

Stroud Local Plan Review

Land East of School Lane, Whitminster

1 Introduction

- 1.1 This paper provides additional information regarding a parcel of land to the east of School Lane Whitminster being promoted for residential development through the Stroud District Local Plan Review by Robert Hitchins Limited (RHL).

2 Constraints and Opportunities

- 2.1 The parcel was submitted for consideration through the Council's Strategic Assessment of Land Availability, which concluded the land to have future potential for residential development (site ref WHI001).
- 2.2 The Assessment confirmed there are no physical, environmental or heritage constraints preventing development, the parcel being relatively level with good access to School Lane and having reasonable access to services and facilities in the local area. The parcel was considered both deliverable and achievable.
- 2.3 This land therefore presents an opportunity to provide for Stroud's future housing needs at a well-connected settlement with a good range of local services (emerging Tier 3a settlement).

3 Illustrative Masterplan

- 3.1 Two Illustrative masterplans are presented overleaf having regard to the local context, including the setting of the Grade II* Listed Wheatenhurst Church to the north-west.
- 3.2 The parcel has a gross area of 6.20 ha and could accommodate around 200 dwellings (Scheme 1) or around 100 dwellings on part (Scheme 2).



4 Deliverability

4.1 The land is within the ownership of a highly experienced developer with a proven record of delivering development within Stroud District including the mixed use West of Stonehouse strategic site.

4.2 Housing Delivery Programme (assuming around 50 completions per annum)

_Year	Event
0	Application for outline pp submitted
0.5	PP granted
2	Commence Housebuilding
2.5	First occupation
5	Scheme 2 (100 dwellings) completed
7	Scheme 1 (200 dwellings) completed

5 Summary and Conclusions

5.1 In summary land east of School Lane Whitminster has the capacity to accommodate up to 200 dwellings. The land is unconstrained and can be readily delivered. The land is in the control of an experienced developer/promoter and can be brought forward either in full or in part as illustrated above in the short term to deliver new homes in a sustainable location.

14th January 2020