

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 STO015 (Potential Emerging Allocation PS19b)

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 all of the land associated illustrated at Appendix A submitted by GCC AMPS to the Strategic Assessment of Land Availability (SALA) known as site ref. STO015 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. STO015) should be considered deliverable within the Local Plan Review.

The Site

The site is located within Stonehouse and is situated to the north/north west of the settlement as shown in Appendix A. In the Local Plan Review is noted that Stonehouse is a very large settlement and one of the District's four biggest towns. The site is to the north of the main urban area and connects well with the existing settlement. The site is a large flat grass field bounded by the railway embankment to the west. There are hedgerows on all boundaries and public footpaths running along the southern and northern boundaries. There are two residential properties towards the northern section of the site which is accessed from a private drive off the B4008 Gloucester Road. There are two field gated accesses along the B4008 Gloucester Road and one off the unsurfaced track along 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 site ref. STO015 is deliverable to meet the Emerging Local Plan Review targets and National Requirements.

The Landscape Sensitivity Assessment as part of the evidence base to the Local Plan Review has specified that site ref. STO015 should be considered for development alongside nearby sites. This is in order to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

The 2017 SALA confirms that the site has no known physical constraints and, again, there is potential for planning development with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

SALA site ref. STO015 is entirely owned by GCC AMPS and is available now, it is suitable and achievable; this makes it deliverable for the future development required within the Stroud District, the Local Plan Review and National Standard Housing Methodology 2018.

Appendix A – Site Plan



Original Representation: The Site ST0015