

SALA SITE SUBMISSIONS 101 - 125

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Site Submission form PART B

Your name

Site name and address

Land to the east of Berkeley Heath Motors filling station, A38

Berkeley

Postcode

GL13 9ET

Your organisation or company

Bilfinger GVA

Your client's name/organisation
(If applicable)

BWOC LTD

1: Your interest in the site

Please click on 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)	E: 370783; N: 199451	Total site area (hectares)	
Is the site in single ownership?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	0.24ha

Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:
The site comprises a large area of concrete hardstanding to the east of the BWOC filling station, currently rented to a vehicle sales business.

Past uses:

As highlighted above the site is currently in use as a storage lot for the sale of vehicles.

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

Application ref. S.15/1142/OUT - Enhancement and extension of existing facilities and retention of petrol filling station to provide additional retail floorspace, a new commercial unit (Use Classes B2/B8) and 8 no. new residential units. REFUSED 8 JULY 2015. The application was refused for the following reasons:

1. The application site is in an unsustainable location, remote from services and facilities. The distance and nature of the local highway network would result in a challenging environment for pedestrians or cycles

and result in a heavy reliance on the private car. With no wholly exceptional circumstances or rural justification the proposal is therefore, contrary to the criteria set out in paragraph 35 and 55 of the NPPF, Policies EM7 and TR1 of the adopted Stroud District Local Plan, November 2005 and Core Policies CP3, CP11 CP14 and CP15 of the Stroud District Local Plan Submission Draft 2013.

2. Insufficient information has been submitted to demonstrate that the proposal would not have a significant impact on the local landscape, identity and character variations as identified in the Stroud District Landscape Assessment 2000. The proposal therefore does not accord with Policy NE10 of the Stroud District Local Plan, November 2005 and Policies ES7 and EI4 of the Submission Draft Local Plan 2013.
3. Insufficient information has been submitted to satisfy the Local Planning Authority that the proposed new access provides safe and suitable access to the development and the proposals will minimise conflicts between traffic and cyclists or pedestrians contrary to paragraphs 32 and 35 of the NPPF.
4. Insufficient information has been provided to demonstrate that the proposed development would not result in a prejudicial impact on Sharpness Dock regeneration and its associated linkage to the wider rail network for freight or passengers. The proposal is therefore contrary to the aims of Policy TR11 of the Stroud District Local Plan, November 2005 and Policies EI14 and EI15 of the Stroud District Local Plan Submission Draft 2013.

In response to Reason 1, there are exceptional circumstances for the allocation and redevelopment of land to the east of the filling station for small scale residential development. The Berkeley Heath Motors site has been in use as a filling station for over 50 years. The buildings on the site are dated and run-down, in need of both internal and external repair. Without investment the current use is unlikely to survive much longer (BWOC estimate 2 years maximum) and therefore refurbishment and enhancement of the existing facilities are required to secure the site's continued viable use and ensure no job loss. In addition to the retention of the filling station this includes the retention of the small convenience shop, MOT garage, and associated jobs.

The works required to secure the longevity of the filling station could not progress as a standalone project as this would not be commercially viable. The provision of a small number of residential units on the site will enable the enhancement and extension of the filling station offer as well as providing the opportunity to reuse the large area of concrete hardstanding currently used as a storage lot for the sale of vehicle more efficiently. The site is well located on the existing highway and public transport network and while it lies outside of a settlement boundary we contend that its location is sustainable and suitable to accommodate small scale residential development.

In response to Reasons for Refusal 2 and 3, a Landscape and Visual Impact Assessment has been undertaken demonstrating that the scheme would not have an adverse impact upon the local landscape and indeed would result in an improved visual impact. A Stage F/1 Road Safety Audit has also been undertaken and following advice from transport consultants Key Transport it is considered that a safe access onto the site from the A38 can be achieved.

It is considered that reason for refusal 4 is unsubstantiated in policy terms and that the proposals. The Stroud Local Plan 2005 has now been superseded by the adopted Local Plan 2015. In addition the proposals are not for development within Sharpness Docks and therefore policy EI15 of the recently adopted Local Plan does not apply.

Application ref. S.14/2798/FUL - Retrospective planning application for Canopy, security fencing and advertisement signs and banners. PERMITTED 26 FEBRUARY 2015.

Application ref. S.14/2799/ADV - One free standing non-illuminated advertising board, two large banners on the security fencing and company names on the canopy (retrospective). PERMITTED 26 FEBRUARY 2015.

Access to the site (vehicle and pedestrian):

The site currently has two accesses onto the A38 and operates an informal one way system with vehicles generally entering the site at the south-western most access and departing via the north-eastern access, although there are no signs in place suggesting this. The secondary access to the filling station is proposed to be relocated further to the southwest from its current location. A third access point is proposed on the site frontage, this will provide access to the residential development.

The proposed access provides visibility along the A38 of 160m in both directions from a 2.4m set back. The site is on public transport routes providing access to education and employment.

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

Please click on box to indicate

Yes x ☐

3a: Is the site proposed for RESIDENTIAL development?

Yes x ☒

If Yes:

Number of houses **8**

Number of flats **0**

TOTAL number of units **8**

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

Number of units

Market housing

Yes x ☐ No ☐

6

Affordable housing

Affordable rent

Yes ☐ No ☐

Shared ownership

Yes ☐ No ☐

2 (subject to viability)

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

Yes ☐

No x ☐

If Yes, please specify:

3b: Is the site proposed for institutional residential development?

(e.g. care home, hospital or residential college)

Yes ☐

No x ☒

Please click to indicate

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 click to indicate

No ☐



If Yes:	TOTAL floorspace	m ²
<i>Where possible, please click 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) The refurbishment and enhancement of facilities at the existing filling station including an increase in the existing retail offer through a modest extension to the retail area of approximately 115 sq.m. (net); and the erection of a new standalone small Use Class B2/B8 unit approximately 135 sq.m. net)		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 click to indicate

If Yes, please provide brief details

Contamination/ pollution

No ☐

Additional information

A Ground Conditions Desk Study was carried out by Hydrock in December 2014 to assess the likely ground conditions at the site based on readily available information. The study concluded that based on current and historic land uses the overall risk from land contamination at the site for both the current and proposed development is considered to be moderate, where harm from a contaminant linkage is unlikely to be severe. The study advised that the site is unlikely to be classified as contaminated land however this would need to be verified through appropriate intrusive investigation.

Noise pollution:

A noise assessment was undertaken by Ion Acoustics to assess the likely impact of noise on the proposed 8 houses proposed on the site. The assessment concluded that while noise levels along the A38 are relatively high during the day, suitable internal noise levels can be achieved with relatively standard construction. In addition the assessment found that there was also no noise from activity in the mechanics' workshop or the petrol station audible over the noise from the A38 except for some noise of cars entering and leaving the site. Equally there was no noise from the dairy farm audible on site during attended measurements and during setup and collection of the unattended meters.

Odour:

A Qualitative Odour Assessment was undertaken. The assessment concluded that day-to-day activities carried out at the farm would not result in a significant impact at the application site or result in loss of amenity. The emptying of the slurry pit was identified as the only potential source of odour that may be detectable at the application site under some meteorological conditions. However, this is an infrequent activity (twice yearly) and an assessment of meteorological conditions indicated that impacts from

		<p>this activity are considered to be insignificant.</p> <p>The assessment concluded that mitigation measures would therefore not be required and that odour impacts do not constrain the use of the site for residential purposes.</p>
Land stability	No <input type="checkbox"/>	
Ground levels	No <input type="checkbox"/>	
Mains water/ sewerage	No <input type="checkbox"/>	
Electricity/ gas/ telecommunications	<input type="checkbox"/> No <input type="checkbox"/>	
Highway access and servicing	No <input type="checkbox"/>	<p><u>Additional information</u></p> <p>Access and servicing can safely be achieved from the A38 through the creation of a new access to serve the residential development only. A Stage F/1 Road Safety Audit was undertaken in December 2015 and reviewed by transport consultants Key Transport who have confirmed that safe access for Non-Motorised Users (NMUs) between the site and the local footway provision and roads which are more suitable for use by cyclists can be achieved.</p>
Ownership/ leases/ tenancies/ occupiers	No <input type="checkbox"/>	
Easements/ covenants	No <input type="checkbox"/>	
Drainage/ flood risk	No <input type="checkbox"/>	<p><u>Additional information</u></p> <p>The site is located within Flood Zone 1 ('low risk' of flooding) as defined by the Environment Agency's online Flood Map.</p> <p>A high level drainage strategy has been prepared for this site: The strategy put forward for the residential element provides drainage via a new surface water sewer to be constructed in the verge of the A38 and connecting to the existing culverted watercourse to the north of the site.</p>
Heritage/ landscape/ wildlife assets	No <input type="checkbox"/>	<p><u>Additional information</u></p> <p>The site does not lie in a conservation area and there are no heritage assets on or within close proximity to</p>



	<p>the site. A Landscape and Visual Impact Assessment was undertaken by Bridges Design Associates in December 2015 to assess the impact of the proposed residential development (and plans to enhance the service station facilities) on the local landscape. The assessment advised that the local landscape character does not preclude development of the type proposed. The visual assessment does not identify any particular constraints to the type of development proposed, but the removal of the fenced car sales compound and reinforcement of the boundaries with native hedgerows could provide improvement to the visual character of the locality.</p> <p>In terms of landscape impact the assessment advised that the proposal would have no detrimental impact on any existing landscape features and integrates well with the local land use.</p> <p>With regards to visual impact, the assessment concludes that the scheme has no significant short term detrimental visual impact to public views and in the medium to long-term there are a number of beneficial visual impacts on the limited local and middle-distance views.</p>
Other abnormal development costs No <input type="checkbox"/>	

4b: Do you believe constraints on the site can be overcome? Click box

Yes ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

As identified above there are no constraints relating to the development of the site. Further assessment work was undertaken to overcome technical reasons for refusal attached to application ref. S.15/1142/OUT and on this basis we are confident that landscape and highways objections have been adequately addressed.

(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)

2016/17		2023/24		2030/31	
2017/18	8	2024/25		2031/32	
2018/19		2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

<i>Please click 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	x <input checked="" type="checkbox"/>	The site is being promoted by BWOC Ltd on behalf of the landowner as part of the redevelopment of the entire site (petrol filling station + area currently leased to car sales business). The site has been in use as a filling station for over 50 years. The buildings on the site are dated and run-down, in need of both internal and external repair. Without investment the current use is unlikely to survive much longer and therefore refurbishment

	<p>and enhancement of the existing facilities are required to secure the site's continued viable use. The provision of a small number of residential units on the site will enable the enhancement and extension of the filling station offer as well as providing the opportunity to reuse the large area of concrete hardstanding currently used as a storage lot for the sale of vehicle more efficiently. Should the site be allocated/ planning permission granted for the redevelopment of the site, it will then be marketed to potential developers.</p>
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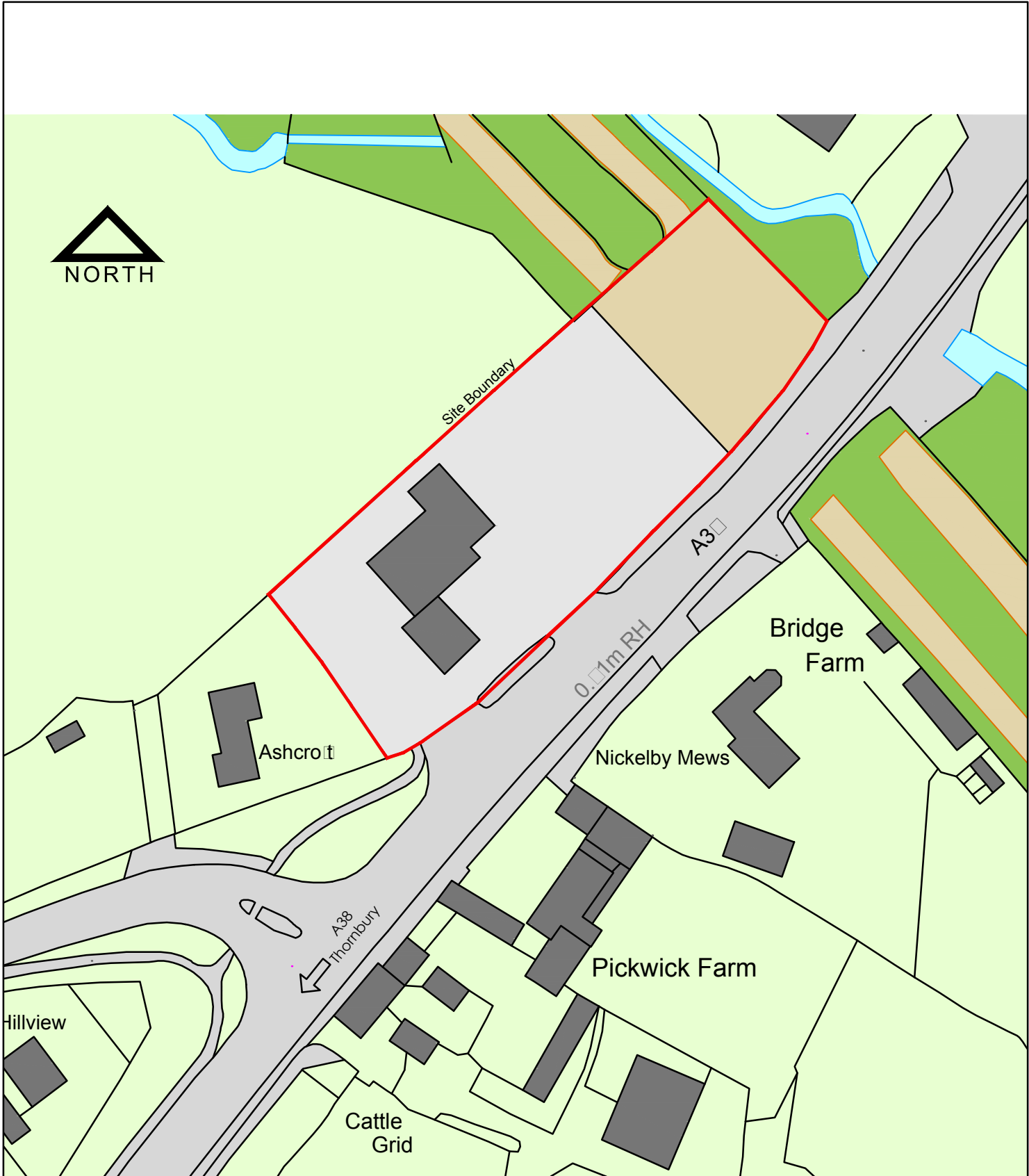
7: Site location plan

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 click on box to confirm you have included the required site location plan Yes ☐

Attachments:

1. Site Location Plan
2. Proposed Site Layout



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A Bilfinger Real Estate company
ARCHITECTURE & DESIGN
 ST CATHERINE'S COURT • BERKELEY PLACE • BRISTOL
 BS8 1BQ
 T: 0870 900 8990 F: 0117 926 0607

BWOC

Berkley Heath Motors Gloucestershire	Site Location Plan	07B415650 SCALE: 1:1000	001 12.2014	 SIZE: A4	
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Site Area = 2400sqm or 0.24 Hectares



NOTES:	<div><div>A Bilfinger Real Estate company ARCHITECTURE & DESIGN ST CATHERINE'S COURT • BERKELEY PLACE • BRISTOL BS8 1BQ T: 0870 900 8990 F: 0117 926 0607</div></div>		BWOC			
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF GVA. COPYRIGHT OF GVA. DO NOT SCALE	Berkeley Heath Motors South Gloucestershire	Proposed Site Layout	07B415650	003		<div>N</div>
			SCALE: 1:500	10.12.2014	SIZE: A3	



Site Submission form PART B

Your name

Site name and address

Land located between 23 and 67 Summer Street,

Stroud

Postcode

GL5 1NX

Your organisation or company

Davies Landscape Architects

Your client's name/organisation
(If applicable)

Four Oaks Developments

1: Your interest in the site

Please click on 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)	3820	Total site area (hectares)	3.7
Is the site in single ownership? Please click on box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	3.6
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Vacant			
Past uses: Agricultural			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): Historic Application for 90 houses during 1980's			
Access to the site (vehicle and pedestrian): Vehicular Access directly off Summer Street. No pedestrian access			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please click on box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

**3a: Is the site proposed for RESIDENTIAL development?**

Yes

☒

No

☐*Please click to indicate***If Yes:****Number of houses****90****Number of flats****10****TOTAL number of
units****100***Where possible, please click to indicate which of the following apply:***Number of units****Market housing**Yes ☒ No ☐**50****Affordable housing**

Affordable rent

Yes ☒ No ☐**40**

Shared ownership

Yes ☒ No ☐**10**

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

Yes ☒No ☐If Yes, please specify: **Potential for some self build plots****3b: Is the site proposed for institutional residential development?****(e.g. care home, hospital or residential college)**

Yes

☐

No

☒*Please click to indicate*

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?

Yes

☐

No

☒*Please click to indicate***If Yes:****TOTAL floorspace****m²***Where possible, please click 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**



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 click 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"/>	



4b: Do you believe constraints on the site can be overcome? Click box

Yes ☐ No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

(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)

2016/17	33	2023/24		2030/31	
2017/18	33	2024/25		2031/32	
2018/19	34	2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

<i>Please click all relevant boxes</i>		<i>Please provide brief details where possible</i>
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 click on box to confirm you have included the required site location plan

Yes ☒



Site Submission form PART B

Your name

Site name and address

Land adjoining Aston Down Business Park

Stroud

Postcode

GL6 8GA

Your organisation or company

Davies Landscape Architects

Your client's name/organisation
(If applicable)

Four Oaks Developments

1: Your interest in the site

Please click on 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)	3920	Total site area (hectares)	3
Is the site in single ownership? Please click on box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	2.7
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Vacant			
Past uses: Brownfield -associated airfield uses			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known):			
Access to the site (vehicle and pedestrian): Cirencester Road			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please click on box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			



3a: Is the site proposed for RESIDENTIAL development?				Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
<i>Please click to indicate</i>							
If Yes:				Number of houses			
				Number of flats			
				TOTAL number of units			
<i>Where possible, please click 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"/>
If Yes, please specify:						No	<input type="checkbox"/>
3b: Is the site proposed for institutional residential development?							
(e.g. care home, hospital or residential college)							
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>							
<i>Please click to indicate</i>							
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?				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
<i>Please click to indicate</i>							
If Yes:				TOTAL floorspace		8000m²	
<i>Where possible, please click 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"/>
General industrial (B2)				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Warehousing (B8)				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Retail				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Community facilities				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Sports/ leisure				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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 click 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"/>	



4b: Do you believe constraints on the site can be overcome? Click box

Yes ☐ No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

(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)

2016/17	4000	2023/24		2030/31	
2017/18	4000	2024/25		2031/32	
2018/19		2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

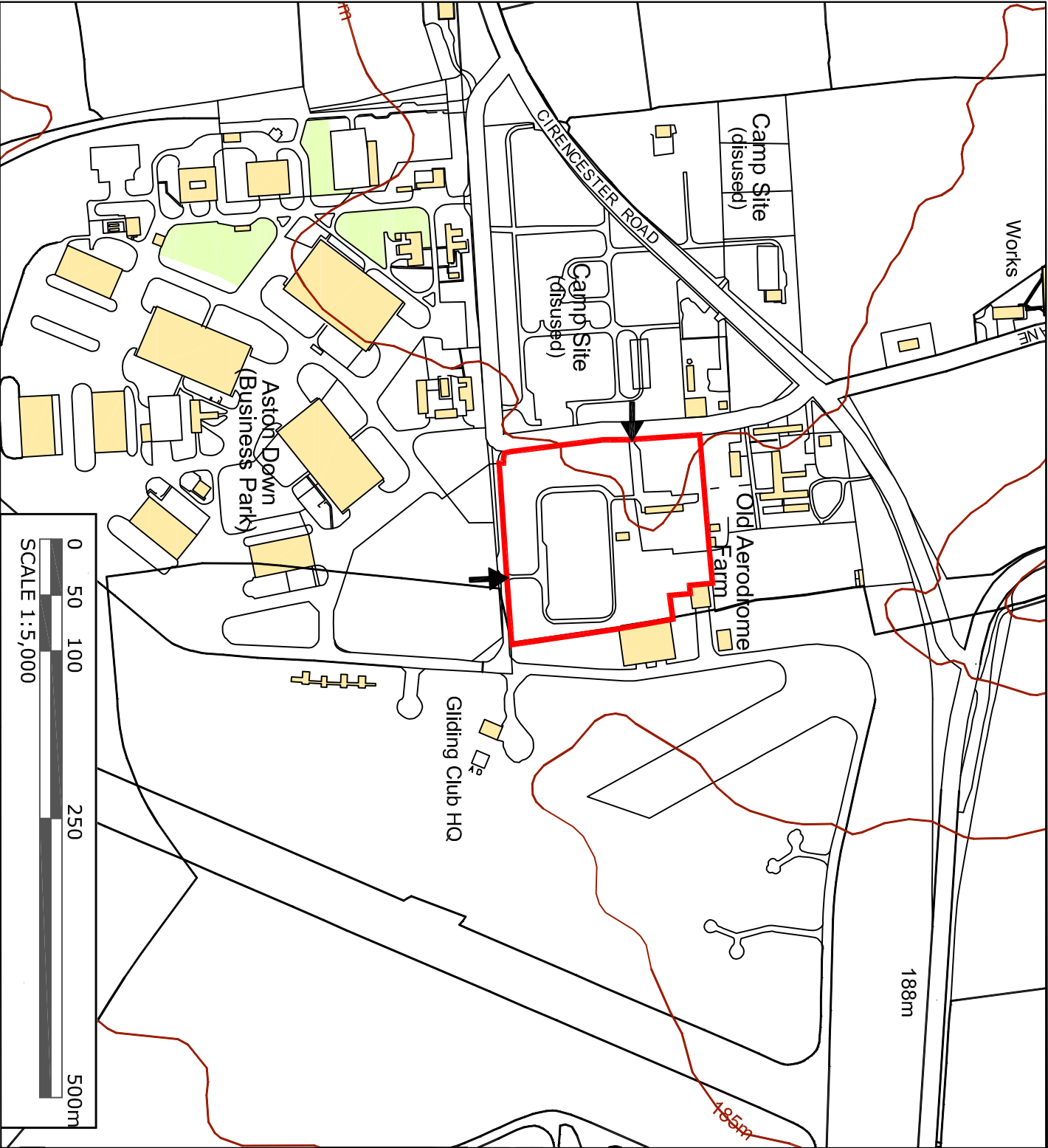
<i>Please click all relevant boxes</i>		<i>Please provide brief details where possible</i>
Site is owned by a developer	<input checked="" type="checkbox"/>	
Site is under option to a developer	<input type="checkbox"/>	
Enquiries received from a developer	<input type="checkbox"/>	
Site is being marketed	<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 click on box to confirm you have included the required site location plan

Yes ☒



NO.	REV.	DATE	DESCRIPTION	BY
01		11.01.16	Site Location Plan	NP

THIS DRAWING IS COPYRIGHT.

01. SITE PLAN
02. CLIENT APPROVAL
03. PLANNING
04. AS BUILT
DRAWING STATUS:
03

01. PRELIMINARY
02. FOR COMMENT
03. FOR APPROVAL
OTHER:
01

CLIENT:
Four Oaks Development

PROJECT:
Cirencester Road
Stroud

DRAWING TITLE:
Site Location Plan

DAVIESLANDSCAPE
ARCHITECTS
Scale 1:1,500
1, 01433 700300
e. info@dl.co.uk
w. www.dl.co.uk

DATE: 11.01.16
SCALE: 1/5000@A4

JOB NO.: 1698
DRAWING BY: NP

DWG NO.: DLA1698L003.01
REV: -

Version: DLA1698L003.01 - Site Location Plan
Drawing: DLA1698L003.01 - Site Location Plan



Site Submission form PART B

Your name

Site name and address

Land North of Bath Road	
Leonard Stanley	Postcode GL10 3LN

Your organisation or company

Hunter Page Planning

Your client's name/organisation
(If applicable)

Terra Strategic

1: Your interest in the site

Please click on 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)	8
Is the site in single ownership? Please click on box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	8
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): Subject to a current planning application for residential development (application reference S.15/1417/OUT) Part of the site considered suitable, available and deliverable in 2011 SHLAA (RTP ID: 15)			
Access to the site (vehicle and pedestrian): Existing access from public highway to west and south of the site. PRow along eastern boundary.			
Can the site be seen from a public road, public footpath, bridleway or other public land?			



Please click on box to indicate

Yes ☒ No ☐

3a: Is the site proposed for RESIDENTIAL development?

Yes



No



Please click to indicate

If Yes:

Number of houses

100

Number of flats

**TOTAL number of
units**

100

Where possible, please click 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 college)

Yes



No



Please click to indicate

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?

Yes



No



Please click to indicate

If Yes:

TOTAL floorspace

m²

Where possible, please click 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



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 click 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"/>	



4b: Do you believe constraints on the site can be overcome? Click box

Yes ☒

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

No constraints that would delay commencement of development. All technical matters assessed as part of application package.

(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)

2016/17	25	2023/24		2030/31	
2017/18	50	2024/25		2031/32	
2018/19	25	2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

<i>Please click 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 checked="" 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 click on box to confirm you have included the required site location plan

Yes ☒

Land North of Bath Road, Leonard Stanley





Site Submission form PART B

Your name

Site name and address

Land at East Grange	
Leonard Stanley	Postcode GL10 3QT

Your organisation or company

Hunter Page Planning

Your client's name/organisation
(If applicable)

Terra Strategic

1: Your interest in the site

Please click on 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)	8.9
Is the site in single ownership? Please click on box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	8.9
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): N/A			
Access to the site (vehicle and pedestrian): Current access point from the public highway to the east of the site. PRow along western boundary.			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please click on box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			



3a: Is the site proposed for RESIDENTIAL development? <i>Please click to indicate</i>			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If Yes:		Number of houses	120	
		Number of flats		
		TOTAL number of units	120	
<i>Where possible, please click to indicate which of the following apply:</i>			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 checked="" type="checkbox"/>
If Yes, please specify:				
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential college) <i>Please click to indicate</i>				
			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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? <i>Please click to indicate</i>			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes:		TOTAL floorspace	m²	
<i>Where possible, please click 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

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 click 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"/>	



4b: Do you believe constraints on the site can be overcome? Click box

Yes ☒

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

No constraints that would delay commencement of development.

(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)

2016/17		2023/24		2030/31	
2017/18	30	2024/25		2031/32	
2018/19	70	2025/26		2032/33	
2019/20	20	2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

<i>Please click 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 checked="" 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 click on box to confirm you have included the required site location plan

Yes ☒

Land at East Grange, Leonard Stanley



Site Submission form PART B

Your name

Site name and address

Land at Whaddon, Gloucester	
	Postcode

Your organisation or company

Your client's name/organisation
(If applicable)

1: Your interest in the site

Please click on 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 checked="" 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)	4786	Total site area (hectares)	173
Is the site in single ownership? Please click on box to indicate	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	112.5
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agriculture			
Past uses: n/a			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): SHLAA ref 1. Identified Area of Search in SWRSS and has been promoted through SLP and JCS.			
Access to the site (vehicle and pedestrian): A4173 (east), Naas Lane (south) and Grange Road (north)			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please click on box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

3a: Is the site proposed for RESIDENTIAL development?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>Please click to indicate</i>			
If Yes:		Number of houses	2000
		Number of flats	
		TOTAL number of units	2000
Where possible, please click 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 checked="" 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 college)		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<i>Please click to indicate</i>			
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?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>Please click to indicate</i>			
If Yes:		TOTAL floorspace	m ²
Where possible, please click to indicate which of the following apply:			Floor space
Offices, research and development, light industrial (B1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m ²
General industrial (B2)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m ²
Warehousing (B8)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m ²
Retail		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	m ²
Community facilities		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m ²
Primary school			

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 click to indicate

If Yes, please provide brief details

Contamination/ pollution

Yes ☐ No ☒

Land stability

Yes ☐ No ☒

Ground levels

Yes ☐ No ☒

Mains water/ sewerage

Yes ☐ No ☒

Electricity/ gas/ telecommunications

Yes ☐ No ☒

Highway access and servicing

Yes ☐ No ☒

Ownership/ leases/ tenancies/
occupiers

Yes ☐ No ☒

Easements/ covenants

Yes ☐ No ☒

Drainage/ flood risk

Yes ☐ No ☒

Heritage/ landscape/ wildlife assets

Yes ☐ No ☒

Other abnormal development costs

Yes ☐ No ☒

4b: Do you believe constraints on the site can be overcome? *Click box*

Yes ☒

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

See promotion leaflet. The site has great potential (recognised by EA) to improve flood risk downstream in Gloucester City. No other significant constraints to development.

(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)

2016/17	0	2023/24	80	2030/31	80
2017/18	0	2024/25	80	2031/32	80
2018/19	0	2025/26	80	2032/33	80
2019/20	50	2026/27	80	2033/34	80
2020/21	80	2027/28	80	2034/35	80
2021/22	80	2028/29	80	2035/36	80
2022/23	80	2029/30	80	2036/37	80

6: Please indicate the current market status of the site

<i>Please click 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 checked="" type="checkbox"/>	Taylor Wimpey
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.



[For office use only]
ID ref. _____

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

Yes ☒





Site Submission form PART B

Your name

Site name and address

Land at Sharpness, Gloucestershire

Postcode

Your organisation or company

Hunter Page Planning

Your client's name/organisation
(If applicable)

Green Sqaure Group

1: Your interest in the site

Please click on 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)	6701	Total site area (hectares)	353.30
Is the site in single ownership? Please click on box to indicate	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	271
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): S.15/0735/OUT			
Access to the site (vehicle and pedestrian): Various - Please see 'A Vision for Shapnrness' supporting document			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please click on box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

3a: Is the site proposed for RESIDENTIAL development? <i>Please click to indicate</i>				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		
If Yes:		Number of houses							
		Number of flats							
		TOTAL number of units		Up to 5000					
Where possible, please click 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
If Yes, please specify: Element of self build housing proposed									
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential college) <i>Please click to indicate</i>									
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? <i>Please click to indicate</i>				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		
If Yes:		TOTAL floorspace		m ²					
Where possible, please click to indicate which of the following apply:						Floor space			
Offices, research and development, light industrial (B1)		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	m ²			
General industrial (B2)		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	m ²			
Warehousing (B8)		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	m ²			
Retail		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	m ²			
Community facilities		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	m ²			
Sports/ leisure		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	m ²			
Other: (If Yes, please specify)		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	m ²			
Potential EfW facility									

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 click 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 checked="" type="checkbox"/> No <input type="checkbox"/>	Flood Zone 3 to the western edge of the site adjacent to the River Severn
Heritage/ landscape/ wildlife assets Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	Sharpness Docks Conservation Area. River Severn designated as Ramsar site, SPA and SSSI
Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	



--	--

4b: Do you believe constraints on the site can be overcome? *Click box*

Yes ☒

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

Please see 'A Vision for Sharners' supporting document

(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)

2016/17		2023/24	150	2030/31	200
2017/18		2024/25	150	2031/32	200
2018/19		2025/26	150	2032/33	200
2019/20	75	2026/27	200	2033/34	200
2020/21	150	2027/28	200	2034/35	200
2021/22	150	2028/29	200	2035/36	200
2022/23	150	2029/30	200	2036/37	200

6: Please indicate the current market status of the site

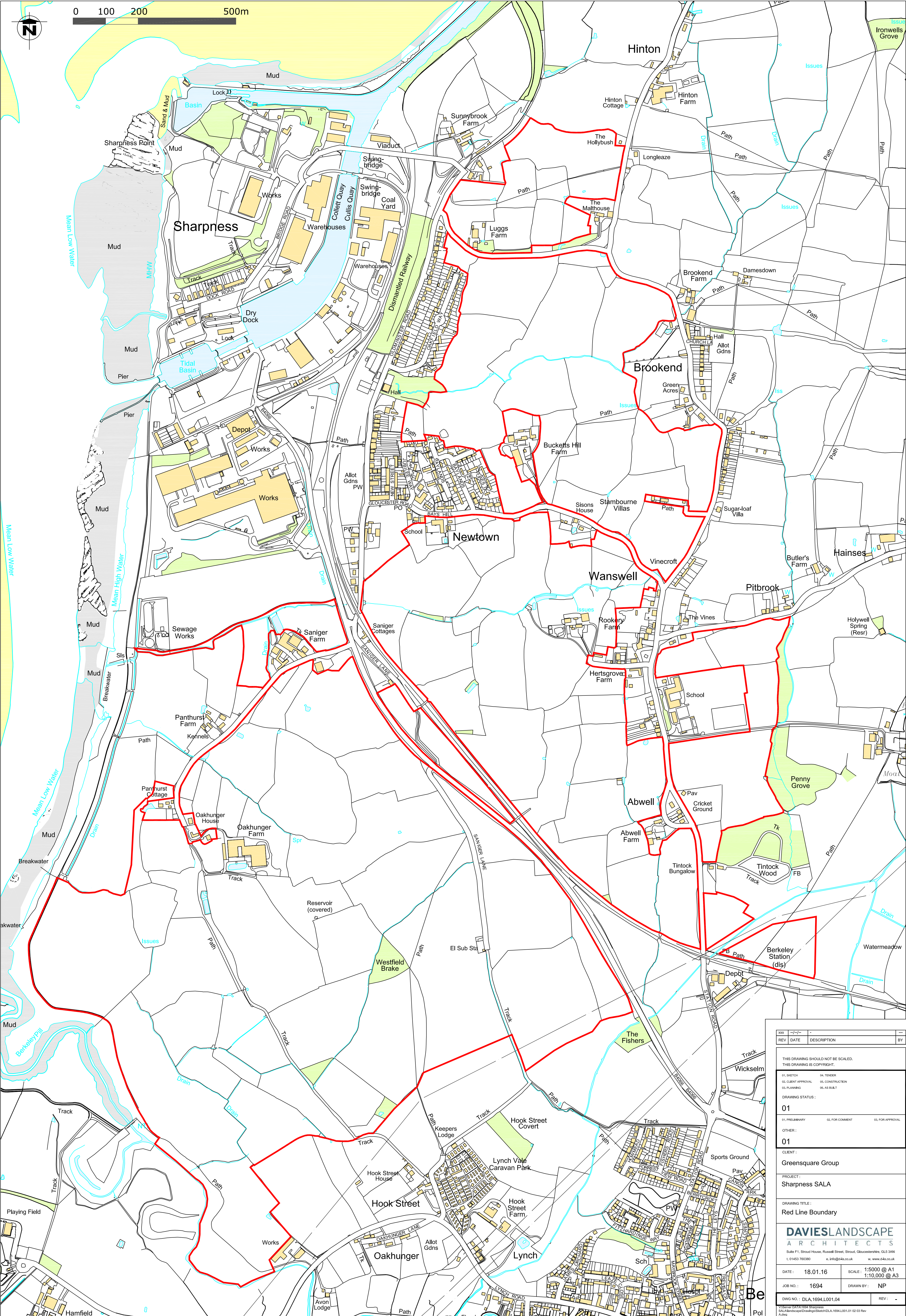
<i>Please click all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input checked="" type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <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 click on box to confirm you have included the required site location plan

Yes ☒



REV	DATE	DESCRIPTION	BY
01	18.01.16	01. SKETCH	01. TENDER
02		02. CLIENT APPROVAL	02. CONSTRUCTION
03		03. PLANNING	03. AS BUILT

DRAWING STATUS:

01

01. PRELIMINARY 02. FOR COMMENT 03. FOR APPROVAL

OTHER:

01

CLIENT:

Greensquare Group

PROJECT:

Sharpness SALA

DRAWING TITLE:

Red Line Boundary

DAVIESLANDSCAPE
ARCHITECTS

1, 01453 780380 e: info@d4s.co.uk w: www.d4s.co.uk

DATE: 18.01.16 SCALE: 1:5000 @ A1
1:10,000 @ A3

JOB NO.: 1694 DRAWN BY: NP

DWG NO.: DLA.1694.L001.04 REV: -

1: Sharpness SALA
2: Sharpness SALA
3: Sharpness SALA
4: Sharpness SALA
5: Sharpness SALA
6: Sharpness SALA
7: Sharpness SALA
8: Sharpness SALA
9: Sharpness SALA
10: Sharpness SALA
11: Sharpness SALA
12: Sharpness SALA
13: Sharpness SALA
14: Sharpness SALA
15: Sharpness SALA
16: Sharpness SALA
17: Sharpness SALA
18: Sharpness SALA
19: Sharpness SALA
20: Sharpness SALA
21: Sharpness SALA
22: Sharpness SALA
23: Sharpness SALA
24: Sharpness SALA
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100: Sharpness SALA



Site Submission form PART B

Your name

Site name and address

Land North West of Stonehouse

Postcode

Your organisation or company

Bruton Knowles

Your client's name/organisation
(If applicable)

1: Your interest in the site

Please click on 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)	3720	Total site area (hectares)	33.77
Is the site in single ownership? Please click on box to indicate	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	24
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agriculture			
Past uses:			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): None			
Access to the site (vehicle and pedestrian): Via West of Stonehouse allocation (Policy SA2 and planning ref. S.14/0810/OUT)			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please click on box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

**3a: Is the site proposed for RESIDENTIAL development?***Please click to indicate*

Yes

☒

No

☐**If Yes:****Number of houses****900****Number of flats****N/K****TOTAL number of
units****900***Where possible, please click 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 college)**

Yes

☐

No

☒*Please click to indicate*

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 click to indicate*

Yes

☒

No

☐**If Yes:****TOTAL floorspace****m²***Where possible, please click 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



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 click 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"/>	



4b: Do you believe constraints on the site can be overcome? Click box

Yes ☒

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

(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)

2016/17		2023/24	150	2030/31	
2017/18		2024/25	150	2031/32	
2018/19		2025/26	150	2032/33	
2019/20		2026/27	150	2033/34	
2020/21		2027/28	150	2034/35	
2021/22	50	2028/29		2035/36	
2022/23	100	2029/30		2036/37	

6: Please indicate the current market status of the site

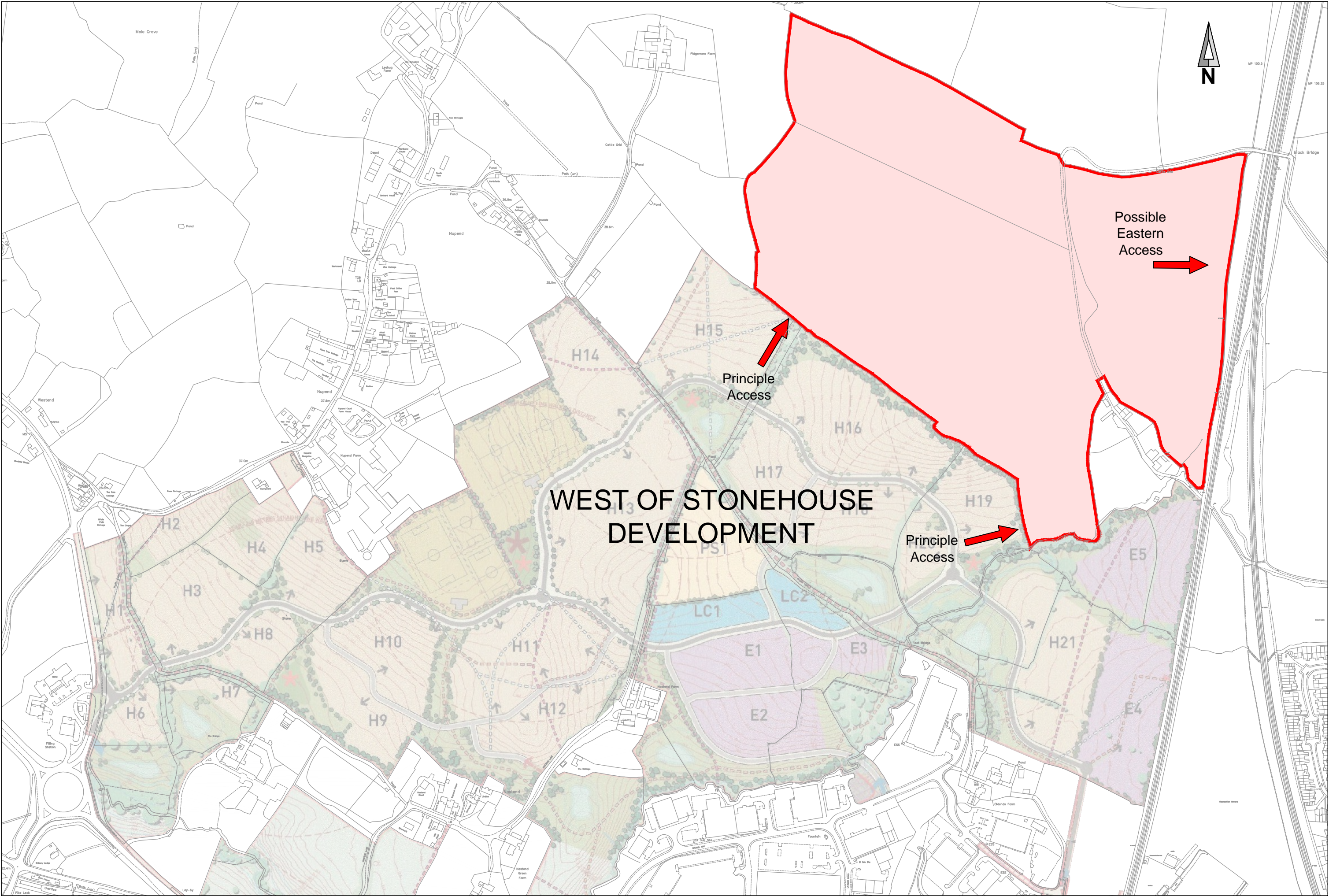
<i>Please click all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input checked="" type="checkbox"/>	
Site is being marketed <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 click on box to confirm you have included the required site location plan

Yes ☒





Site Submission form PART B

Your name

--	--

Site name and address

Former Berkeley Power Station, Berkeley	
Gloucestershire	Postcode GL13 9PA

Your organisation or company

Bilfinger GVA

Your client's name/organisation
(If applicable)

SGS College Commercial Services & NDA Properties
--

1: Your interest in the site

Please click on box to indicate

Owner of the site	<input checked="" 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)	31ha
Is the site in single ownership? Please click on box to indicate		Developable area (hectares)	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Nuclear power station subject to decommissioning, offices, and educational college (opens 2017)			
Past uses: Nuclea power station			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): Some minor applications (decommissioning) S.07/0927/CM - ILW Store S.14/2736/FUL - Change of use of building to educational skills centre S.15/2826/FUL - Construction of a new college (pending consideration)			
Access to the site (vehicle and pedestrian): Access taken from Hamfield Lane			

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

Please click on box to indicate

Yes ☒ No ☐

3a: Is the site proposed for RESIDENTIAL development?

Please click to indicate

Yes

☐

No

☒

If Yes:

Number of houses

Number of flats

TOTAL number of
units

Where possible, please click 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 college)

Yes

☐

No

☒

Please click to indicate

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 click to indicate

Yes

☒

No

☐

If Yes:

TOTAL floorspace

m²

Where possible, please click 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 <input type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify) Education and Decomissioning	Yes <input checked="" 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 click 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 checked="" type="checkbox"/> No <input type="checkbox"/>	The site is mostly within Flood Zones 2 and 3a, although a small section is Flood Zone 1.
Heritage/ landscape/ wildlife assets Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Adjoins Severn Estuary designations (ramsar site, SSSI, SPA, SAC)
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? *Click box*

Yes ☒

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

Please see attached written response.

(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)

2016/17		2023/24		2030/31	
2017/18		2024/25		2031/32	
2018/19		2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

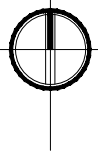
<i>Please click all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input checked="" type="checkbox"/>	999 year lease
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is 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 click on box to confirm you have included the required site location plan

Yes ☒



Suniger Sands

BERKELEY

River Severn

G. Level 10 m OD 100

River Severn

G. Level 10 m OD 100

Working Light (100m OD)

Black Rock

Black Rock

Black Rock

Wind Pump

 Former Berkeley Power Station



08449 02 03 04
Norfolk House, 7 Norfolk Street,
Manchester, M2 1DW
www.gva.co.uk

File No: 07B512498
Client: NDA Properties Ltd / South Glos & Stroud College
Site Name: Berkeley
Project: Stroud Local Plan
Title: Former Berkeley Power Station

Scale: 1:5000 @ A3
Date: 18 January 2016
Drawn by: KE01
Dwg No: STROUD-001

COMMERCIAL

A3



Site Submission form PART B

Your name

Site name and address

Land at Cloverlea Barn, Kingswood	
Stroud	Postcode

Your organisation or company

Your client's name/organisation
(If applicable)

1: Your interest in the site

Please click on box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input checked="" type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information

The site is situated on the south western fringe of the existing residential settlement in Kingswood. The B4060 Wickwar Road extends along the northern site boundary, with existing residential development on both sides of the road. Hedgerows bound all sides of the site, with denser hedgerows on the western and southern site borders. A hedgerow protrudes northwards at the eastern section of the site which divides the site partially.

OS Grid reference (EENN)		Total site area (hectares)	2.5
Is the site in single ownership? Please click on box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	2

Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:
The site is currently used for agricultural purposes.

Past uses:

This site has historically been used for agricultural purposes.

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

There have been a large number of historic planning applications on parts of the field comprising the current application and at number 24 Wickwar Road for small scale residential development (1-4 dwellings), various transport uses and for stables, some of which have been refused and some approved. The full list of applications is as set out in the following table.



Appeal Reference	Proposed Development	Decision	Decision Date
S.4219	Outline for residential development and construction of new vehicular access	Refused	19/5/60
S.4219/a	Outline for 4 dwellings on part of OS283	Refused	2/11/60
S.5829	Construction of new agricultural access adjoining 16 Wickwar Road	Approved	6/11/63
S.4219/c	Outline for erection of a bungalow and garage on part of OS286	Refused	7/7/65
S.4219/D	Use of 1 acre of OS287 as a lorry park	Approved	8/5/68
S.4219/E	Outline for residential development on part of OS287	Refused	8/12/71
S.4219/F	Outline for erection of a transport depot on part of OS287	Refused	12/12/72
		Appeal withdrawn	1/8/73
S.9660	Alterations and improvements to existing dwelling, erection of garage and alteration to existing vehicular access	Approved	9/10/74
S.4219/G	Outline for 2 detached bungalows on part of OS287	Refused	15/5/74
		Appeal dismissed	25/6/75
S.4219/H	Outline for 3 dwellings on part of OS287	Refused	15/5/74
		Appeal dismissed	25/6/75
S.4219/J	Outline for residential development on part of OS4654	Approved	10/9/75
S.4219/K	Outline application for 2 dwellings on part of OS4654	Refused	15/10/75



S/ED/4219/ L	On part of OS4654	Approved	9/6/76
S/ED/4219/ M	Use of existing building for riding stables on land adjacent to Fairview House	Approved	13/12/78
S/ED/4219/ M	Entrance to property on land adjacent to Fairview House	Approved	14/3/79
S/4219/N	Outline for erection of a house and double garage next to transport depot part of OS4654	Refused	11/3/80
S/4219/P	Outline for 3 dwellings and resiting agricultural access	Approved	10/7/84
S/4219/Q	Erection of 2 houses and garages on part of OS3648	Approved	16/4/85
S.4219/R	Erection of detached dwelling adjacent to 16 Wickwar Road	Approved	8/10/85
S.4219/T	Conversion and change of use of stone farm building to dwellings	Refused	4/2/88
S.4219/W	Change of use of barn to planning	Refused	30/5/89
S.4219/X	2 storey side extension 'Ridgeway'	Approved	27/9/89
S00/1235	Outline application for erection of 1 dwelling with new access onto Kingswood Road adjoining 24 Wickwar Road	Refused Appeal dismissed	20/9/00 23/3/01

Access to the site (vehicle and pedestrian):

Vehicular access is proposed via Wickwar Road via a simple tee junction arrangement. The proposed junction will be 5.5 metres wide with two metre footways provided on both sides of the carriageway.

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

Please click on box to indicate

Yes ☒ No ☐

3a: Is the site proposed for RESIDENTIAL development?

Yes



No





Please click to indicate

If Yes:	Number of houses	62
	Number of flats	
	TOTAL number of units	62

Where possible, please click 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 ☒ No ☐

If Yes, please specify: This development will contribute positively towards the Councils 5 Year Land Supply.

3b: Is the site proposed for institutional residential development?

(e.g. care home, hospital or residential college)

Yes ☐ No ☒

Please click to indicate

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?

Yes ☐ No ☒

Please click to indicate

If Yes:	TOTAL floorspace	m ²
Where possible, please click 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

4a: To the best of your knowledge is there anything restricting the development potential of the site?

Please click 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"/>	The site slopes gently from north-west to south-east.
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site slopes gently from north-west to south-east.
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Severn Trent Water- Available Capacity- Available Wessex Water- Foul Water- Available Capacity- Available
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	BT- Available Capacity- Unknown Wales & West Utilities (Gas)- Available Capacity- Up to 62 units. Western Power- Available Capacity- Available
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Vehicular access is proposed via Wickwar Road via a simple tee junction arrangement. The proposed junction will be 5.5 metres wide with two metre footways provided on both sides of the carriageway. The proposed access arrangement will be safe and appropriate and traffic generated by any development will not have a material impact on the capacity or safety of the Local Highway Network. Vehicle and cycle parking will be provided in accordance with Gloucestershire County Council guidance.
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site is in single ownership. Persimmon Homes have an option to purchase the land.



Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>The EA flood map indicates the site to be in Flood Zone 1, and there are no watercourses in the area from which fluvial flooding can reasonably occur therefore it is concluded that there is no risk of flooding on the site from fluvial sources.</p> <p>The existing overgrown watercourse will be cleared and retained as part of a future drainage strategy.</p>
Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>The site and immediate surroundings have been surveyed by Clarkson Woods (formerly Michael Woods Associates) in order to assess the ecological value of the land.</p> <p>The site mainly consists of grassed fields bounded by mature hedgerows and trees. A dry field pond occurs in the south-east of the site and a wet pond is located to the immediate north-east, outside of the site boundary.</p> <p>A detailed arboriculture assessment was conducted on site that concluded the majority of trees as being category Grade C. These were generally small trees or trees in rear gardens that did not offer a great deal in terms of visual amenity. No A category specimens were recorded within the boundary of the site.</p> <p>Great Crested Newt surveys have indicated a low population within 500m of the site boundary. As a result suitable mitigation measures are proposed in order to refrain from harming the identified population.</p> <p>A baseline archaeological assessment of the site concluded that no designated or non-designated archaeological remains are recorded within the site, and there is no evidence for any remains that would preclude development.</p> <p>A Geophysical survey was undertaken on the proposal site and recorded no archaeological findings.</p>
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	



4b: Do you believe constraints on the site can be overcome? *Click box*

Yes ☒

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

Any proposed development on this site will be influenced by the opportunities and constraints.

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)

2016/17		2023/24		2030/31	
2017/18	20	2024/25		2031/32	
2018/19	30	2025/26		2032/33	
2019/20	12	2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

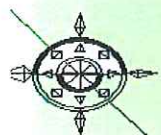
<i>Please click all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input checked="" type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <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 click on box to confirm you have included the required site location plan

Yes ☒





Site Submission form PART B

Your name

Site name and address

Land at Grange Fields, North of Beeches Green,

Stroud

Postcode

Your organisation or company

Charles Church Developments Ltd

Your client's name/organisation
(If applicable)

1: Your interest in the site

Please click on box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input checked="" 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)	5.6
Is the site in single ownership?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	2.4

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

The land is currently used for Agricultural purposes. The land is classified as predominantly Grade 3b agricultural by a MAFF survey. The southern part of this site was classified as non agricultural land.

Past uses:

The land has only been used for agricultural purposes.

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

The site was previously promoted by another house builder through the plan preparation process of what is now the adopted Stroud Local Plan 2005. This proposed development was on approximately 3.2 hectares of the site.

The inspector concluded as follows:

"In my view the Grange Fields omission site has a number advantages, which give it a high degree of sustainability. It is close to the Stroud Town Centre and close to public transport facilities. A good quality bus service passes the site and the bus and railway stations are within walking and cycling distance, as are shops, schools, medical centres, a library,



leisure, open space facilities and places of worship. There are apparently no deficiencies in infrastructure and there are no objections to the principle in providing a new access into the site."

He further said:

"I believe the development of the site as illustrated would be acceptable under criteria listed in Policy N6 of the Local Plan," and recommended as follows:

"Modify the plan by including 3.2 hectares of the land north of Stroud at Grange Fields as an allocated site and revise Table 5.5 accordingly. The extent of the allocation should be shown on the plan at Appendix 1 to the proof of evidence to Mr Andrew Penna."

However at that time Inspector's Reports were not binding upon the Council and the Council did not accept this recommendation therefore the site was not allocated in the adopted local plan.

Current Planning Application: S.15/0834/OUT.

Access to the site (vehicle and pedestrian):

The proposed vehicular access for the site will be in the form of a new arm on an improved A46/A4171 roundabout at the junction of Painswick Road, Beeches Green and Stralford Road. A separate footpath access will be provided on the line of the existing footpath from Lovedays Mead and additional new footpaths will be provided through the site to link the Cotswold Way footpath across the proposed open space and the new vehicular access to the site and the A46.

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

Please click on box to indicate

Yes ☒ No ☐

3a: Is the site proposed for RESIDENTIAL development?

Please click to indicate

Yes



No



If Yes:

Number of houses

80

Number of flats

0

TOTAL number of
units

80

Where possible, please click 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: This development will contribute positively towards the Council's 5 Year Land Supply.

3b: Is the site proposed for institutional residential development?

(e.g. care home, hospital or residential college)

Yes



No



Please click to indicate



If Yes, please indicate number of bed spaces and specify use : Use: _____		Number of bed spaces
3c: Is the site proposed for NON RESIDENTIAL development? Please click to indicate Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If Yes:	TOTAL floorspace	m²
<i>Where possible, please click 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

Please find attached the Opportunities and Constraints Plan.

4a: To the best of your knowledge is there anything restricting the development potential of the site?

Please click to indicate

If Yes, please provide brief details

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	A review of the site history has indicated that the site does not have a history of association with any activities that could result in the presence of significant soil or groundwater contamination.
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The land is stable and is currently grazed by cattle.
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The layout of the scheme will respond positively to the topography, with dwellings and highways working with the contours rather than against them wherever possible. The design of the scheme will avoid being over engineered, with change in levels taken up in creative ways such as retention between rear gardens, as opposed to dwellings elevated significantly above the highway. The character of the scheme in terms of layout and appearance will reflect local character.
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site at Grange Fields is served by utility infrastructure. The proposed development of up to 80 residential units is within the capacity of some of the utilities currently located in the area. Severn Trent Water have confirmed that they can supply the development up to 100 dwellings from their existing 6" CI main in Painswick Road. Severn Trent Water also confirmed a foul water connection to a new or existing manhole on available public foul water sewer.
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Western Power Distribution have confirmed that there is electrical capacity available from the proposed development of 80 dwellings. A new Low Voltage feeder would need to be laid from an existing substation site to the new development. Wales and West Utilities have confirmed that the nearest main with sufficient capacity is 0m from the site boundary, and is located to the interior of the site. This is a 063mm PE Medium Pressure (MP270) main. Mains and services found within the site boundary may require diversionary work.
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The facilities proposed to provide access to the site by each of the three main modes of travel identified, namely car, walking and cycling. Interaction between these three modes is essential in order to achieve an integrated package that will provide easy and safe access to the site for all modes of transport. It is important to note that an integrated approach to transport does not specifically



	<p>exclude provision for the private car in favour of more environmentally friendly modes. Indeed, the mainstay of an integrated approach is to ensure that the different modes of travel compliment rather than exclude each other. The site access junction will conform to The Manual for Gloucestershire Streets, as provided in paragraph 8.6 Table 8.2, stating that the gradient from the junction for the initial 15m into the site should be no greater than 15% (1 in 20).</p> <p>The internal network will be in the form of a primary spine road leading through several shared space areas to a number of cul-de-sacs in the form of lanes, shared space driveways and private roads.</p> <p>The proposed access arrangement and internal road network is in line with the Manual for Streets and is appropriate to serve a development of up to 80 residential units.</p>
<p>Ownership/ leases/ tenancies/ occupiers</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The site is in single ownership. Charles Church Development have an option to purchase the land.</p>
<p>Easements/ covenants</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Drainage/ flood risk</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The Environment Agency's Flood Map for Planning shows the extent of the natural floodplain and the additional extent of an extreme flood. The map indicates that the site is unaffected by any floodplain and falls entirely within Flood Zone 1, where flooding from rivers and the sea is very unlikely. In Flood Zone 1 there is a less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year.</p>
<p>Heritage/ landscape/ wildlife assets</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Most of the site lies within the Cotswolds AONB. To the west of the site is Stratford Park, a Conservation Area with several listed buildings. The layout developed for the site has been landscape led and follows from the results of the LVIA.</p> <p>Most of the site is largely unconstrained in ecological terms. The site is mostly dominated by cattle grazed semi-improved grassland, along with areas of tall ruderal vegetation and scrub, all of which are considered to be of low ecological value at the local level, whilst habitats of elevated value for wildlife are largely restricted to boundary features, which will be predominantly retained under the proposals. Nevertheless, a number of features of ecological interest and potential ecological constraints, which are described below, have been taken into consideration during the master planning design process.</p>
<p>Other abnormal development costs</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	

4b: Do you believe constraints on the site can be overcome? Click box

Yes ☒ No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

The Illustrative Master plan has been based upon the analysis of site constraints and opportunities, the local context and character, the design objectives, and in response to the Council and local community comments. Please find attached a copy of the Opportunities and Constraints plan. For Further information see Planning Application- S.15/0834/OUT.

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)

2016/17	20	2023/24		2030/31	
2017/18	30	2024/25		2031/32	
2018/19	10	2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

<i>Please click 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 checked="" type="checkbox"/>	The site is under Option to Charles Church Ltd.
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 click on box to confirm you have included the required site location plan

Yes ☒

 Red Line Boundary - 5.84Ha

D	Minor amendments	TB	RH	JC	14/01/15
C	Site boundary update	RH	RH	JC	06-01-15
B	Site boundary update	RH	RH	JC	05-01-15
A	Site boundary update	JRI	LL	JC	10-12-14
Rev	Issue	Rev	Issue	Rev	Issue

**COOPER
PARTNERSHIP**



T 0117 945 7186
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mail@cooperpartnership.com
www.cooperpartnership.com

Job
GRANGE FIELDS, STROUD

Title
SITE LOCATION PLAN

Scale	Date	Drawn	Checked	Approved
1:1250 @ A3	Oct 2014	TB	JC	JC

Drawing no
2626/22D

© Copyright

LANDSCAPE
TOWNSCAPE
ENVIRONMENT





Site Submission form PART B

Your name

Site name and address

Land east of Berkeley, Canonbury Street	
Berkeley	Postcode

Your organisation or company

Your client's name/organisation
(If applicable)

1: Your interest in the site

Please click on 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)	11
Is the site in single ownership?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	11

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

Past uses:
agricultural and former landfill uses

Planning history (Please include reference numbers, planning application/ SHLAA site, if known):
S.14/0619/FUL Scheme for 188 dwellings and access from B4066 - subject of planning appeal APP/C1625/W/15/3133335 (inquiry August 2016).
S.15979 - Landfill consent (GCC) issued 1990.
SHLAA site (2010/11)



<p>Access to the site (vehicle and pedestrian):</p> <p>Existing fpath links - Canonbury Street to the south, Canon Park to the west and B4066 to north.</p>
<p>Can the site be seen from a public road, public footpath, bridleway or other public land?</p> <p><i>Please click on box to indicate</i></p> <p style="text-align: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

3a: Is the site proposed for RESIDENTIAL development? <i>Please click to indicate</i>			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes:		Number of houses	188+
		Number of flats	
		TOTAL number of units	188+
<i>Where possible, please click to indicate which of the following apply:</i>			Number of units
Market housing		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	132
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	27
	Shared ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	29
Is the site proposed to meet a particular need? (e.g. older people housing, self build)			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, please specify: Affordable opportunities for Berkeley residents			

3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential college)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Please click to indicate</i>		
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? <i>Please click to indicate</i>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes:		TOTAL floorspace	m ²
		<i>Where possible, please click to indicate which of the following apply:</i>	
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 click to indicate

If Yes, please provide brief details

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Detailed investigation has confirmed the former landfill uses can be suitably mitigated (see below)
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Detailed investigation has confirmed the former landfill uses can be suitably mitigated (see below)
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The full planning application has confirmed no issues precluding development (see below)
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Full planning responses confirm no constraints
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Full planning responses confirm no constraints
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Full planning responses from GCC have confirmed no objection to B4066 access (see below)
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Site is in single ownership and Persimmon/Charles Church has agreed option to purchase on planning.
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No known constraints
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rhyne on eastern boundary which has been mitigated and agreed with Env Agency (see below).



Heritage/ landscape/ wildlife assets Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Identified constraints addressed in full through planning application (see below)
Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	See below

4b: Do you believe constraints on the site can be overcome? Click box

Yes ☒

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

The recent planning application proposals demonstrated that any constraints could be suitably mitigated, this was reflected in an officer's recommendation for approval. Refer to attached sheets.

(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)

2016/17	50	2023/24		2030/31	
2017/18	50	2024/25		2031/32	
2018/19	50	2025/26		2032/33	
2019/20	38+	2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

Please click all relevant boxes		Please provide brief details where possible
Site is owned by a developer	<input type="checkbox"/>	
Site is under option to a developer	<input checked="" type="checkbox"/>	Persimmon/Charles Church has agreed option
Enquiries received from a developer	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
No interest currently	<input type="checkbox"/>	

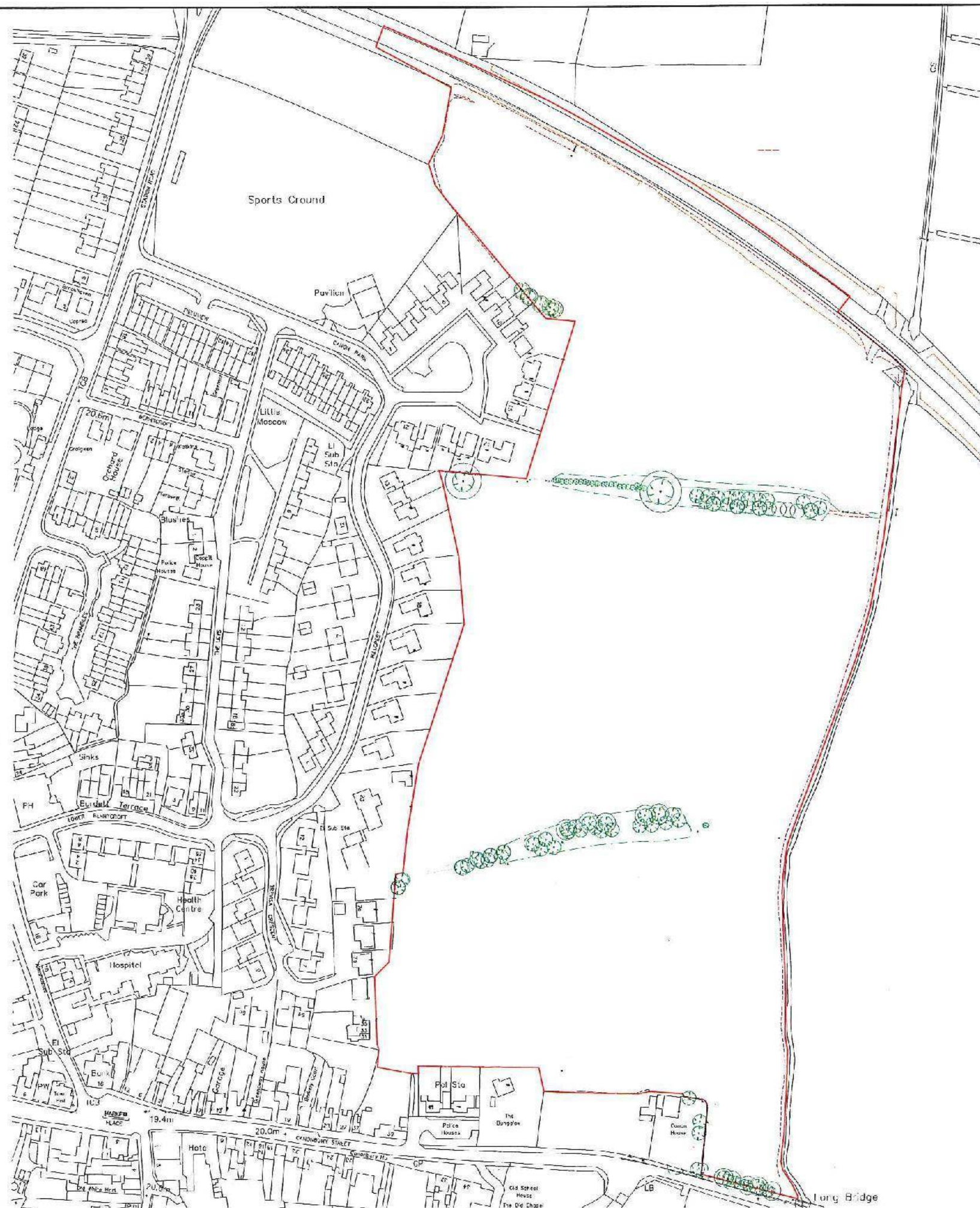
7: Site location plan

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 click on box to confirm you have included the required site location plan

Yes ☒



NOTES

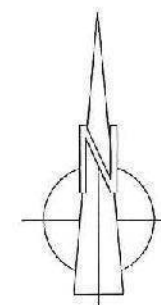
Permission is granted to scale from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances DO NOT scale from this drawing. Please contact this office for any additional information required.

Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect.

Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

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Ordnance Survey Data © Crown Copyright. All rights reserved. Licence No. 100007359

REV	DESCRIPTION	DATE	AUTH	CHKD



scale 1:2500



ARCHITECTS : URBAN DESIGNERS : SUSTAINABILITY CONSULTANTS

Unit D34, Kestrel Court, Harbour Road, Portishead, Bristol BS20 7AN
Tel: 01275 390660 Fax: 01275 390566 Web: www.tetlowking.co.uk

PROJECT

Berkeley, Stroud

For: Persimmon Homes

DRAWING

Location Plan

SCALE	DATE	AUTHOR	CHKD
1:2500 @ A3	FEB '14	RP	AF

JOB NO.	DRAWING NO.	REV
PERS130306-SW	LP.01	-



Site Submission form PART B

Your name

Site name and address

Land at Draycott Crescent, Cam	Postcode
--------------------------------	----------

Your organisation or company

Your client's name/organisation
(If applicable)

1: Your interest in the site

Please click on box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input checked="" type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information

The site is located in the North East of Cam which is part of the greater Cam / Dursley settlement which forms the largest free standing urban area in the district after Stroud. The land sits outside but adjacent to the settlement boundary and forms a logical extension to the town. On the northern boundary of the site there is the M5 motorway, to the east a petrol station and to the south residential development. The site is adjacent to Jubilee Playing Fields which is a 16 acre site which has Sport Pitches, Changing Rooms, Outdoor Gym (Trim Trail), Dirt Park Track, Skate Park, Play Area and Ball Park. This site is within the residential context of the settlement and would represent sustainable development. The site is capable of good containment and minimal landscape impact, representing a logical area of growth which would be able to provide Jubilee Playing Fields with an improved site access, which will benefit the whole community.

OS Grid reference (EENN)		Total site area (hectares)	29
Is the site in single ownership? Please click on box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	12

Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:
The site is currently used for agricultural purposes.

Past uses:

This site has historically been used for agricultural purposes.



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

The site has a historic allocation in the Deposit Draft of the Stroud Local Plan, but it was rejected for the following reasons-

The subject site has a historic allocation for residential development in Stroud's Draft Deposit Plan with an indicative layout of 250 dwellings (limited by overhead power lines which are no longer present). The allocation was deleted in favour of the Lester Petter site which was well related to the town centre of Dursley.

Access to the site (vehicle and pedestrian):

The site can be accessed from Draycott Road.

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

Please click on box to indicate

Yes ☒ No ☐

3a: Is the site proposed for RESIDENTIAL development?

Please click to indicate

Yes



No



If Yes:

Number of houses

375

Number of flats

TOTAL number of
units

375

Where possible, please click 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: This development will contribute positively towards the Council's 5 Year Land Supply.

3b: Is the site proposed for institutional residential development?

(e.g. care home, hospital or residential college)

Yes



No



Please click to indicate

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 click to indicate

Yes



No



If Yes:

TOTAL floorspace

m²

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

Floor space

Offices, research and development, light industrial (B1)

Yes ☐ No ☐

m²



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

n/a

4a: To the best of your knowledge is there anything restricting the development potential of the site?

Please click 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"/>	The land is stable and is currently used for agricultural purposes.
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site is made up of a number of fields on a slight gradient, which gradually slope down toward the main road/ site access.
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Services are available within the vicinity of the site.
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Services are available within the vicinity of the site.
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site can be accessed from Draycott Road and from the track leading to Jubilee Playing Fields. The proposed access would be in accordance with Gloucestershire County Council guidance.
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site is in single ownership. Persimmon Homes have an option to purchase the land.
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 is not at risk of flooding. (Environment Agency 2016).
Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The majority of the site is comprised of species-poor semi-improved grassland which is considered of low ecological value. Hedgerows and associated trees on site have local value but should be retained to enhance the biodiversity if the overall site.



	<p>Landscape-</p> <ul style="list-style-type: none">➤ Bound to the south by the residential edge of Cam, to the west by Woodend Lane and to the north by the M5 corridor.➤ Limited visual relationship with the AONB landscape to the south due to the northern slope aspect.➤ Landscape features include mature boundary trees and hedgerows, these vary in condition with many hedgerows being in a poor, degraded state.➤ The natural topography precluding views east into the valley from many locations and there is a stronger urban influence with agricultural character being eroded by adjacent recreational facilities, residential properties and industrial buildings within Draycott along the A4135.
Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

4b: Do you believe constraints on the site can be overcome? Click box

Yes ☒

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

Any proposed development on this site will be influenced by the opportunities and constraints.

(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)

2016/17		2023/24		2030/31	
2017/18	30	2024/25		2031/32	
2018/19	35	2025/26		2032/33	
2019/20	x	2026/27		2033/34	
2020/21	x	2027/28		2034/35	
2021/22	x	2028/29		2035/36	
2022/23	x	2029/30		2036/37	

6: Please indicate the current market status of the site

Please click all relevant boxes	Please provide brief details where possible
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input checked="" type="checkbox"/>	The site is under option to Persimmon Homes.
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

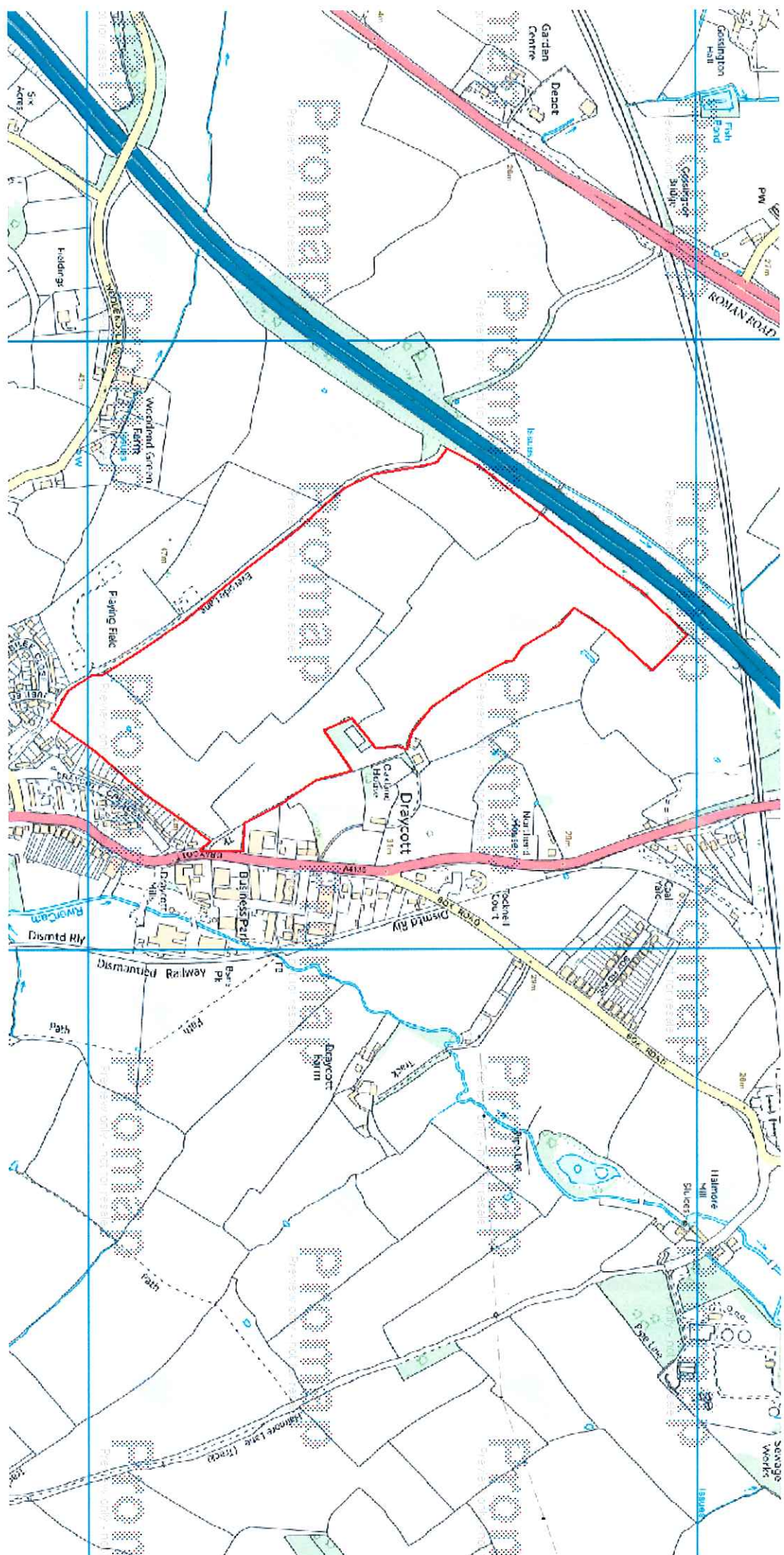
7: Site location plan

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 click on box to confirm you have included the required site location plan

Yes ☒



SUBMISSION TO STROUD DISTRICT COUNCIL

LOCAL PLAN REVIEW

ON BEHALF OF

BERKELEY TRIANGLE ACTION GROUP

15TH JANUARY 2016

1.0 INTRODUCTION

This submission is made on behalf of Berkeley Triangle Action Group (BTAG), a local action group which represents the views of the residents who live adjacent to the B4066 Berkeley Heath Road and Alkington Lane. BTAG was formed in 2015 to highlight the issues faced by the residents of both roads and to promote an alternative solution to the projected increase in vehicle use of the roads in view of the development proposals in the Berkeley and Sharpness area.

BTAG's aims are supported by a much wider demographic however as witnessed by the 400 signature petition submitted to Gloucestershire County Council in December 2015, calling for a new road link to the A38.

2.0 BACKGROUND

Stroud District Council adopted its Local Plan at Committee in November 2015. The Plan is subject to periodic review and this submission is for consideration as part of the first review.

3.0 THE CURRENT SITUATION

BTAG contends that the current situation on the roads connecting Berkeley and Sharpness with the A38 must be urgently reviewed. This is because the Berkeley Heath Road and Alkington Lane are not "fit for purpose".

The Berkeley Bypass was conceived in the late 1980s and funded largely by a substantial contribution from British Gypsum in connection with their proposed plasterboard factory at Sharpness. The bypass was not completed however, the result being that all traffic is routed along either of these inadequate routes.

Neither road is able to cope with the volume and size of vehicles currently using them, and the projected use of the roads when further development is permitted in this area will cause significant environmental damage.

The current Council proposals to spend over £1m on "improvements" to Berkeley Heath Road and to introduce a roundabout at the A38/Berkeley Heath Road will do nothing to tackle the root cause of the problems faced which is too much traffic and too many HGV movements on inadequate roads. BTAG contends that spending council taxpayer's money in this way will be a waste of financial resource which could be put towards a new road.

The time has come for a radical approach and this submission sets out our proposal to improve matters in this area.

4.0 NEW ROAD PROPOSAL

BTAG contends that the only way to resolve the current intolerable situation is to construct a new road access to the A38.

We attach two plans. Appendix 1 shows our suggested route to the north of the Berkeley Heath Road. Appendix 2 shows our suggested continuation of the Berkeley Bypass to the south of the area. The two routes more specifically are as follows;

a) Proposed Northern Route

This extends to approximately 2.25 kms and runs from the existing Berkeley bypass to the A38 near Lorrridge Farm.

b) Proposed Southern Route

This extends to approximately 2.75 kms. It extends the existing bypass from Berkeley joining the A38 to the south of Chapel Hill and Newport.

5.0 THE ADVANTAGES OF A NEW ROAD

The advantages of creating a new road to access Berkeley and Sharpness are manifold. The principle advantages are as follows;

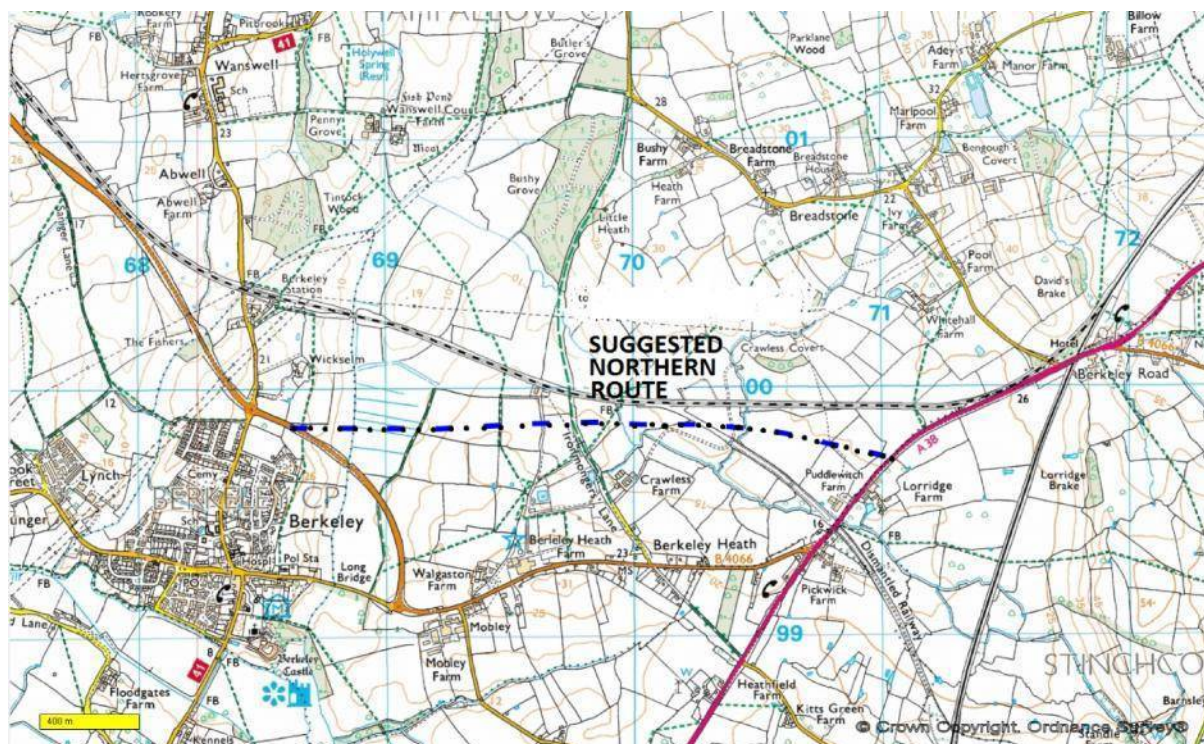
- a) It will encourage investment in and development of the area enabling jobs and housing needs to be met. Without a new road the prospects of attracting the right level of interest in the area is limited, and economic growth will be restricted.
- b) It will route all traffic on a road which is designed to take the substantial number of vehicles, both domestic and commercial, away from the existing road infrastructure.
- c) It will significantly reduce the environmental impact of the traffic on the current inadequate roads.
- d) It will substantially improve road safety as it will take all freight along a properly designed route.
- e) It will enable the promotion of the area as a location for inward investment and enable projects such as the SGS College at Berkeley Power Station to flourish

5.0 PROPOSAL

We therefore call upon Stroud District Council to incorporate the two routes in the review process and allocate the necessary land for acquisition in order that one of the routes can be delivered during the Plan period.

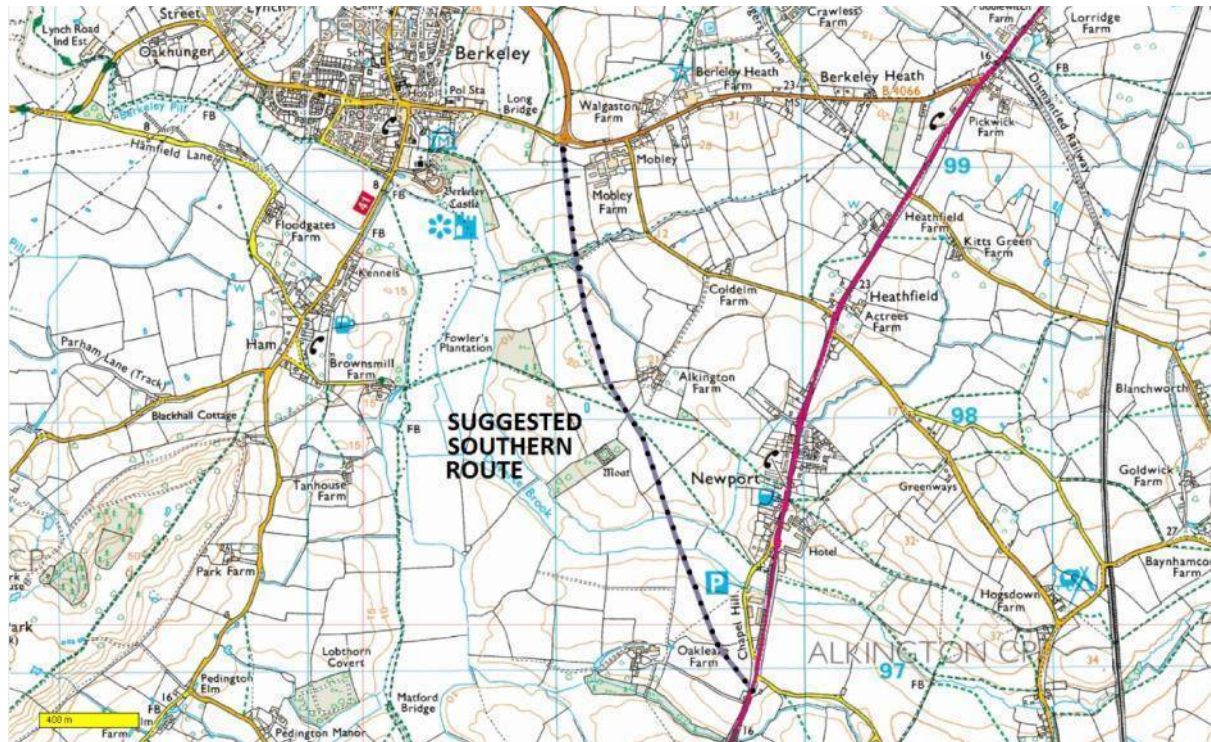
APPENDIX ONE


PROPOSED NORTHERN ROUTE



APPENDIX TWO

PROPOSED SOUTHERN ROUTE





14th January 2016

I would like to put our site forward for development.

Please look at enclosed Ordnance Survey Map GR110348

SO 8307 scale 1/2500

2629 1.69ha 4.19acres 1627 1.176ha 2.91acres Total 2.866 ha and 7.1 acres

- It is the old Chicken Farm at Randwick with lots of disused and derelict buildings.
- The Previous owners have applied for permission without any success.
- In 2014 the land was put forward for the SHLAA By Mrs G Wheeler
- The site has easy access on to the main road.
- Ideal site for 5 or more buildings with garden and garages
- To build something which would suit the area
- Near to Sainsbury's

We have asked local people/resident's about the site

- They would welcome the site to be built on
- It's an eye sore and needs tidying up
- Worried about travellers moving in

The land is owned by multiple owners which are all prepared and willing to develop

The site is suitable for housing development

The site is available immediately

The site is deliverable

Regards



Stroud District Council - Strategic Housing Land Availability Assessment, January 2010

RTP ID: 65

Site Name: Land at Mount Farm,
Randwick

Site Details

Included in Assessment?:

Yes

Site activity: Occupied site (No buildings)

Main current use: Agriculture

Type of potential: New build

Potential for 'town centre' mixed use development:

No

Suitability Assessment

Physical problems or limitations:

Policy Constraints

Reason for not assessing the site:

100

Key Employment Land (%):

0

Key Wildlife Sites (%):

0

Special Landscape Area (%):

0

Tree Preservation Order Site (%):

0

Flood risk Level 2 (%):

0

Flood risk Level 3a (%):

0

Flood risk Level 3b (%):

0

Environmental conditions:

Time period over which constraints can be addressed - if possible: 2014-2019

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: No

Reason for impact on yield or general deliverability issue:

Accessibility

Distance from site to Bus Stop (m): 862

Stroud - Sainsburys

Distance from Bus Stop to nearest retail/service centre (m): 1,835

5

Travel Time from bus stop to nearest retail/service centre (mins):

5

Nearest retail/service centre to site: Stroud - Sainsburys

3,540

Distance from site to nearest nearest retail/service centre (m):

Estimate of Housing Potential

Gross Site Area (ha): 11.05

Net developable area (ha): 8.29

Proportion of net developable area available after taking account of physical obstacles(%):

100

Effective developable area (ha): 8.29

Density (dph): 30

Information from Site Visit / Call for Sites

Single / multiple ownership:

Single

If multiple ownership, are all owners prepared to develop?:

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?:

Possibly

Number of dwellings:

Yield (no of dwgs): 249

2009-2014:

2014-2019: 249

2019-2026:

Density (dph): 30

2026 onwards:

Is site available immediately?:

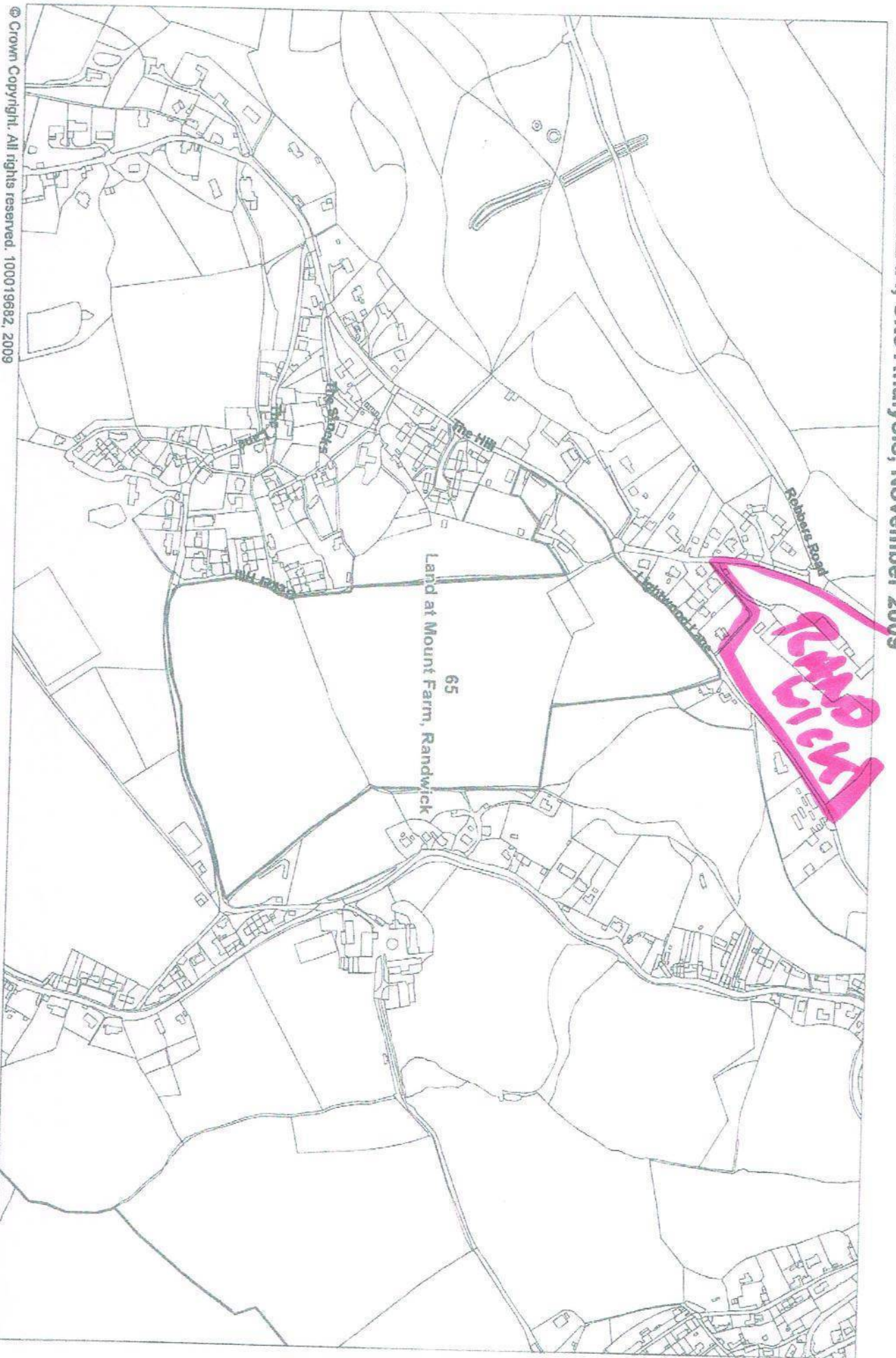
Yes

Is site likely to be deliverable?:

Yes

What actions are needed to bring site forward?:

1. Determine whether AONB policy can be relaxed/lifted or design can address impact.



Site Submission form PART B

Your name

Site name and address

LAND OFF SHAKESPEARE ROAD	
DURSLEY	Postcode GL11

Your organisation or company

 N/A

Your client's name/organisation
(If applicable)

 N/A

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)	E 376495 N 197367	Total site area (hectares)	4.9 ha
Is the site in single ownership? Please tick box to indicate	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	2.9 ha
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: AGRICULTURAL			
Past uses: AGRICULTURAL			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): S.14/0966/OUT			
Access to the site (vehicle and pedestrian): SHAKESPEARE ROAD			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please tick box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

3a: Is the site proposed for RESIDENTIAL development?

Yes



No



Please tick to indicate

If Yes:

Number of houses

100

Number of flats

—

**TOTAL number of
units**

100

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)

Yes



No



Please tick to indicate

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



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"/>	

4b: Do you believe constraints on the site can be overcome? Tick box

Yes ☒

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

ALL CONSTRAINTS CAN BE IMMEDIATELY RESOLVED AS SET OUT IN RECENT PLANNING APPLICATION. THIS IS AN IMMEDIATELY DELIVERABLE AND SUSTAINABLE SITE
(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)

25 per annum

1000 sq ft per unit

2016/17		2023/24		2030/31	
2017/18		2024/25		2031/32	
2018/19		2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

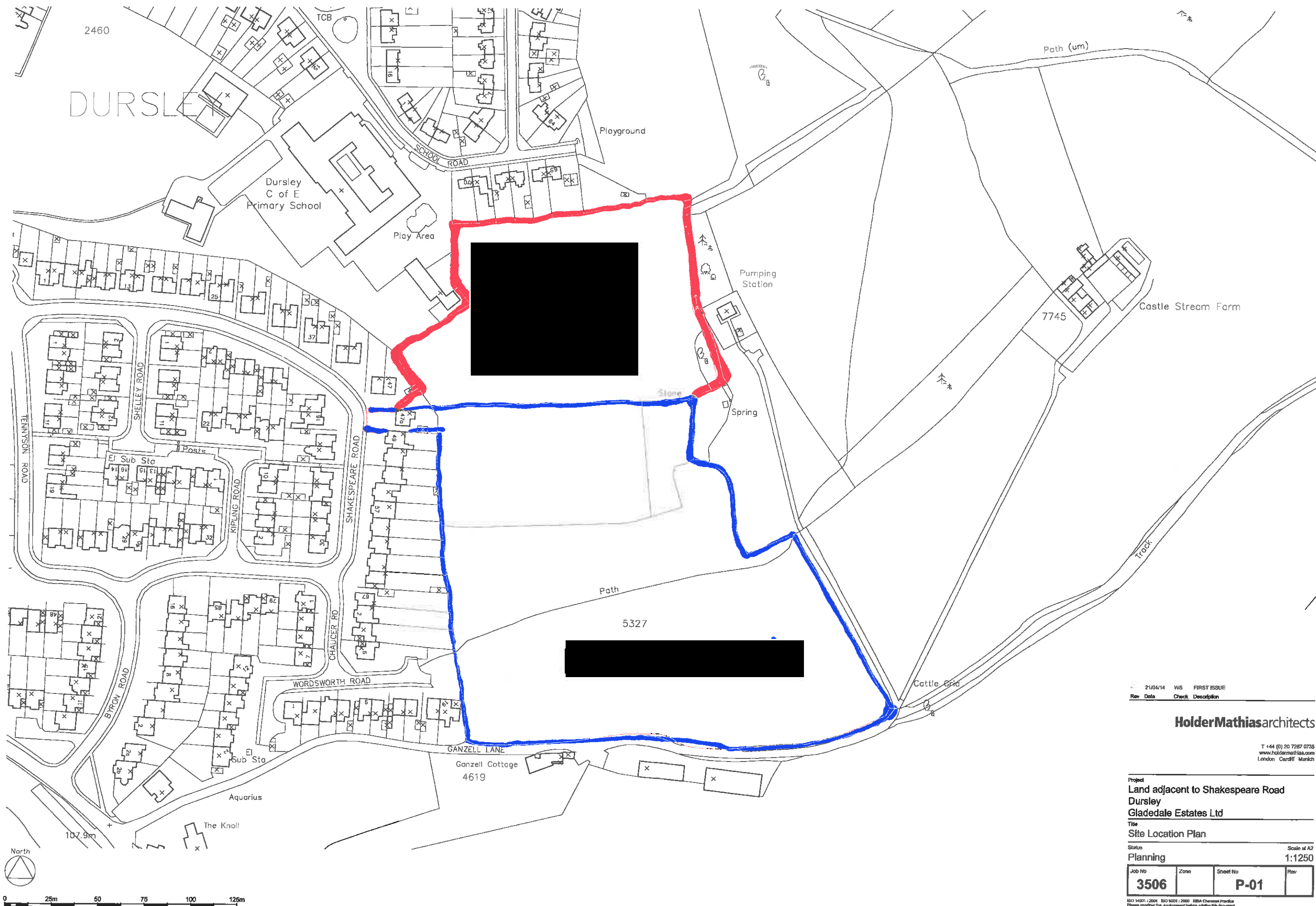
Please tick all relevant boxes	Please provide brief details where possible
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input checked="" type="checkbox"/>	GLADEDALE ESTATES LTD
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <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 ☒



21/04/14	WS	FIRST ISSUE	
Rev	Date	Check	Description

HolderMathiasarchitects

T +44 (0) 20 7287 0735
www.holdermathias.com
London Cardiff Munich

Project
**Land adjacent to Shakespeare Road
Dursley
Gladedale Estates Ltd**
Title
Site Location Plan

Status
Planning Scale at A2
1:1250

Job No	Zone	Sheet No	Rev
3506		P-01	

ISO 14001 : 2004 ISO 9001 : 2000 RIBA Chartered Practice
Please consider the environment before printing this document
Recycle to (circulate) when possible



Site Submission form PART B

Your name

Site name and address

Land south west of bypass

Berkeley

Postcode

GL13 9AL

Your organisation or company

Court Consulting

Your client's name/organisation

(If applicable)

1: Your interest in the site

Please click on box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input checked="" 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)	6.5
Is the site in single ownership? Please click on box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	3.75
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: Agricultural			
Past uses: Agricultural			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): None			
Access to the site (vehicle and pedestrian): Direct vehicular access off highway			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please click on box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			



3a: Is the site proposed for RESIDENTIAL development?				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
<i>Please click to indicate</i>							
If Yes:				Number of houses		110	
				Number of flats			
				TOTAL number of units		110	
<i>Where possible, please click to indicate which of the following apply:</i>						Number of units	
Market housing				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
						77	
Affordable housing		Affordable rent		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
						10	
		Shared ownership		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
						23	
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 college)							
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>							
<i>Please click to indicate</i>							
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?				Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
<i>Please click to indicate</i>							
If Yes:				TOTAL floorspace		m²	
<i>Where possible, please click 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"/>
						m²	
General industrial (B2)				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
						m²	
Warehousing (B8)				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
						m²	
Retail				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
						m²	
Community facilities				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
						m²	
Sports/ leisure				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
						m²	
Other: (If Yes, please specify)				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
						m²	



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 click 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 checked="" type="checkbox"/> No <input type="checkbox"/>	Land slopes to north west. Reduction made to developable area.
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 checked="" type="checkbox"/> No <input type="checkbox"/>	Pt of field falls within flood plain. Approx area hatched blue, excluded from developable area
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? Click box

Yes ☒

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

Estimated developable area already reduced to take account of flood zone and site topography

(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)

2016/17	25	2023/24	0	2030/31	
2017/18	25	2024/25	0	2031/32	
2018/19	35	2025/26	0	2032/33	
2019/20	0	2026/27		2033/34	
2020/21	0	2027/28		2034/35	
2021/22	0	2028/29		2035/36	
2022/23	0	2029/30		2036/37	

6: Please indicate the current market status of the site

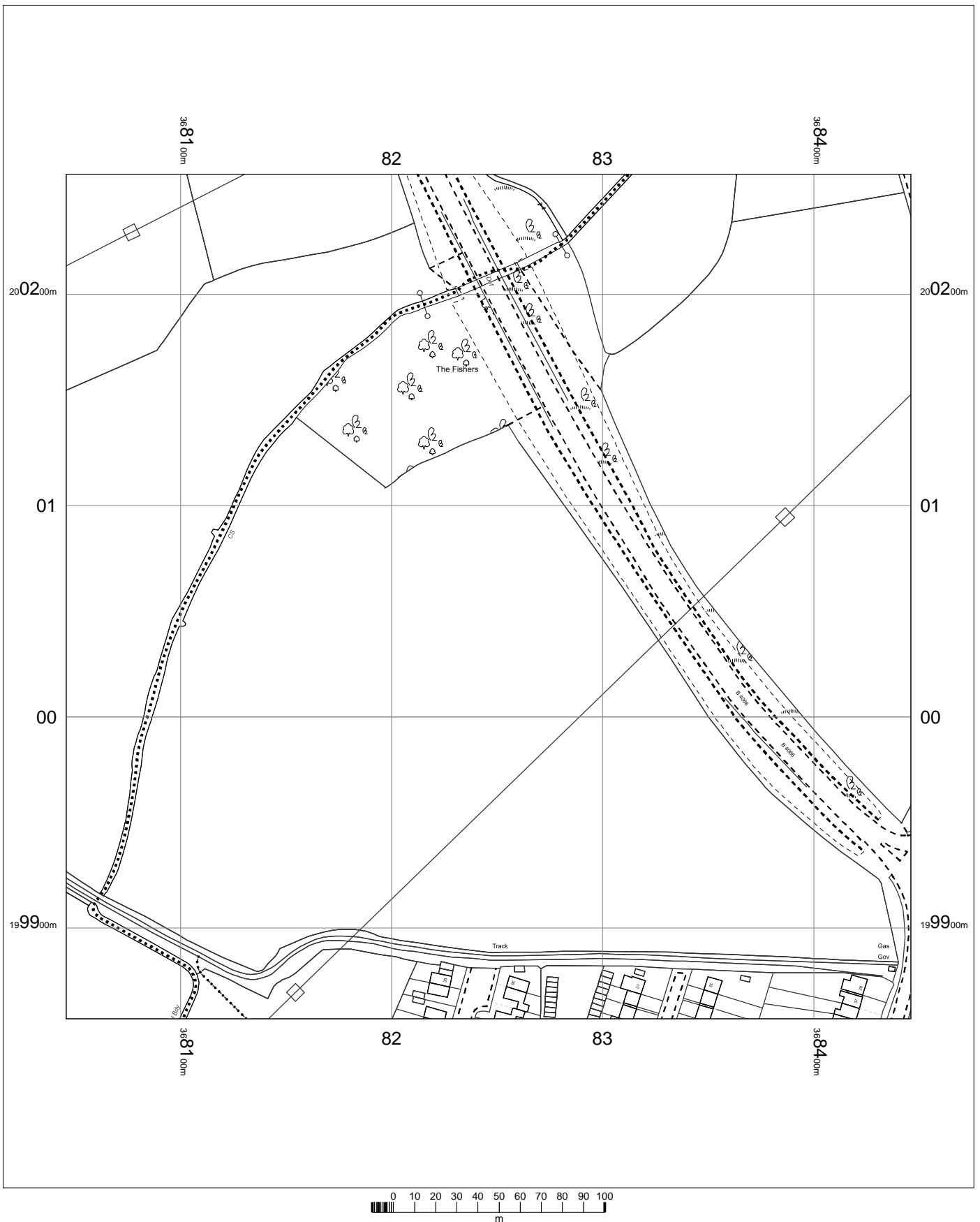
<i>Please click all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input checked="" type="checkbox"/>	
Site is being marketed <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 click on box to confirm you have included the required site location plan

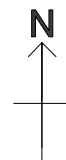
Yes ☒



OS MasterMap 1250/2500/10000 scale
 01 February 2016, ID: CM-00498265
www.centremapslive.co.uk

1:2500 scale print at A4, Centre: 368246 E, 200057 N

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 100019980



Stroud District Council - Strategic Housing Land Availability Assessment, December 2011

RTP ID: 289

Site Name: Land south west of bypass, Berkeley

Site activity: Occupied buildings

Main current use: Agriculture

Type of potential: New build

Potential for 'town centre' mixed use development: No

Site Details

Included In 2011 Assessment?: Yes

Reason for not assessing the site:

Policy Constraints

AONB (%): 0

Key Employment Land (%): 0

Key Wildlife Sites (%): 0

Tree Preservation Order (count): 0

Flood risk Level 2 (%): 0

Flood risk Level 3a (%): 0

Flood risk Level 3b (%): 0

Physical problems or limitations:

Environmental conditions:

Time period over which constraints can be addressed - If possible: 2016-2021

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield: 25% reduction

Reason for impact on yield or general deliverability issue: Topography/Powerlines

Estimate of Housing Potential

Gross Site Area (ha): 1.67

Net developable area (ha): 1.67

Proportion of net developable area available after taking account of physical obstacles(%): 75

Effective developable area (ha): 1.25

Density (dph): 40

Information from Site Visit / Call for Sites

Single / multiple ownership: Not known

If multiple ownership, are all owners prepared to develop?: NA

Brownfield/Greenfield: Greenfield

OVERALL ASSESSMENT:

Is site suitable for housing development?: Yes

Number of dwellings:

Yield (no of dwgs): 2011-2016: 37

2016-2021: 37

Density (dph): 2021-2026: 40

2026 onwards: 40

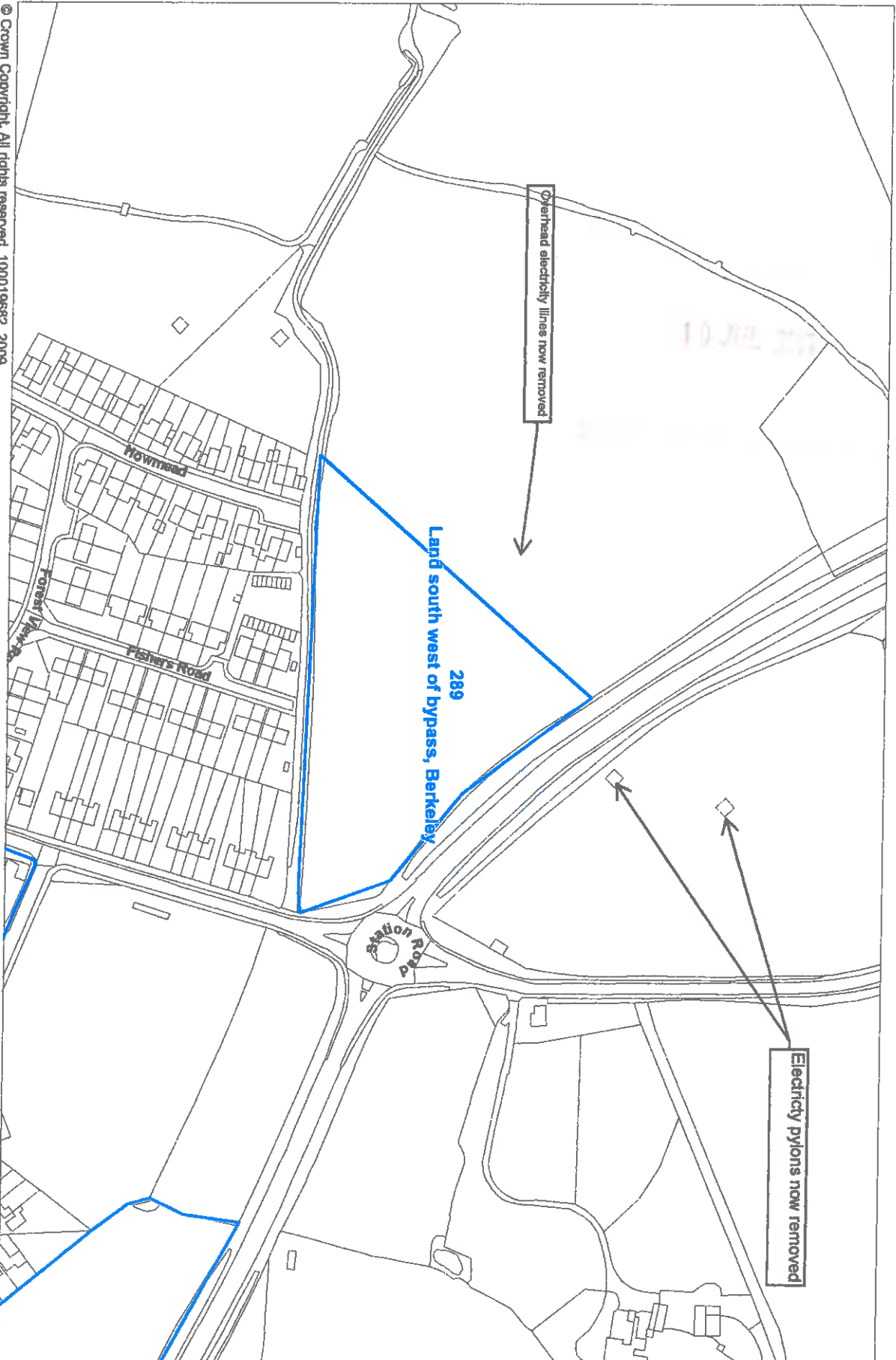
Is site available immediately?: Not known

Is site likely to be deliverable?: Yes

What actions are needed to bring site forward?:

1. Determine whether owners are willing to develop site.

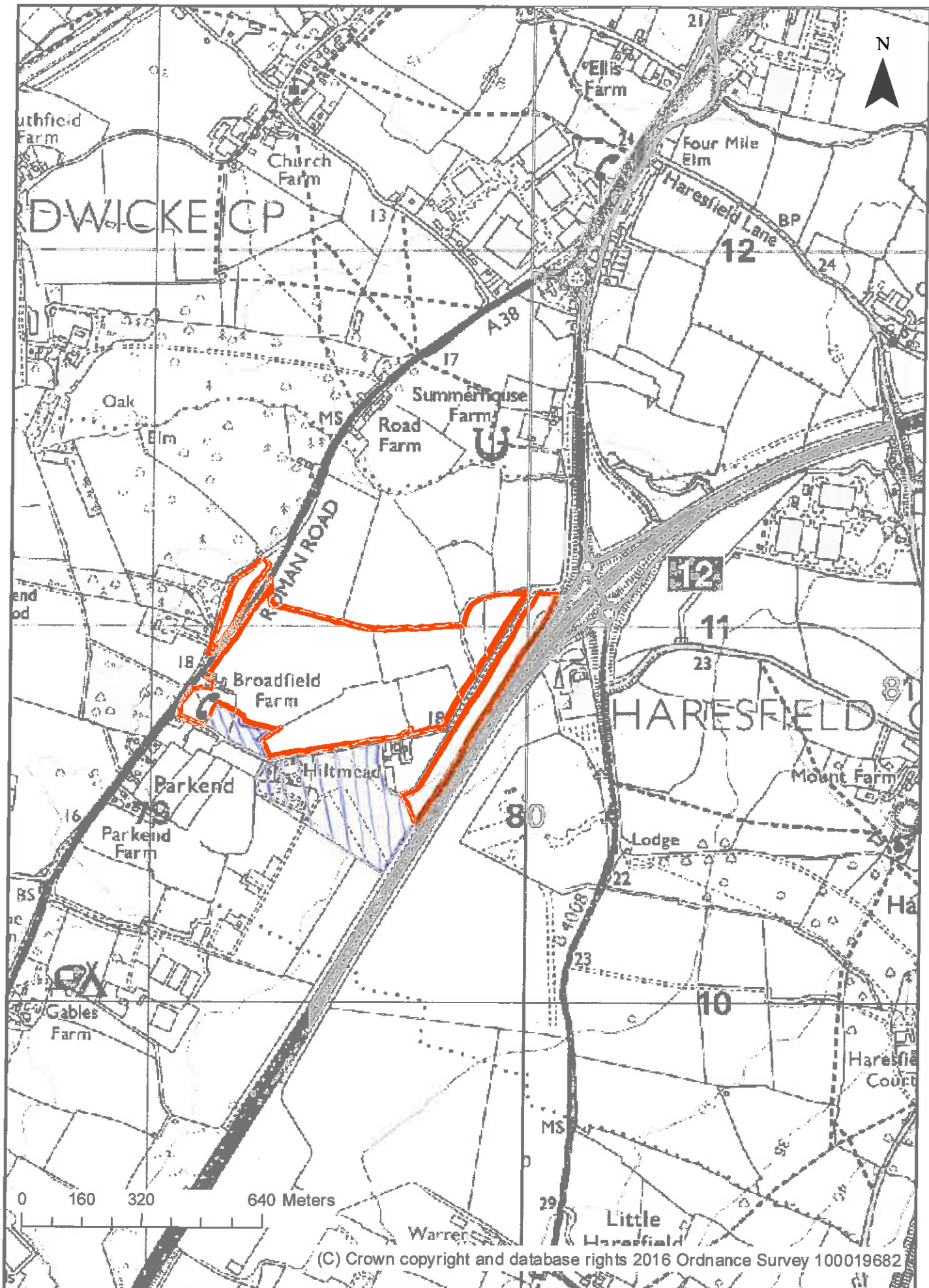
Stroud District SHLAA, Site Analysis, November 2009



© Crown Copyright. All rights reserved. 100019682, 2009

1:2500 Scale (At A4)

SKETCH PLAN NOT TO SCALE





Site Submission form PART B

Your name

Site name and address

NEATHWOOD YARD, KINGSWOOD
NOTTON-U-EDGE Postcode GL12 8JU

Your organisation or company

GOLDINGS COMMERCIALS

Your client's name/organisation
(if applicable)

1: Your interest in the site

Please tick box to indicate

Owner of the site	Part Owner <input checked="" type="checkbox"/>	Planning consultant	<input checked="" type="checkbox"/>
Parish Council	Kingswood <input checked="" type="checkbox"/>	Land agent	<input checked="" type="checkbox"/>
Local resident	YES <input checked="" type="checkbox"/>	Developer	<input checked="" type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input checked="" type="checkbox"/>

Other (please specify)

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	ST7390 7894	Total site area (hectares)	0.30
Is the site in single ownership? Please tick box to indicate	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	0.30

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

HAULAGE & STORAGE YARD

Past uses:

TRANSPORT - STORAGE - INSIDE & OUTSIDE
VEHICLE MAINTAINANCE

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

Access to the site (vehicle and pedestrian):

BOTH MAIN ROAD FRONTAGE

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? <i>Please tick to indicate</i>			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If Yes: <input checked="" type="checkbox"/>		Number of houses	6	
		Number of flats		
		TOTAL number of units		
<i>Where possible, please tick to indicate which of the following apply:</i>			Number of units	
Market housing		Yes <input checked="" 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)				
<i>Please tick to indicate</i>			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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? <i>Please tick to indicate</i>				
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"/>	m²	
General industrial (B2)		Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Warehousing (B8)		Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Retail		Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Community facilities		Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Sports/ leisure		Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	
Other: (If Yes, please specify)		Yes <input type="checkbox"/> No <input type="checkbox"/>	m²	

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"/>	

4b: Do you believe constraints on the site can be overcome? Tick box

Yes ☐

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

01 FEB 2016

(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)

2016/17		2023/24		2030/31	
2017/18	6	2024/25		2031/32	
2018/19		2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

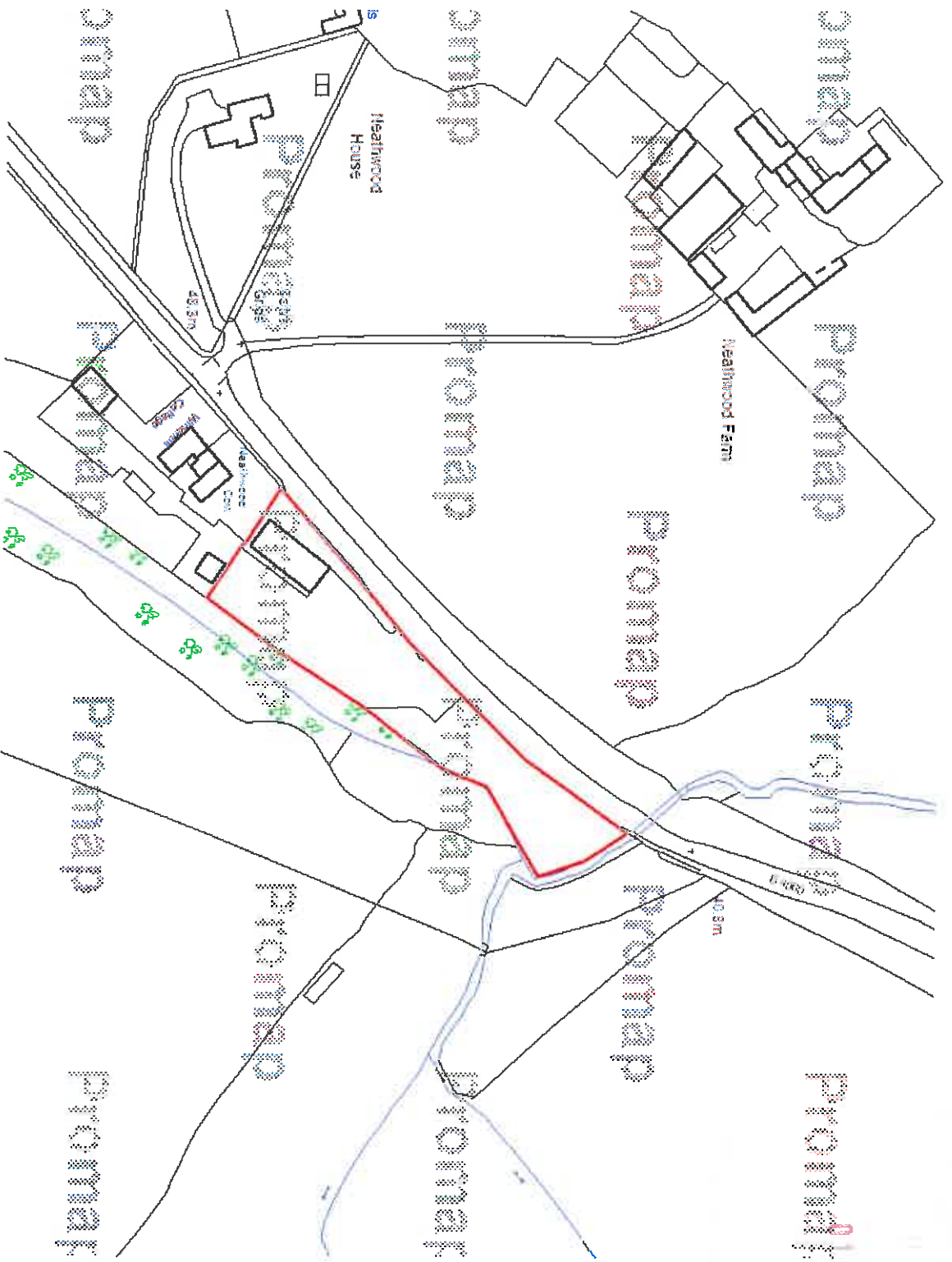
Please tick all relevant boxes	Please provide brief details where possible
Site is owned by a developer <input checked="" type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input 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 ☒



DUNCL

Promap FEB 2015

POICES

Site Submission form PART B

Your name

Berkley Town Council

Site name and address

LAND WEST OF PARK VIEW PLAY
AREA

Postcode

Your organisation or company

Berkley Town Council

Your client's name/organisation
(If applicable)

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input checked="" 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)	ST998 682	Total site area (hectares)	-
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	-
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: VACANT AMENITY LAND			
Past uses:			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): NOT KNOWN			
Access to the site (vehicle and pedestrian): PEDESTRIAN ONLY FROM PARK VIEW ROAD AND LYNCH ROAD			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please tick box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

**3a: Is the site proposed for RESIDENTIAL development?***Please tick to indicate*Yes ☐No ☒**If Yes:**

Number of houses

N/A

Number of flats

N/A

TOTAL number of
units

N/A

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

Number of units

Market housing

Yes ☐ No ☐

N/A

Affordable housing

Affordable rent

Yes ☐ No ☐

N/A

Shared ownership

Yes ☐ No ☐

N/A

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)

Yes ☐No ☒*Please tick to indicate*

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)

AMENITY / OPEN SPACE

Yes ☒ No ☐m²



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"/>	

4b: Do you believe constraints on the site can be overcome? Tick box

Yes ☐

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

(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)

2016/17		2023/24		2030/31	
2017/18		2024/25		2031/32	
2018/19		2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

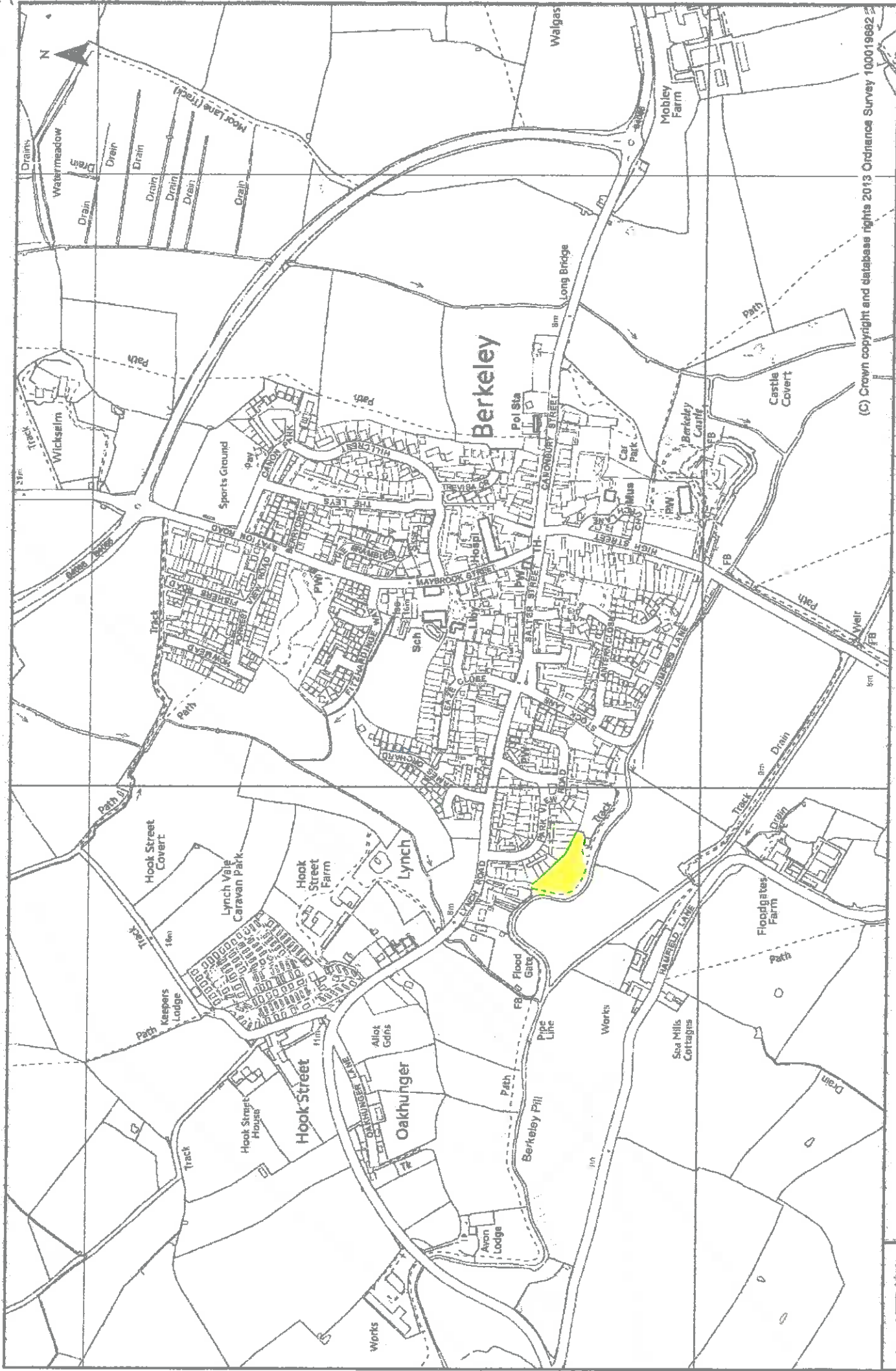
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
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 ☒



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Berkeley



09/08/2013

Scale - 1:5,500



Site Submission form PART B

Your name

Site name and address

Your organisation or company

Your client's name/organisation
(If applicable)HOSPITAL EXTENSION LAND, R/O
MARYBROOK ST. BERKELEY

Postcode

BERKELEY TOWN HALL COUNCIL

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input checked="" 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)	ST994 694	Total site area (hectares)	
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	

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

VACANT

Past uses:

MODERN EXTENSION TO OLD HOSPITAL

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

Access to the site (vehicle and pedestrian):

VEHICLE AND PEDESTRIAN

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? <i>Please tick to indicate</i>			Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		
If Yes:	Number of houses		20					
	Number of flats		-					
	TOTAL number of units		20					
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"/>	20		
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) <i>Please tick to indicate</i>								
				Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
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? <i>Please tick to indicate</i>				Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
If Yes:	TOTAL floorspace		m ²					
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"/>	

4b: Do you believe constraints on the site can be overcome? *Tick box*

Yes ☒
No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

(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)

2016/17	—	2023/24	—	2030/31	—
2017/18	20	2024/25	—	2031/32	—
2018/19	—	2025/26	—	2032/33	—
2019/20	—	2026/27	—	2033/34	—
2020/21	—	2027/28	—	2034/35	—
2021/22	—	2028/29	—	2035/36	—
2022/23	—	2029/30	—	2036/37	—

6: Please indicate the current market status of the site

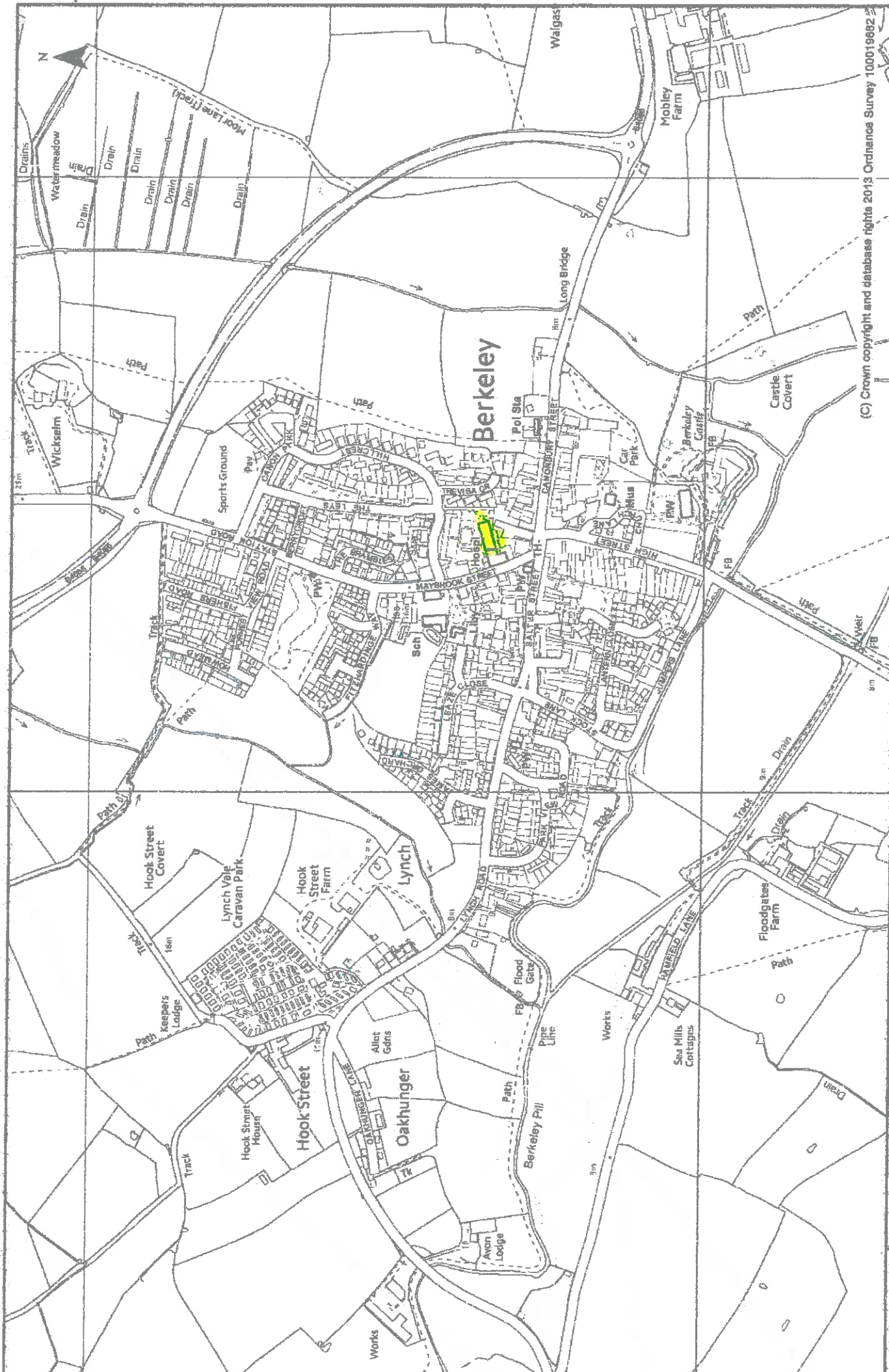
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input checked="" 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 ☒



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Site Submission form PART B

Your name

☐ [Redacted]

Site name and address

GARAGE site R/O Hillcrest Berkery	Postcode
--------------------------------------	----------

Your organisation or company

Berkery Town Council

Your client's name/organisation
(if applicable)

--

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input checked="" 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)	ST994 695	Total site area (hectares)	
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: RESIDENTIAL GARAGE SITE			
Past uses: N/A			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known): N/A			
Access to the site (vehicle and pedestrian): Vehicle & Pedestrian			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please tick box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			



3a: Is the site proposed for RESIDENTIAL development?			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>Please tick to indicate</i>				
If Yes:	Number of houses	A/B		
	Number of flats	-		
	TOTAL number of units	A/B		
<i>Where possible, please tick to indicate which of the following apply:</i>				Number of units
Market housing		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	A/B	
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)				
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<i>Please tick to indicate</i>				
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?				
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<i>Please tick to indicate</i>				
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

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"/>	



4b: Do you believe constraints on the site can be overcome? Tick box

Yes ☐

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

(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)

2016/17		2023/24		2030/31	
2017/18	2/3	2024/25		2031/32	
2018/19	2/3	2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

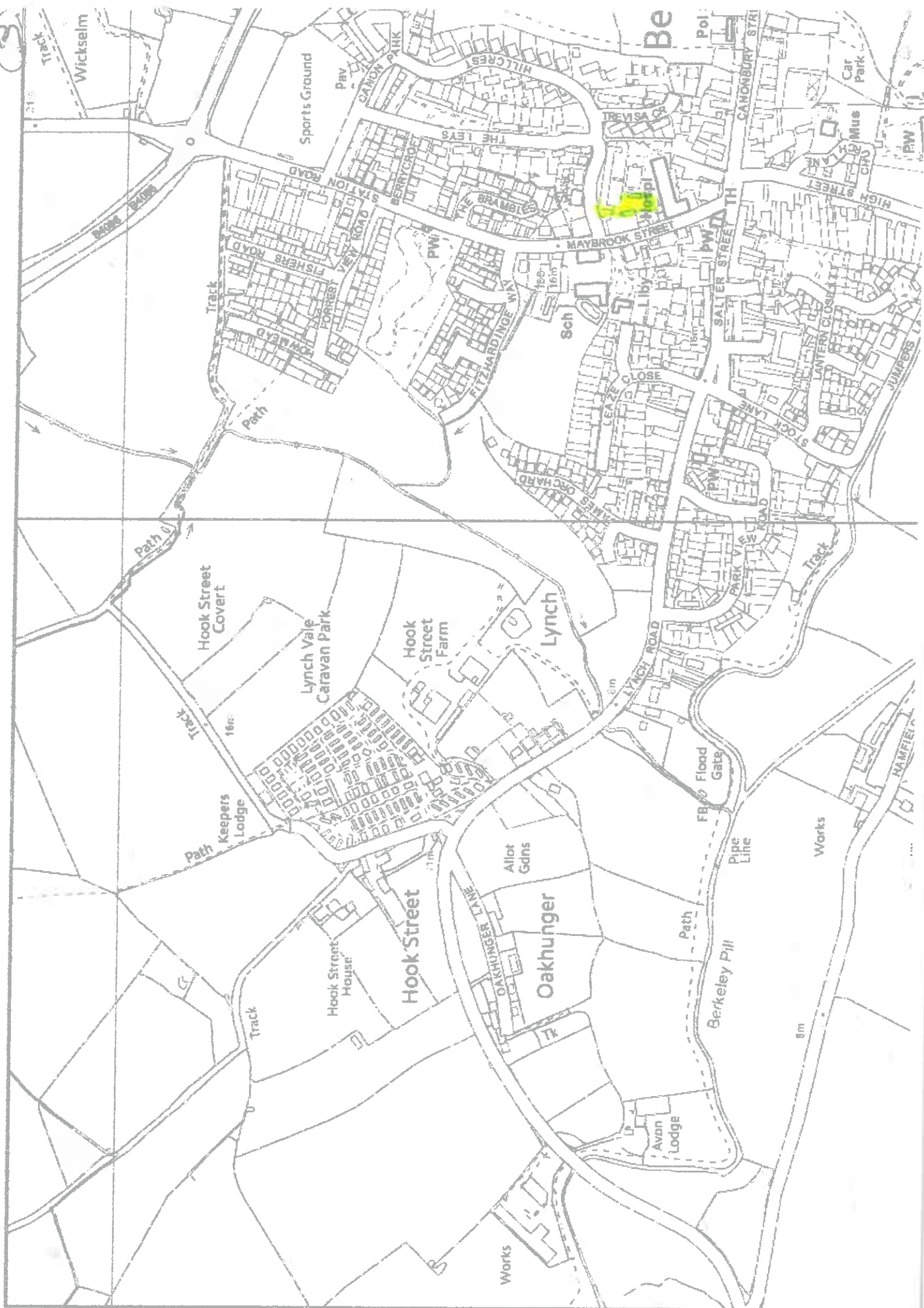
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input checked="" type="checkbox"/>	OWNED BY STROOD DISTRICT COUNCIL.

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 Submission form PART B

Your name



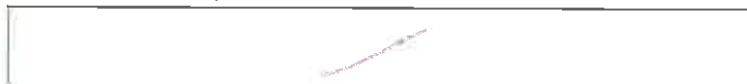
Site name and address

LAND WEST OF BA0662 SOUTH OF THE
FISHERS BERKELEY Postcode GL13

Your organisation or company

BERKELEY TOWN COUNCIL

Your client's name/organisation
(If applicable)



1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input checked="" 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)	ST 992 698	Total site area (hectares)	
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	

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

AGRICULTURAL

Past uses:

AGRICULTURAL

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



Access to the site (vehicle and pedestrian):

Access FROM STATION RD. ROUNDABOUT

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

60

Number of flats

—

TOTAL number of
units

60

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

Number of units

Market housing

Yes



No



60

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)

Yes



No



Please tick to indicate

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



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?

<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? Tick box

Yes ☐

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

(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)

2016/17		2023/24		2030/31	
2017/18		2024/25		2031/32	
2018/19	30	2025/26		2032/33	
2019/20	30	2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

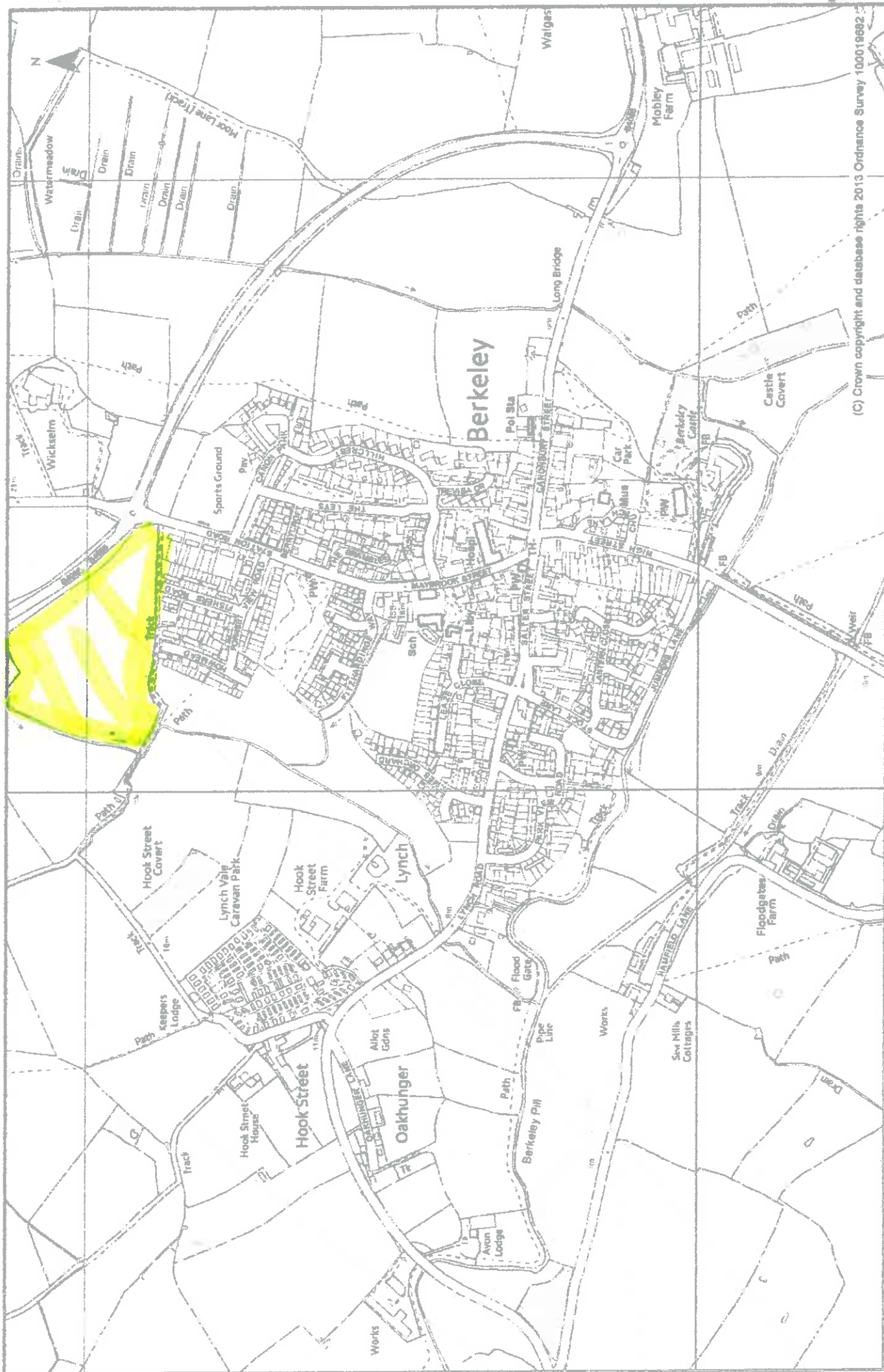
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input checked="" type="checkbox"/>	SPR letter from owner to STROUD DC

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 ☐



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Berkeley



05/08/2013

Scale - 1:5,500



Site Submission form PART B

Your name

Site name and address

Your organisation or company

Your client's name/organisation
(If applicable)

[Redacted Name]

LAND BETWEEN B4666 AND STATION
RD. BERKELEY Postcode GL43

BERKELEY TOWN COUNCIL

[Redacted Client Name]

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input checked="" 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)	ST 993 699	Total site area (hectares)	-
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	-
Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known: AGRICULTURAL			
Past uses: AGRICULTURAL			
Planning history (Please include reference numbers, planning application/ SHLAA site, if known):			
Access to the site (vehicle and pedestrian): ACCESS FROM STATION RD.			
Can the site be seen from a public road, public footpath, bridleway or other public land? Please tick box to indicate			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			



3a: Is the site proposed for RESIDENTIAL development?			Yes <input type="checkbox"/>	No <input type="checkbox"/>
<i>Please tick to indicate</i>				
If Yes:	Number of houses		50	
	Number of flats		-	
	TOTAL number of units		50	
<i>Where possible, please tick to indicate which of the following apply:</i>				Number of units
Market housing		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	50	
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)				
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<i>Please tick to indicate</i>				
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?				
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<i>Please tick to indicate</i>				
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

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"/>	



4b: Do you believe constraints on the site can be overcome? Tick box

Yes ☐

No ☐

If Yes, please provide details below of how they will be overcome and the likely time frame

(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)

2016/17		2023/24		2030/31	
2017/18		2024/25		2031/32	
2018/19	25	2025/26		2032/33	
2019/20	25	2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

6: Please indicate the current market status of the site

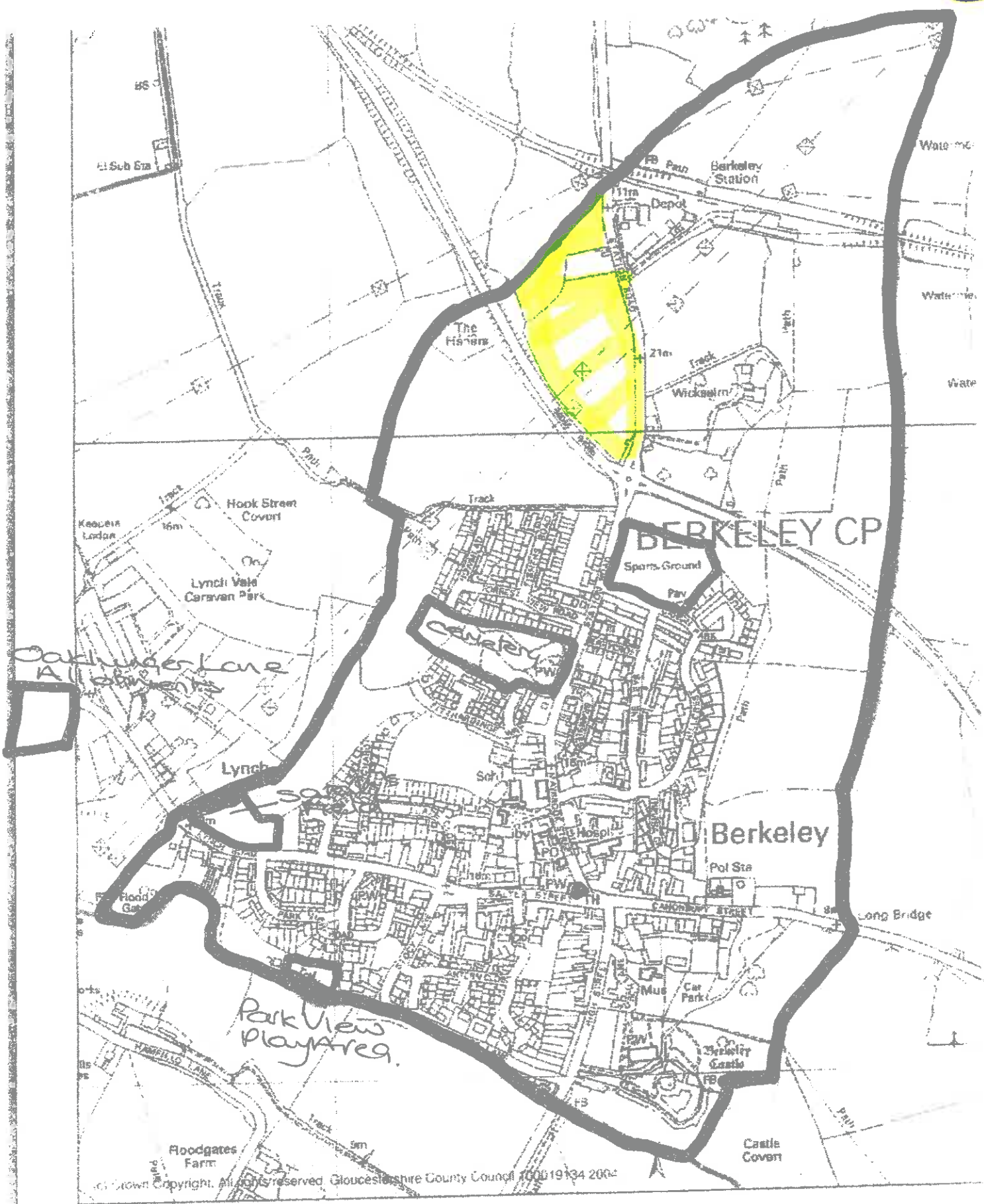
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input checked="" type="checkbox"/>	give letter to Stroud DC

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 ☒



SCALE DATE: 08-05-2006

— BTC parish boundary

— BTC property freehold and lease