

**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 5<sup>th</sup> 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](mailto: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): <input type="text"/>	name: <input type="text"/>
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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 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)	<b>0</b>
Is the site in single ownership? Please tick box to indicate	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	<b>0</b>
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Garden			
Past uses:			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): see attached details			
Access to the site (vehicle and pedestrian): off bristol Road - see plan			
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"/>

<b>3a: Is the site proposed for RESIDENTIAL development?</b>		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>If Yes:</b>	<b>Number of houses</b>	<b>3</b>	
	<b>Number of flats</b>		
	<b>TOTAL number of units</b>	<b>3</b>	
<i>Where possible, please tick to indicate which of the following apply:</i>			<b>Number of units</b>
<b>Market housing</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>3</b>	
<b>Affordable housing</b>	Affordable rent	Yes <input type="checkbox"/> No <input checked="" 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:			
<b>3b: Is the site proposed for institutional residential development?</b> (e.g. care home, hospital or residential care home)		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes, please indicate number of bed spaces and specify use :		<b>Number of bed spaces</b>	
Use:			
<b>3c: Is the site proposed for NON RESIDENTIAL development?</b>		<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>If Yes:</b>	<b>TOTAL floorspace:</b>	<b>m<sup>2</sup></b>	
<i>Where possible, please tick to indicate which of the following apply:</i>			<b>Floor space</b>
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>	
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>	
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>	
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>	
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>	
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>	
Other: ( If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>	

**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 checked="" type="checkbox"/> No <input type="checkbox"/>	Site is jointly owned by [REDACTED] and [REDACTED]
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 

Joint ownership is not seen as a constraint and any issues should be resolved swiftly. It would be dependent on a final proposal for the site, its layout and the size of extension to the care home.

*(Please continue on additional sheets and attach as required)*

**5: Please provide an estimate of the number of dwellings/ floor space m<sup>2</sup> to be built on site per annum (1<sup>st</sup> April to 31<sup>st</sup> March)**

<b>2018/19</b>	3	<b>2024/25</b>		<b>2030/31</b>	
<b>2019/20</b>		<b>2025/26</b>		<b>2031/32</b>	
<b>2020/21</b>		<b>2026/27</b>		<b>2032/33</b>	
<b>2021/22</b>		<b>2027/28</b>		<b>2033/34</b>	
<b>2022/23</b>		<b>2028/29</b>		<b>2034/35</b>	
<b>2023/24</b>		<b>2029/30</b>		<b>2035/36</b>	

**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 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 TO THE REAR OF CATERHAM HOUSE, CAMBRIDGE

In accordance with Stroud District Council's Issues and Options paper for the Local Plan Review 2017. This statement accompanies the requisite form as that form does not allow for full explanation of the site's development potential, which is mixed use in nature.

### Strategic Approach

This site (see attached location plan) is able to deliver development in accordance with options 2 and 3 in Question 3.1 towards meeting current and future housing demand in Stroud District. Over the plan period, it is unrealistic to expect all development to be focused on the towns with the best existing level of service provision. The district is attractive largely due to its landscape qualities and large extent of Area of Outstanding Natural Beauty. The approach of focusing all development within towns would deny villages the opportunity of accommodating natural growth demands over the plan period. Allocating and anticipating unrealistic growth ends up with problems such as not being able to satisfy a 5 year housing supply. Given the proximity of the site to the rail station, if option 4 were to be followed, Cambridge and Slimbridge would be a logical focus for a growth point. The balanced approach for the district would be a combination of all options other than option 1, which is constraining and unrealistic.

### The Site

The site is currently an area of unused garden grassland lying outside the development boundary of Cambridge, located to the rear (North) of Caterham House, which itself fronts Bristol Road, the A38. It has a separate access onto Bristol Road which has already been deemed acceptable in highway safety terms to serve three dwellings.

The site has a planning history comprising two outline applications for residential development, the first for up to five houses and the second for up to three. Both applications were refused, 16/1748/OUT due to the site's location outside the village boundary and due to highway safety concerns; 17/1480/OUT due to the site's location only. Therefore it has been established that the site access can safely accommodate the traffic generated by three dwellings, although it is contended that there is potential for a greater number of dwellings without detriment to highway safety.

## The Settlement

Cambridge is designated a Tier 4 settlement in the adopted Local Plan (2015). In response to Question 3.4, this is considered to be realistic based on the present situation of service provision, but not its connectivity. The Local Plan review is looking to the future and Cambridge should be regraded at a higher level to take in the growth potential and unmet demand of both itself and Slimbridge to bring the two settlements together. This would allow the pooling of local service provision. Cambridge is presently almost uniformly residential, including a residential care home, owned by Cardell Care Ltd (Joyleen, fronting Bristol Road) that is looking to expand beyond its capacity of three bedrooms but is constrained by the development boundary. Any expansion of this site would require larger grounds. In terms of employment, with the exception of the care home which is an employer, the village is effectively a dormitory settlement. However, neighbouring Slimbridge has its own development boundary only 500 metres from that of Cambridge and 800 metres from the site following the road. The footpath link that leads from near the site to Slimbridge church is almost a straight line. Slimbridge has been designated as a Tier 3 settlement, containing a greater level of services than Cambridge, including a primary school, post office and shop, café, play area, playing field with pavilion, parish hall, church and cemetery, public house with restaurant and accommodation, youth hostel and the bird sanctuary. There are also a number of employment sites next to the Slimbridge roundabout.

The NPPF at paragraph 55 recognises situations like this and states: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. As will be demonstrated below, this site would be a case in point. Although other village clusters have been identified in the district, Cambridge and Slimbridge has all the necessary characteristics to also be seen as a cluster in functional terms.

## Transport Links

The connection between Cambridge and the southern end of Slimbridge is the A38, with a footway alongside the road and a dedicated cycle lane along the road. There is then a junction leading into the ribbon development of the larger village. To walk between the settlements takes less than 5 minutes, shorter by the direct footpath. Both routes are level and safe from traffic. The street route is lit.

In addition, Cambridge is located only a mile from Cam and Dursley rail station, one of only three railway stations within Stroud's district boundaries. It is acknowledged that due to the paucity of destination stations within the district, rail travel is often used for out-commuting, but there are also opportunities for in-commuting, to future development, which is also part of the reason for the Local Plan review. Part of the case for the extension of the village boundary is so that the care home can be enlarged, which will generate a need for more staff.

There are also seven bus services that currently serve Cambridge, along the main road: Nos. 6, 60, 61, 62, 201,346 and X3, run by various operators. These link the village with all the significant nearby settlements and many others: Sharpness, Berkeley, Eastington, the Stanleys, Gloucester, Quedgeley, Dursley, Cheltenham, Painswick, Stroud, Stonehouse, Woodmancote, Bristol, Thornbury, Wotton, Saul and Frocester, together with Maidenhill and Rednock schools and Cam and Dursley Station.

Cambridge therefore offers some of the most wide-ranging public transport options in Stroud district, making it a natural focal point for future development demand and confirming it as one of the most sustainable locations in terms of public transport connections.

### Opportunities

If the villages in the district are prevented from growing over the plan period, then they are more likely to end up taking on the characteristics that Cambridge already largely exhibits – dormitory housing, albeit having the transport links available to provide some of the best travel options in the district. It is contended that this site, now only constrained by the current village boundary, as evidenced in the planning history above, could provide housing at a scale complementary to the character of the village, along with an expansion of the care home to boost local employment. It could help meet some of Cambridge's future need in response to Question 2.3a and c of the Issues and Options. In response to Question 3.5a, rather than set an arbitrary boundary where it is at present (option 1) the boundary needs to be set wider than at present to accommodate predicted housing need and care and employment needs in a strategic growth hub. This would accord broadly with option 2, as long as the criteria to be met are clearly defined, or option 3.

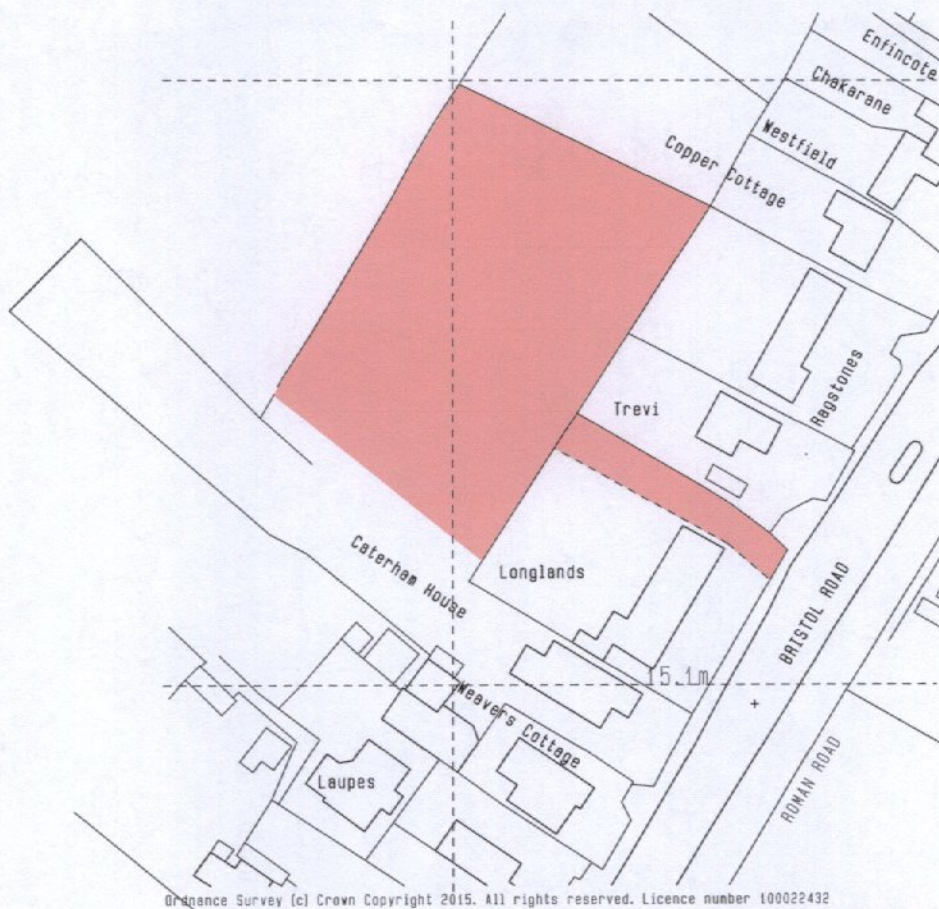
While there is a need for villages to grow to provide residential development in order to accommodate growing and growth in the district overall, allocating further land within Cambridge will allow for employment opportunities as well. The response to Question 3.5 is



therefore to include this site within the village boundary, for the following reasons.

This site, as has been established, could accommodate three houses, but also has the space for an expansion to the care home. The care home already has its own access and benefits from ready access via bus, rail, cycle and foot. Such a mixed development of the site overall would not only provide jobs within walking distance for local people in order to prevent out-commuting, but also give the care home the opportunity to grow incrementally.

The site benefits from access to all infrastructure services along the A38 and is therefore 'shovel-ready', free from constraints and capable of delivering housing and also increased employment, to accommodate the growth of Cambridge, once confirmed with an extended village boundary.



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STROUD DISTRICT COUNCIL  
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29 JUN 2017

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<p><b>David Barnes</b> Chartered Architect 7, High Street, Cam, DURSLEY, Gloucestershire GL11 5JZ</p>	<p><b>Land at Caterham House, Bristol Road, Cambridge, Gos.</b></p>
<p>Scale <b>1:1250 @ A4</b></p> <p>Date <b>July 2015</b></p> <p>Drg No</p>	<p>Drg Title <b>Site Location Plan</b></p>