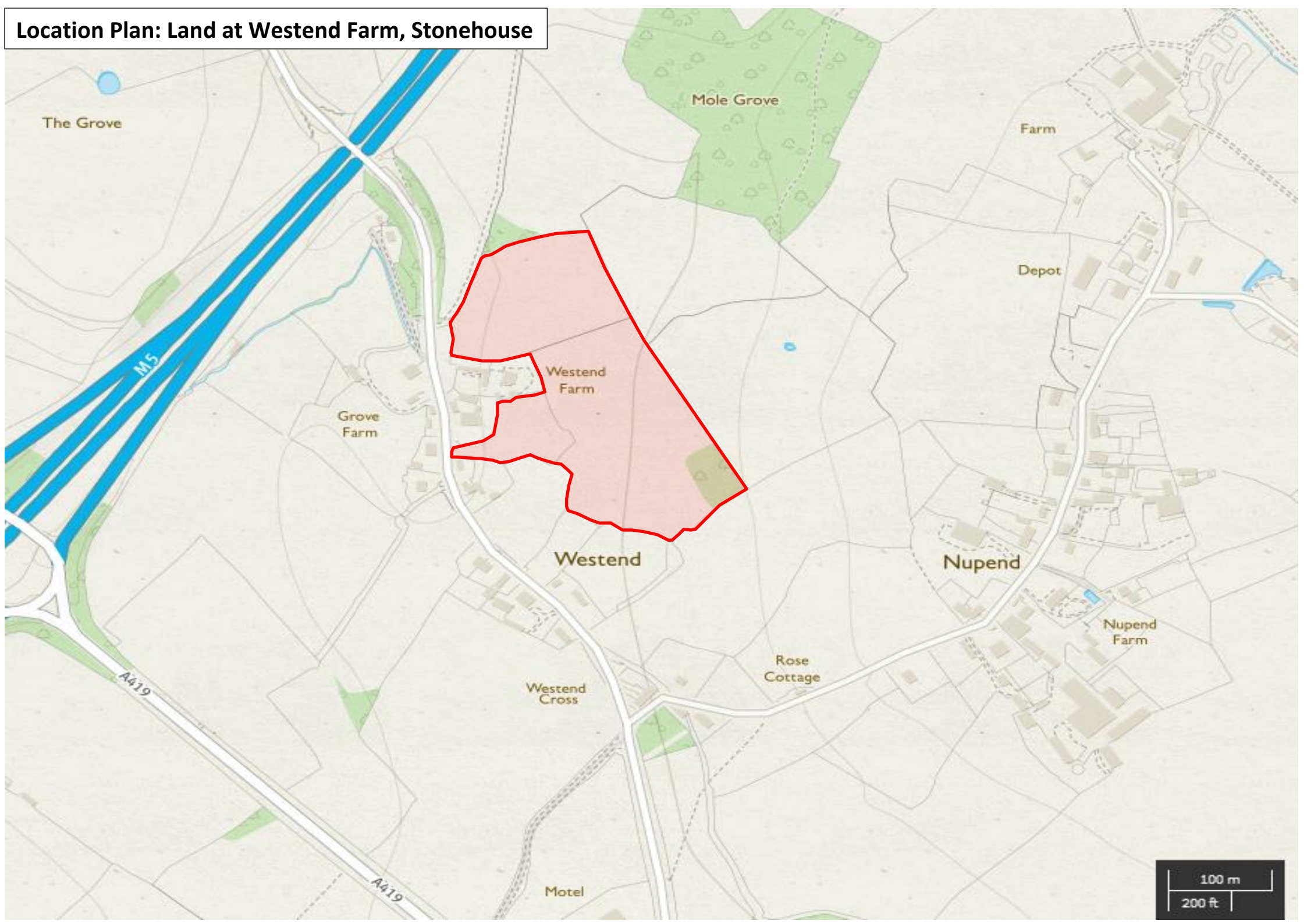
7: Site location plan

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

Location Plan: Land at Westend Farm, Stonehouse



The Grove

Mole Grove

Farm

Depot

Grove Farm

Westend Farm

Westend

Nupend

Nupend Farm

Rose Cottage

Westend Cross

Motel

