

**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):	First name:	Last name:
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#### Site name

Land at Focus School, Berkeley Campus

#### Site address (including post code)

Land at Focus School, Berkeley Campus (former Berkeley College), GL12 9RP

#### Your company name or organisation (if applicable)

Enzygo Ltd (agent)

#### Your address

Enzygo Ltd. The Byre, Woodend Lane, GL12 8AA

#### 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:
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Your client's company or organisation (if applicable): **Prospect Education Trust**

## 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)	<b>3620</b>	Total site area (hectares)	<b>5</b>
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)	<b>5</b>

Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:  
Focus school and land associated with the school

Past uses:

Former Vale of Berkeley College

Planning history (Please include reference numbers, planning application/ SHLAA site, if known):  
S.07/2777/FUL: Erection of a canopy to provide covered area in playground.

Access to the site (vehicle and pedestrian):

Existing vehicle access to school

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

*Please tick box to indicate*

Yes ☒ No ☐

<b>3a: Is the site proposed for RESIDENTIAL development?</b>			Please tick to indicate Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes:	Number of houses	150		
	Number of flats			
	TOTAL number of units	150		
Where possible, please tick to indicate which of the following apply:				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 type="checkbox"/>
If Yes, please specify: <b>To be discussed with LA</b>				
<b>3b: Is the site proposed for institutional residential development?</b> (e.g. care home, hospital or residential care home)			Please tick to indicate Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes, please indicate number of bed spaces and specify use :		Number of bed spaces		
Use: <b>To be discussed with LA</b>				
<b>3c: Is the site proposed for NON RESIDENTIAL development?</b>			Please tick to indicate Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes:	TOTAL floorspace:	m <sup>2</sup>		
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 <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 checked="" type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>	
Community facilities		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>	
Sports/ leisure		Yes <input checked="" 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>	
<b>To be discussed with LA</b>				

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"/>	No contamination or pollution anticipated
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No known land stability issues
Ground levels Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site is flat
Mains water/ sewerage Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The existing school benefits from mains water and sewerage
Electricity/ gas/ telecommunications Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The existing school benefits from electricity, gas and telecommunications
Highway access and servicing Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The site benefits from two existing access points off the highway.
Ownership/ leases/ tenancies/ occupiers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site is owned and occupied by the Prospect Education Trust, who are putting the site forward
Easements/ covenants Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site lies entirely within FZ1
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 ☐

Any development would be accompanied by a full suite of technical assessments. Full details are provided in the letter accompanying this form.

(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)

2018/19		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

Please tick all relevant boxes		Please provide brief details where possible
Site is owned by a developer	<input checked="" 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 ☒



Key

Site Location  
SO 1904 0256

enzygo

environmental consultants

Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:

Prospect Education Trust

SCALE:

1:20,000@A3

PROJECT REF:

CRM.1508.001

DRAWN:

MG

CHECKED:

BK

DATE:

Jan 2018

PROJECT:

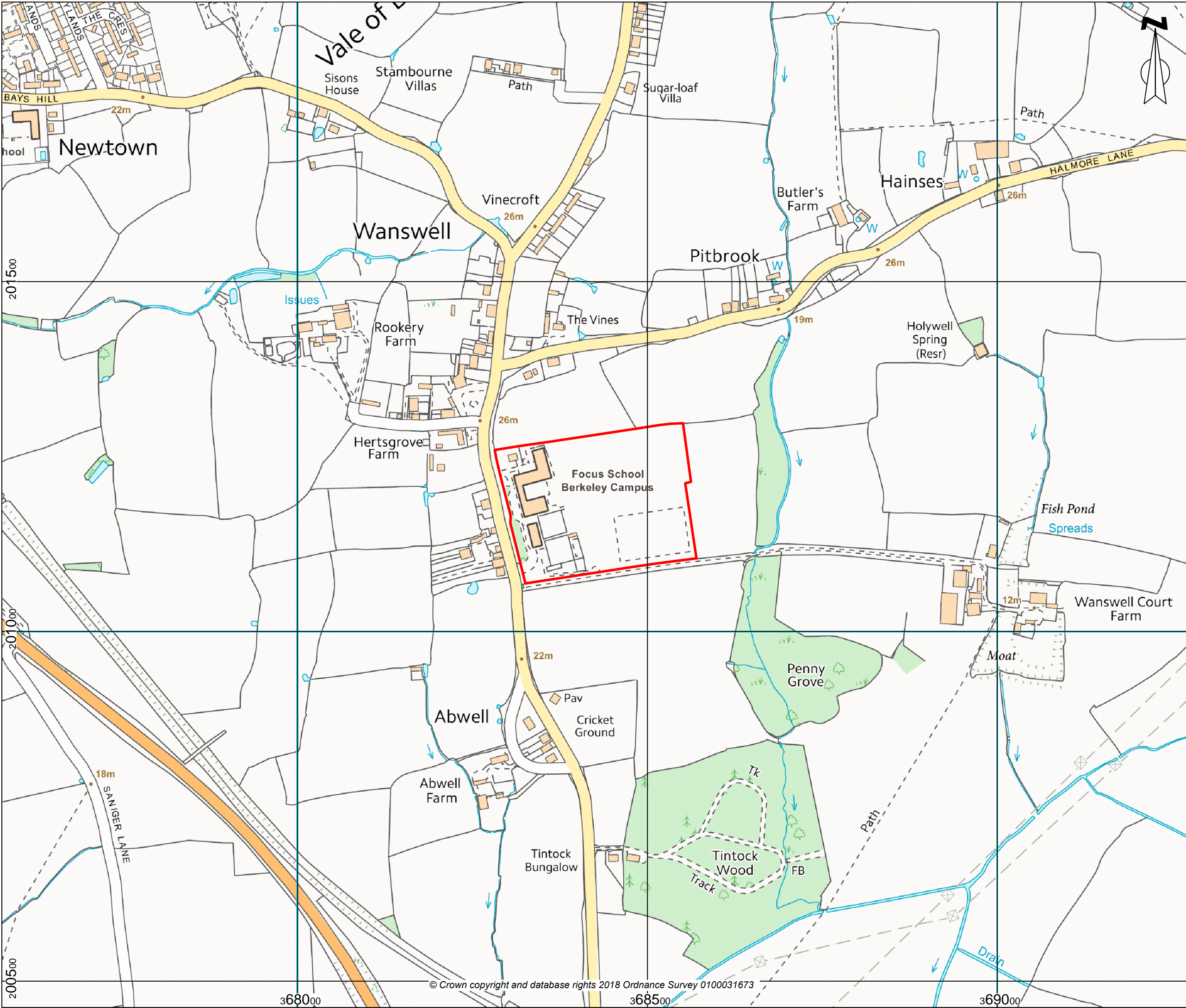
Focus School Berkeley Campus

TITLE:

Location Plan

DRAWING NO:

CRM.1508.001.PL.D.001



Key

Site Boundary

Site area = 5.05 hectares

enzygo

environmental consultants

Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:

Prospect Education Trust

SCALE:

1:5,000@A3

PROJECT REF:

CRM.1508.001

DRAWN:

MG

CHECKED:

BK

DATE:

Jan 2018

PROJECT:

Focus School Berkeley Campus

TITLE:

Site Boundary Plan

DRAWING NO:

CRM.1508.001.PL.D.002

Our ref: P1214

Your ref:

Date: February 2018

Sent by email only

Dear Sir/ Madam,

**SITE REPRESENTATIONS TO SUPPORT A RESIDENTIAL/ MIXED USE ALLOCATION FOR LAND AT FOCUS SCHOOL-BERKELEY CAMPUS (FORMER VALE OF BERKELEY COLLEGE)**

This letter provides information relating to a parcel of land at Focus School (Berkeley Campus), the site of the former Vale of Berkeley College. The site extends approximately 5 hectares (12.6 acres), and includes the school buildings, caretaker's house, and playing fields associated with the school. The site is centred at Grid Reference SO 68432 01181 (nearest postal code GL12 9RP), as shown in figure 1. The entire site falls under one landholding, and the land owner is promoting the site for development in the short term.



Figure 1. Approximate landholding

*Introduction to the site*

The site subject to this submission extends approximately 5 hectares, and was purchased by the Prospect Education Trust when the Vale of Berkeley College closed in July 2011. The Trust now occupy the entire site, and the school is run as an independent school accepting students from a broad catchment area.

The site lies within the village of Wanswell, which falls within the Parish of Hamfallow. The village lies between the larger settlements of Sharpness and Berkeley. Specifically, the site is located within the heart of Wanswell, and the school buildings are just set back from Station Road, the main road through the village. The caretaker's property lies towards the north-western corner of the site. A row of trees and internal access road run along the western boundary, and to the east lies the school building and overgrown, formerly lit, all weather pitches. Further east, open playing fields occupy approximately two thirds of the site. Trees delineate the southern and eastern boundary, and low hedges/ vegetation run along the northern edge. Beyond the site boundary, agricultural fields lie to the north and east of the site. A private road runs along the southern boundary, and Station Road runs to the west.

The landowner is proposing redevelopment of the site for several reasons. The main reason is that the school was purchased as-built, and was not purpose built for the current occupiers. It has since become apparent that the configuration of the buildings is not suitable for the current occupiers, and significant redevelopment would be required to make them fit for purpose. In considering potential options, the landowner has identified that the wider site has significant development potential, particularly given other potential future site allocations adjacent to the land (detailed below). Redevelopment options are set out below, and could either included redeveloping the school

in a smaller portion of the site, or alternatively moving the school to an alternative location. As the school does not provide for the immediate catchment area, relocating the school would not have adverse impacts on the village and surrounding villages.

### *Site within the context of the Local Plan*

The Stroud District Local Plan was adopted in November 2015. Within the Plan the site is shown as 'Protected Outdoor Play Space'. The site is occupied by a school, and the land is only accessible to pupils at the school. Therefore, it does not fulfil its purpose as outdoor play space, in its current state.

The Local Plan review (2017) recognises the need to identify and allocated sufficient housing and employment sites to meet the identified requirements. The following key issues as set out within the Local Plan review are relevant to this site, and allocation of this site could contribute to these issues being addressed:

- *'Meeting the District's identified future housing needs including the particular needs of the elderly and the needs of the travelling communities...*
- *Tackling the acute lack of affordable housing in the District...*
- *Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development...*
- *Providing the right size of accommodation to meet local needs (particularly for smaller, cheaper market and affordable homes) and to help with social cohesion...*
- *Ensuring new housing design is flexible and adaptable, to meet the changing needs of diverse households...*
- *Maximising the potential of brownfield and underused sites to contribute to housing supply...*
- *Maintaining and improving the sustainability of our villages as places for living and working, by improving access to services, such as health and education, and jobs...*
- *Meeting the needs of an increasingly elderly population, enabling people to live independently for longer...*
- *Developing a Green Infrastructure network of public open space provision throughout the District, to increase accessibility, ensuring public open spaces are adaptable and capable of accommodating multiple uses.*

Within section 2.3 a local need for housing is considered. This identifies that

*'many of our parishes show a lack of smaller or more modestly priced properties available to rent. At the opposite end of the spectrum, older people can find themselves ... trapped in larger properties that are unsuitable for them but with limited opportunities to move to a more suitable home, whilst remaining within the same, often cherished, community. Options could include allocating sites for new housing to meet specific local needs.*

*There is also growing interest in self-build opportunities; not just for expensive 'grand designs' but from households with a desire to make the most of their available funds to create homes that are relatively cheaper and bespoke to their family's needs. Options could include allocating sites specifically for self-build housing for people with a local connection. Local housing solutions may require local delivery mechanisms and there is currently considerable interest in exploring the potential of co-operatives and community land trusts to address local needs.'*

*If we don't do anything to address gaps in the housing market, there is a risk that younger people will abandon rural neighbourhoods in growing numbers. This leads to these places*

*stagnating and losing local services, eventually becoming enclaves of elderly people who risk becoming isolated and finding it increasingly difficult to access essential local trades such as builders and plumbers, or people able to provide help with the home and garden'*

The proposed site has the potential to accommodate housing to meet an identified local need, along with community facilities. The location of the site at the heart of the village makes it a suitable location for this type of development.

Section 2.4 considers local green space and community facilities. This states that

*'the loss of public houses, village shops and other facilities can often leave communities without places to meet and enjoy together. A more active or growing community can need more or differing play and sports facilities. Sometimes development can offer opportunities to deliver new community facilities in places where existing deficiencies exist*

*Equally, there may be existing places and spaces that are valued by the community but are not explicitly recognised in existing plans. Existing community facilities can be identified for protection. Local green spaces can be identified for special protection. These are local areas of particular importance to local communities for their beauty, tranquillity and/or historic, wildlife or recreation value but should not involve extensive tracts of land.'*

This site is allocated as 'Protected Outdoor Play Space.' However, the site is not accessible to the public, and therefore does not actually provide the service it is allocated for. Development of the site could incorporate outdoor play space that is genuinely accessible to the public. The site could also provide additional community facilities, such as plots for a village shop, community hall and/ or pub.

Within the Local Plan review (2017), a significant amount of land around Newtown and Sharpness has been identified for growth. The settlement has been identified as *'an Accessible Settlement with Limited Facilities in the Local Plan. The settlement has a basic level of local retail provision...'*. Many of the planning constraints identified are not applicable to this site, specifically flood risk, Conservation Areas, listed buildings and ecological designations.

Site NEW002 (A3) wraps around the site on three sides (figure 2). The SHLAA suggests that site NEW002 would not start yielding housing until 2026/27, and would not be fully developed until 2035/36.



Figure 2. Site NEW002 wraps around the site

The site referred to within this letter was not put forward by the landowner, and therefore has not been considered as part of the Local Plan review process. We seek to provide the relevant information within this letter to

demonstrate that the site has significant development potential in the short term, and should be allocated for development. Within the following sections, potential development opportunities are discussed, followed by technical constraints and considerations.

### *Potential development opportunities*

The landowner has identified the site as appropriate for predominantly residential development, with an element of 'village centre' development such as a school, care home or 'village centre' development. We are keen to discuss development options with the Council, and would appreciate your input. Given the size of the site, there would be sufficient space to accommodate a portion of 'open play space', which the site does not currently provide. This could be in the form of a children's play area or sports pitch.

The site provides many advantages in terms of development, particularly compared to other sites being put forward. These benefits include the following:

- The location of the site at the heart of Wanswell makes it an ideal site for residential development and 'village centre' development. The site represents a sustainable location given its location at the centre of the hamlet. There is potential for the site to accommodate market housing and affordable housing.
- Development of the site could enhance the frontage along Station Road. This is a key road that runs between villages in the area, and therefore enhancing this frontage would have wider visual/ landscape benefits.
- Approximately one third of the site is already developed, and therefore development in this part of the site would be brownfield development, rather than greenfield development. Brownfield development is generally considered more favourable than greenfield development.
- Development within the site could provide access to land beyond and adjacent to it. The site benefits from two existing accesses which have significant vehicle movements associated with them at certain hours. Therefore, from a highways perspective, development within the site is more likely to be acceptable than developing other parcels of land.
- The current site allocation shown in figure 2 appears illogical, particularly with the site allocation wrapping around the entire landholding. Inclusion of this site would present a much more logical and developable site.
- Development could be provided within the site in the short term, compared to land surrounding the site which is unlikely to yield housing within the next 8 years. The 2016 SHLAA concludes that completions have averaged 426.7 dwellings per annum compared to the Local Plan requirement of 456 dwellings. Therefore, there is a need for further residential development in the immediate future.
- Given the amount of development proposed within the area, we presume the area of land subject to this submission would be included within the 'settlement boundary' in the future. In which case, development within the site would likely be supported in the long term.

### *Technical considerations*

The location and current use of the site limits the environmental impacts that would be associated with any development. The site is located entirely within Flood Zone 1 and is not subject to any nationally designated statutory or non-statutory sites. There are no listed buildings within 150m of the site. The site benefits from two existing accesses, and has a significant number of vehicle movements already associated with it. Trees and vegetation surround the site, and we would seek to retain these as part of a development. Given that the open space is kept mown, the site is unlikely to support significant ecological value. However, this would be confirmed through an ecological assessment.

Should a development come forward within the site, this would be supported by a comprehensive suite of technical assessments. The following section sets out further details on the site, based on the Stroud District Council SALA call for sites submission form.

- **Traffic, Highways and Accessibility**

The site benefits from an existing vehicular access and exit onto station road. Therefore, the visibility splays are considered acceptable to accommodate further development. In addition, the site has a substantial number of vehicle movements associated with it, particularly during school drop-off and collection hours.

A bus stop is located immediately outside of the site on Station Road, allowing it to be accessed via public transport. In addition, given the proximity to the village centre, the location is considered to be sustainable.

- **Landscape and Visual Impacts**

The site is visible from Station Road, although existing screening reduces views into the site. The site is not particularly visible from surrounding view points due to the vegetation delineating the site. Any future development would include a detailed landscaping scheme to ensure views into the site are acceptable.

- **Ecological Impacts**

The site consists of mown grass, with trees and hedges surround the site. The latter are likely to provide ecological value, but the majority of the site is unlikely to be of high ecological value. A preliminary ecological assessment would support any future development, along with any further surveys identified as being required.

- **Development Restrictions**

Based on an initial review, the site is unlikely to be affected by contamination or pollution and is unlikely to have stability constraints. The site is level, and therefore site topography does not constrain development. At least part of the site benefits from existing connections to mains water, sewerage, electricity, gas and telecommunications. This infrastructure could be extended into the site relatively easily.

- **Other technical considerations**

A noise assessment would identify impacts of development on nearby receptors. The assessment would also identify what type of development the site could support, from a noise perspective;

An air quality assessment could, if necessary, identify air quality impacts associated with development within the site;

Other technical assessments would be undertaken as necessary, depending on the type and scale of development proposed. If technical assessments identified potential impacts, ways in which these could be avoided, mitigated, or compensated would be put forward.

### **Conclusion**

This letter seeks to demonstrate that land at the former Vale of Berkeley College is appropriate for predominantly residential development, for development in the short term. In addition, the site could support other uses such as a school, a care home or other 'village centre' uses. The site lies at the heart of Wanswell and is not subject to technical constraints. The landowner is keen to progress development, and therefore the site is both available and deliverable.

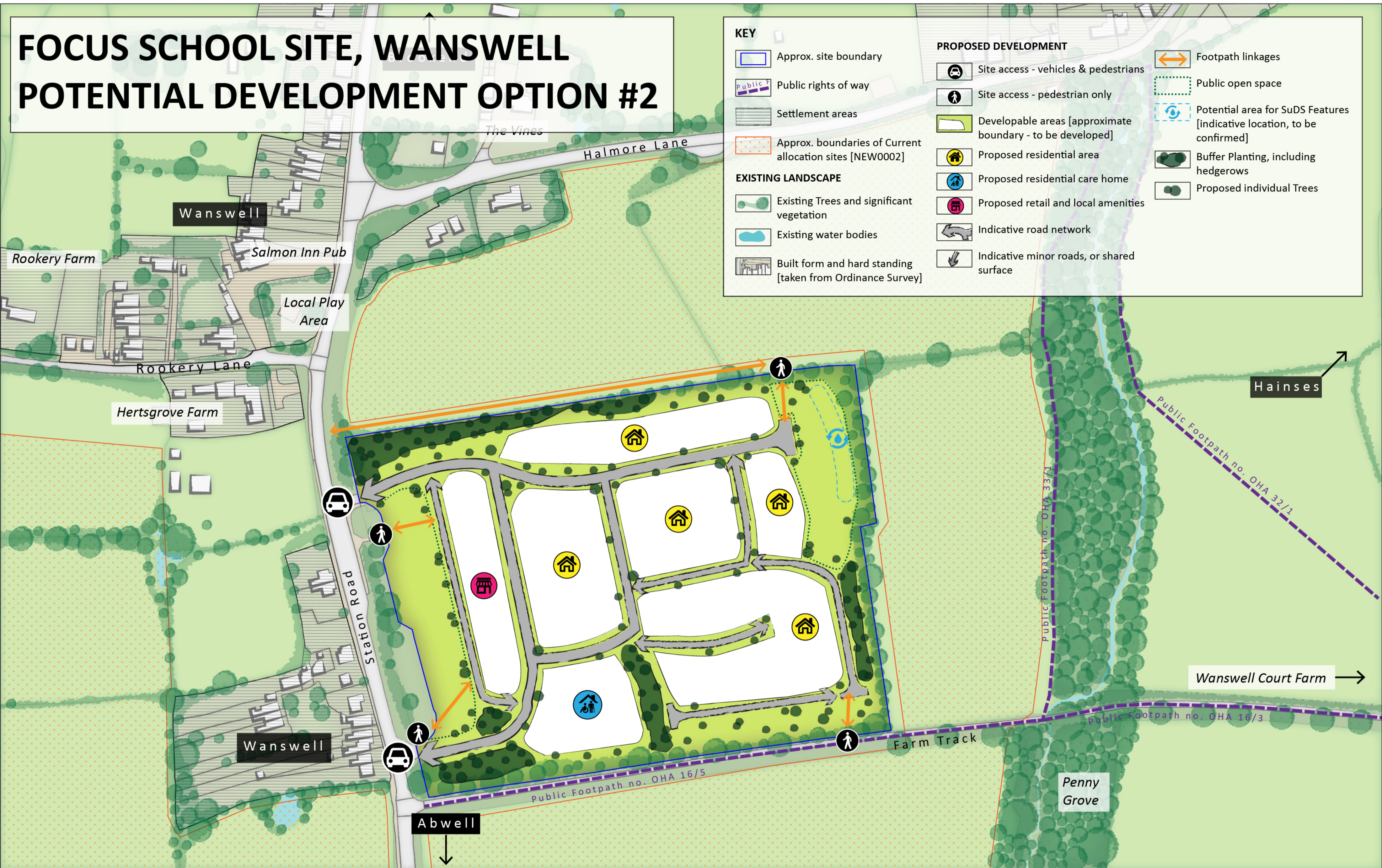
We would be happy to discuss the above letter with you, and would appreciate your feedback on the site.

Yours sincerely



# FOCUS SCHOOL SITE, WANSWELL

## POTENTIAL DEVELOPMENT OPTION #2



# FOCUS SCHOOL SITE, WANSWELL

## POTENTIAL DEVELOPMENT OPTION #1

