

[REDACTED]

From: [REDACTED]
Sent: 05 December 2017 12:32
To: WEB_Local Plan
Cc: [REDACTED]
Subject: Representation-Land at Lower Knapp Farm, Cam
Attachments: 05.12.17 Lower Knapp Farm Location Plan.pdf; 05.12.17 Lower Knapp Farm Local Plan Rep.pdf; 05.12.17 Lower Knapp Lane Call for Sites.pdf

Good Afternoon,

Please find the attached Issues and Options Response Form, Call for Sites Submission Form and Location Plan that corresponds to Land at Lower Knapp Farm, Cam.

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

Regards

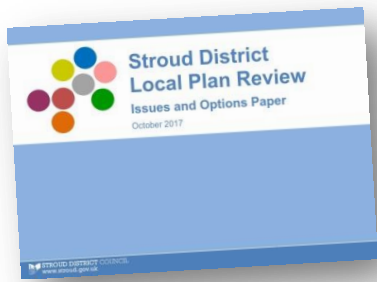
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please consider the environment before printing the e-mail



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

[REDACTED]

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: 2.3C & 3.6

Please use this box to set out your comments:

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

The land to the south of Lower Knapp Farm is in a sustainable location and is located adjacent to Cam's settlement boundary that is considered to be a Tier 1 Settlement / Accessible Local Service Centre where housing growth should be focused in the District (as set out in the Local Plan).

The site at circa 3.73 hectares could accommodate a significant number of dwellings (circa 100 dwellings).

The site currently comprises of agricultural buildings and paddocks, located on the north western edge of Cam, between Woodend Lane to the south and residential properties on Manor Close to the north.

Access to the site can be gained from either Woodend Lane or Manor Avenue that both have good visibility in both directions.

The site is referenced as CAM A and south west of Manor Close in the Issues and Options paper. This paper sets out that the site is a broad location/potential site for housing and community uses only, and the SALA sets out that the site (CAM011) is considered suitable for housing, is economically viable and has the capacity for a developer to complete and sell the properties in the timeframe expected in this area is good.

The SALA goes on to state that development of this site would require demolition of some existing agricultural buildings fronting Woodend Lane but is unlikely to impact on the amenity of neighbours as a residential or community use is compatible with the immediate area subject to the recreation ground and public rights of way being accommodated into the green infrastructure of the development.

There would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a large scale housing scheme. The proposed development of the site will round of existing



development towards Woodend Lane.

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 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)	3.73
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)	3.73
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 (<i>Please include reference numbers, planning application/ SHLAA site, if known</i>): No Planning History. Site identified for potential development (ref. CAM A) in the Issues and Option paper.			
Access to the site (vehicle and pedestrian): Access can be obtained from Woodend Lane or Manor Avenue.			
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	100
	Number of flats	
	TOTAL number of units	

 Where possible, please tick to indicate which of the following apply: **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 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 <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"/>	
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"/>	
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4b: Do you believe constraints on the site can be overcome?	<i>Please tick to indicate</i>
If Yes, please provide details below of how they will be overcome, and the likely time frame:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

There would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a 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	50	2024/25		2030/31	
2019/20	50	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

Site Location Plan

