

3rd Floor
Regent House
65 Rodney Road
Cheltenham
GL50 1HX

01242 230066
www.ridge.co.uk

January 2020

Local Plan Review
The Planning Strategy Team
Stroud District Council
Ebley Mill
Stroud
GL5 4UB

Sent via email to local.plan@stroud.gov.uk

Dear Sir/Madam

Stroud District Local Plan Review, Draft Plan for Consultation 20th November 2019 / 22nd January 2020 - Land South of the B4058, Horsley.

I write on behalf of Mr Farmar, in respect of the Stroud Draft Local Plan Consultation which is currently taking place as part of the Stroud Local Plan Review, between the 20th November 2018 to 22nd January 2020.

This representation first introduces the Land South of the B4058 (the subject site), its surroundings and any designations, before demonstrating the deliverability of the site by assessing its availability, suitability and achievability.

Land South of the B4058, Horsley

The site is some 0.75 hectares of agricultural land, located to the south of the B4058 Horsley, as shown in the attached location plan. The site is bordered by agricultural land to the North, West and South, with a small wooded area at the southern boundary. The site is bordered to the west by Nupend Farm; a development of 16 dwellings (including 5 affordable units), associated parking, hard and soft landscaping and associated works.

The existing services and facilities in Horsley are easily accessible from the site which also has access by a range of sustainable transport modes to jobs, services and facilities located within Nailsworth, Stroud and beyond. Horsley is defined in the emerging local plan as a Tier 3 settlement, which provides a basic local retail role as well as local community services and facilities. Access from the settlement to key services and facilities is described by the emerging plan as 'fair'.

The site adjoins, to the east, the proposed Settlement Development Limit for Horsley as set out within the Stroud Draft Local Plan for Consultation which now accounts for the residential properties at Sealey Wood Lane and Nupend Farm. The site is located in flood zone 1, additionally the site is located within the Cotswold AONB, which is a landscape designation covering much of Stroud District and its settlements including Horsley.

There is no planning history at the subject site. Vehicle and pedestrian access to the site, from the B4058, would be achieved to the northeast, following the northwest boundary of the Nupend Farm site.

Deliverability of Land South of the B4058, Horsley for Residential Development

It is proposed that the subject site is suitable for the development of up to 5 residential dwellings.

In terms of deliverability the National Planning Policy Framework (NPPF) states that:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.”

In this respect, the site is in single ownership and is being promoted by the landowner. There are no legal or ownership problems which could limit development, and therefore the site is available now.

The site is sustainably located for residential development with good accessibility to Horsely’s services and facilities as well as good public transport links between Nailsworth and Stroud. Additionally, the site borders residential development and the proposed amendment to Horsely’s Settlement Development Limit and can therefore be considered a suitable extension to the existing community.

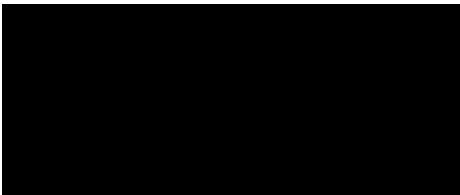
The site’s location is one that developers will find attractive to bring forward, as evidenced by the development at Nupend Farm. Residential development therefore represents a viable future use for the site and development can be considered achievable.

In this context, the site is considered to be deliverable in line with the requirements of the NPPF. Furthermore, paragraph 68 of NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Paragraph 78 adds that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the viability of rural communities.

For these reasons we therefore respectfully request that Stroud District Council consider the subject site as a potential allocation for housing within the Stroud Local Plan.

I trust the enclosed information is adequate at this point however please do not hesitate to contact me should you require any further information.

Yours faithfully,



**Assistant Planner
For Ridge and Partners LLP**

