



Representations to the Stroud Local Plan Review, Emerging Strategy Consultation (November 2018) on behalf of Gloucestershire County Council Asset Management and Property Services (GCC AMPS) as land owner.

Land to the north/north west of Stonehouse, Reference: SALA STO016 (Local Plan Review Allocation PS19a).

Introduction

SF Planning Limited has been instructed by GCC AMPS as land owner to make representations to Stroud District Council as part of the Emerging Strategy Paper consultation which will inform the Stroud Borough Plan Review 2011-2031. GCC AMPS land is identified by the plan in Appendix A (the site).

This representation confirms that the eastern part of the land illustrated in Appendix A submitted by GCC AMPS to the Strategic Assessment of Land Availability (SALA) known as site ref. STO016 is suitable, available, and achievable; and as such is deliverable in the timescale envisaged by the Local Plan Review.

The site is an acceptable location for future residential development and all parts of the original submission site (ref.STO016) should be considered deliverable within the Local Plan Review.

The Site

The site is situated within Stonehouse and is located to the north/north west of the Settlement as shown in Appendix A. In the Local Plan Review it is noted that Stonehouse is a very large settlement and one of the District's four biggest towns. The site is situated to the north of the main urban area and connects well with the existing settlement. The site is a large arable field. The site borders the west of Stonehouse strategic allocation. The site rises gradually from east to west and is largely flat towards the north. The site is bisected by an unsurfaced track, which provides vehicular access to Stagholt Farm and fields. Fields are bounded by hedging; there are public footpaths across the site and a stream running along part of the southern boundary.

Draft Allocation

As quoted in the Local Plan Review "*currently, the Government requires the Local Plan Review to provide for at least 638 new homes per year*", through the Standard methodology. This is a 40% increase from the figure in the current Local Plan of 456 homes per year. Although 497 homes were built in the District last year, in order to meet the higher target over the 20 year plan period it will require the Local Plan to identify land for at least 12,800 new homes. All of the land identified at Appendix A as within the ownership of GCC AMPS is deliverable to meet the Emerging Local Plan Review targets and National Requirements.

The 2017 SALA confirms that this site could be developed for community, sports and recreation and medium density housing development, the suggested yield is 600 units. The SALA also notes consideration should be given to potentially implementing this with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

SALA site ref. STO016 is partly owned by GCC AMPS (see appendix A, eastern part shaded green) and is available now, it is suitable and, achievable; this makes it deliverable for the future development required within the Stroud District, the Emerging Local Plan and National Standard Housing Methodology 2018.

Appendix A – Site Plan



Original Site Representation: The Site ST0016 (GCC AMPS land shaded green).