



Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

You can download a PDF or an editable electronic copy of this form from our website www.stroud.gov.uk/localplanreview. You will also find the main consultation document on this web page, as well as some supporting material and further reading. **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).**

The consultation closes on Tuesday 5th December 2017. Please email completed electronic responses to local.plan@stroud.gov.uk or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

Consultation response form PART A

Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

Your name

(title): [REDACTED]	name: [REDACTED]
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Your company name or organisation (if applicable)

BRUTON KNOWLES

Your address (optional)

OLYMPUS HOUSE, OLYMPUS PARK, QUEDGELEY, GLOUCESTER, GL2 4NF
--

Your email address *

[REDACTED]

Your phone number (optional)

[REDACTED]

If you are acting on behalf of a client, please supply the following details:

Your client's name

(title): [REDACTED]	name: [REDACTED]
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Your client's company or organisation (if applicable)

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Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (* we will do this via email)

- | | | | | | |
|------|--|------------|-------------------------------------|-----------|--------------------------|
| i) | When the findings from this consultation are made public | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| ii) | The next formal round of public consultation | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| iii) | No further contact please | | <input type="checkbox"/> | | |

Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

Your name

Your organisation or company

Bruton Knowles

Your client's name/organisation
(if applicable)

The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at www.stroud.gov.uk/localplanreview).**

We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:

Question number: 2.3C & 3.6

Please use this box to set out your comments:

(Attach additional sheets of paper or expand this box if you need to)

The land north of the Glen, 80 Woodcock Lane is in a sustainable location and is located adjacent to Stonehouse's settlement boundary that is considered to be a Tier 1 Settlement / Accessible Local Service Centre where housing and employment growth should be focused in the District (as set out in the Local Plan).

The site currently comprises of an existing coach house (the Glen), a large garage block, a series of outbuildings and stables and a large paddock that includes the proposed area for the housing or employment that has been put forward as part of this representation.

Located to the west there are a thick buffer of trees that border existing semi-detached dwellings and the Apperley Centre, which is a specialist school for further education. There is also a public footpath to the west that is bordered by an embankment and hedgerow that restricts views into the site (see supporting photograph 1). To the south is Woodcock Lane that also contains a series of semi-detached dwellings. To the east and north there is a buffer of hedgerow and trees that separate the site from the open countryside and the AONB. Views taken from the public footpath to the north of the site are illustrated in photograph 2.

The site at circa 1 hectares can provide a moderate scheme that will respect the setting of the open countryside and AONB designation. Officers will see two schemes are submitted (commercial and residential) on land to the rear of the Glen. However the site entire site is available for inclusion within the Local Plan review. The entire site measures circa 1 hectare.

Access to the site will be gained via a gated track entrance from Woodcock Lane, which has good visibility in both directions.



The site has previously been listed in the SALA as reference no. STO012 (Land north of the Glen, Woodcock) and comments provided have been acknowledged and our client wishes to reduce the proposed allocation from circa 1.05 ha hectares to 0.5 hectares (see the supporting proposed residential and commercial layout).

The proposed residential or employment allocation will be located in the northern part of former SALA ref: STO012 and a new landscape buffer will be created to the north and east as a result of new tree and hedgerow planting. This will limit impacts on the wider landscape to the north and the AONB to the east.

The proposed development of the site will simply round off existing development located to the east and south and will not create a hard urban edge to Stonehouse, as it is considered that the site is already self contained by the existing landscape buffer that is in place.

There would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a small to medium scale housing or commercial scheme. The proposed development of the site will round off existing development located on Kimmins Road and Woodcock Lane.

Bruton Knowles would like to express that the site is under single ownership and that it is immediately available and deliverable over the next 5 years. For these reasons the site would make an appropriate residential or employment allocation.

The Stroud District Local Plan Review: Issues and Options Paper identifies a number of sites around the District's main settlements with potential for future growth. The Council is inviting the submission of **alternative potential sites** for consideration as part of the review of the Local Plan, including sites at smaller villages that could also benefit from some future development.

Please use this form to provide information on sites in Stroud District, which you would like to suggest as suitable for:

- New housing development of **five dwellings or more**;
- Sites of **0.25 hectares** or **at least 500 square metres of floorspace**, which could be suitable for economic development, other residential development, retail or community uses.

Please fill out an individual site submission form for each site you would like to submit for consideration. Your form must be accompanied by a site location plan (on an Ordnance Survey base), clearly identifying the site boundaries and the site access point(s).

This call for sites closes **on Tuesday 5th December 2017**. Sites submitted as part of the Local Plan Issues and Options consultation will automatically be considered for inclusion in future updates to the Strategic Assessment of Land Availability (SALA) and the Brownfield Land Register, as appropriate.

Please email completed electronic responses to local.plan@stroud.gov.uk or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

Site Submission form PART A

All sites submitted through this Call for Sites will be assessed for their suitability, availability and achievability and cannot be treated confidentially. Please note we will not process any anonymous responses.

Your details

Please fill out your personal information in PART A. This part of the form (PART A) **will not be made public** and your contact details will only be used for the purposes described above.

Your name

(title): <input type="text"/>	First name: <input type="text"/>	Last name: <input type="text"/>
-------------------------------	----------------------------------	---------------------------------

Site name

Site address (including post code)

Your company name or organisation (if applicable)

Your address

Your email address

Your phone number

If you are acting on behalf of a client, please supply the following details:

Your client's name

(title): <input type="text"/>	name: <input type="text"/>
-------------------------------	----------------------------

Your client's company or organisation (if applicable):

Site Submission form PART B:

Your name

Your organisation or company

**Your client's name/organisation
(if applicable)**

Site name

Site address (including post code)

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)	3820	Total site area (hectares)	0.5
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	0.5

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

Existing paddock to the Glen.

Past uses:

Existing paddock to the Glen.

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

Planning history includes application no. S.16/1343/HHOLD, which was consented in December 2016 for the proposed demolition and reconstruction of the existing coach house, garages and stables.

Access to the site (vehicle and pedestrian):

Access to the site will be gained via a gated entrance from Woodcock Lane.

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

16

Number of flats

TOTAL number of units

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)

Please tick to indicate

Yes No

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:

1320m²

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

Floor space

Offices, research and development, light industrial (B1)

Yes No

1320m²

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"/>	
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4b: Do you believe constraints on the site can be overcome?	<i>Please tick to indicate</i>
<i>If Yes, please provide details below of how they will be overcome, and the likely time frame:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
There would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a small to medium scale housing or commercial scheme.	
<i>(Please continue on additional sheets and attach as required)</i>	

5: Please provide an estimate of the number of dwellings/ floor space m ² to be built on site per annum (1 st April to 31 st March)					
2018/19	16	2024/25		2030/31	
2019/20		2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

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



0 10 20 30 40 50 60 70 80
 When reproduced correctly at 1:1 this scale should be accurate in millimetres

NOTE:
 All works to be carried out in accordance with relevant British and European Standards and Codes of Practice. All products to be used in accordance with manufacturer's recommendations and applicable BBA certificates. Any conflicts to be notified to architect at earliest opportunity.
 This drawing to be read in conjunction with all relevant Architect's and other Specialist's drawings, details and specifications.

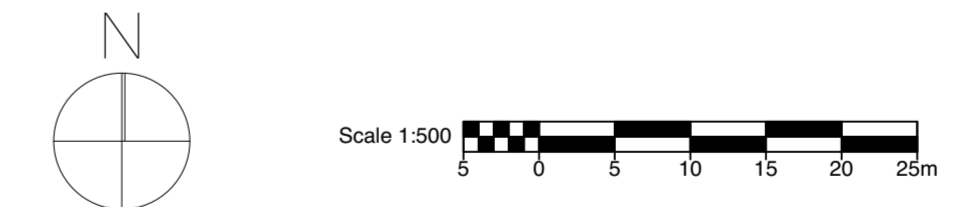
Significant risks are not necessarily those that involve the greatest risks, but those, including health risks that are:
 a) not likely to be obvious to a competent contractor or other designers;
 b) unusual; or
 c) likely to be difficult to manage effectively.

Significant Health and Safety Risks:
 Services to be located.

- Key**
- Proposed driveway
 - Proposed tree
 - Existing tree to be retained (Approximate position)
 - Proposed planting
 - Additional land which can be made available for inclusion in any proposed allocation

Schedule of Accommodation

TYPE A - 2 Bedroom House	8 units	2 Parking spaces
Plots 1, 2, 5, 6, 13, 14, 15, 16		
TYPE B - 3 Bedroom House	5 units	2 Parking spaces
Plots 3, 9, 10, 11, 12		
TYPE C - 4 Bedroom House	3 units	2 Parking spaces
Plots 4, 7, 8		
TOTAL	16 units	

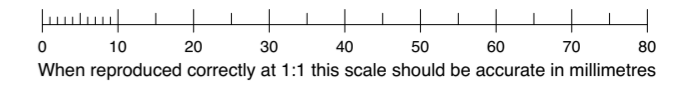


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 Layout subject to survey etc for development plan representation purposes only.

Revisions	- 16.01.2018 First Issue	KD
Client	[Redacted]	
Project	The Glen, Stonehouse	
Drawing Title	Proposed Residential Layout	
Checked:	
Approved For Issue:	
Quality	
Drawing Format	A2 <input type="checkbox"/> pdf <input type="checkbox"/> dwg	
Drawing Scale	1:500	
Drawing Status	PLANNING	

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Drawing Number and Revision:
K891/02(-)



NOTE:
All works to be carried out in accordance with relevant British and European Standards and Codes of Practice. All products to be used in accordance with manufacturer's recommendations and applicable BBA certificates. Any conflicts to be notified to architect at earliest opportunity.
This drawing to be read in conjunction with all relevant Architect's and other Specialist's drawings, details and specifications.

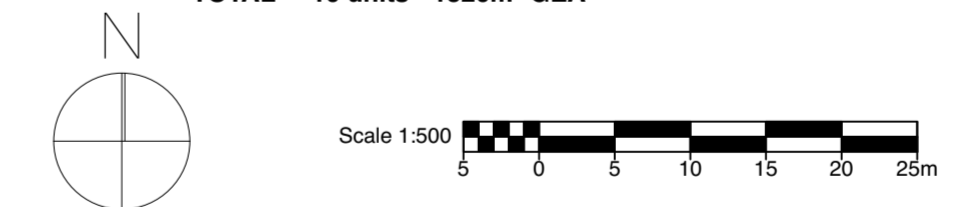
Significant risks are not necessarily those that involve the greatest risks, but those, including health risks that are:
a) not likely to be obvious to a competent contractor or other designers;
b) unusual; or
c) likely to be difficult to manage effectively.

Significant Health and Safety Risks:
Services to be located.

- Key**
- Proposed hard surfacing
 - Proposed tree
 - Existing tree to be retained (Approximate position)
 - Proposed planting
 - Additional land which can be made available for inclusion in any proposed allocation

Schedule of Accommodation

TYPE A - B1/B8 Unit 100m² GEA	6 units	2 Parking spaces
Units 1, 2, 3, 4, 9, 10		
TYPE B - B1/B8 Unit 180m² GEA	4 units	4 Parking spaces
Units 5, 6, 7, 8		
TOTAL	10 units - 1320m² GEA	



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Layout subject to survey etc for development plan representation purposes only.

Revisions	- 16.01.2018 First Issue	KD
Client	[Redacted]	
Project	The Glen, Stonehouse Proposed Commercial Layout	
Drawing Title		
Checked:	
Approved For Issue:	
Quality		
Drawing Format	A2 <input type="checkbox"/> pdf <input type="checkbox"/> dwg	
Drawing Scale	1:500	
Drawing Status	PLANNING	

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Drawing Number and Revision:
K891/03(-)

On Instructions from

[REDACTED]

Planning Site Appraisal

At

**Land at 80 Woodcock Lane,
Stonehouse, GL10 2ER**

Stroud District Council

BK Reference:

518558

January 2018

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Contact Details

Prepared by: **Bruton Knowles**

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BK Contacts:



Prepared for:



Date: 26th January 2018

Version: 1

Contents

	Page No
1. Introduction	4
2. The Site and Relevant Background	5
3. Relevant Planning History	8
4. Development Plan Policy	[REDACTED]
5. National Planning Policy Framework	12
6. Development Potential	13
7. Conclusion [REDACTED]	15

Appendix 1: Photographs

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

1. INTRODUCTION

- 1.1 Bruton Knowles have been instructed to prepare a Planning Appraisal in support of the inclusion of our client's land within Stroud District Council's Local Plan review. The land is located at 80 Woodcock Lane, Stonehouse.
- 1.2 Officers will see two schemes are submitted (commercial and residential) on land to the rear of the Glen. However the site entire site is available for inclusion within the Local Plan review. The entire site measures circa 1 hectare. [REDACTED]
- 1.3 The purpose of this report is to assess the site's development potential and is intended to be read alongside the accompanying documents:
- 'propos[REDACTED]idential layout'; [REDACTED]
 - 'proposed commercial layout'; [REDACTED]
 - 'development plan representation'; and [REDACTED]
 - 'call for sites submission'.
- 1.4 The opinions expressed in this report are based upon our understanding of both local and national planning policy as at January 2018.

2. THE SITE AND RELEVANT BACKGROUND

- 2.1 The site is located adjacent to Stonehouse's settlement boundary. Stonehouse is considered as a Tier 1 Settlement, an Accessible Local Service Centre in the Stroud District Local Plan (2015).
- 2.2 Tier 1 Settlements are the District's main towns. They are the primary focus for growth and development. The town's position in the settlement hierarchy demonstrates a need to provide significant levels of jobs and homes, together with supporting community facilities and infrastructure to meet their economic potential in the most sustainable way.
- 2.3 The site measures circa 1 hectares and it currently comprises of the main house (the Glen), a coach house, a bungalow, a garage block and a large paddock.



(Site Outlined in Red for illustrative purposes only)

- 2.4 Located to the west there is a thick buffer of trees that borders the public footpath, existing semi-detached dwellings and the Apperley Centre, which is a specialist school for further education. The public footpath to the west is also bordered by an embankment and hedgerow which restricts views into the site (see supporting photograph 1 in appendix 1).
- 2.5 To the south is Woodcock Lane that also contains a series of semi-detached dwellings. To the east and north there is a buffer of hedgerow and trees that

separate the site from the open countryside and the AONB. Views taken from the public footpath to the north of the site are illustrated in photograph 2 (appendix 1).

- 2.6 Access to the site can be gained via any of the two existing entrances from Woodcock Lane, which both have good visibility in both directions. A geocell membrane system can be installed around the tree root protection areas for trees on the western boundary if the access on the proposed layout is utilised.
- 2.7 The adopted Stroud Local Plan Policies Map illustrates that the site is located adjacent to Stonehouse's settlement boundary and adjacent to the Cotswold Area of Outstanding Natural Beauty (AONB).



(Extract from Stroud Local Plan Policies Map 2015)

- 2.8 Environment Agency Flood Risk mapping for land-use planning, indicates that the subject site is located in Flood Risk Zone 1. This indicates that the site has a low probability of flooding (less than 1 in 1,000 annual probability of river flooding).
- 2.9 The site has previously been listed in the SALA as ref. STO012 (Land north of the Glen, Woodcock) and comments provided have stated that *"the site was not suitable for development because of the likely high landscape impact, adversely affecting the openness of the paddock and local landscape features and the setting for the AONB beyond. Development would severely restrict views from the local footpath and create a hard urban edge to Stonehouse and diminish its views from the AONB"*.

2.10 It should be considered that views of the site from the public footpath are restricted (as illustrated in photographs 1 & 2 in appendix 1) and that the site is self-contained from the existing landscape buffer that is in place. Impacts on both the open countryside and AONB are likely to be minimal.



3. RELEVANT PLANNING HISTORY

3.1 In relation to the planning history, cases that are relevant to the subject site include:

(1) Application no: S.16/1343/HHOLD

The Glen Farm, 80 Woodcock Lane, Stonehouse, Gloucestershire, GL10 2ER.

Decision: Permission (16th December 2016).

Proposal: Proposed demolition and reconstruction of existing coach house, garages and stables [Revised Plans Rcvd 09.11.2016]. [REDACTED]

(2) Application no: S.15/2212/HHOLD

[REDACTED] The Glen Farm, 80 Woodcock Lane, Stonehouse, Gloucestershire, GL10 2ER [REDACTED]

Decision: Withdrawn.

Proposal: Proposed demolition and reconstruction of existing coach house, garages and stables. [REDACTED]

[REDACTED]

4. DEVELOPMENT PLAN POLICY

4.1 Whilst the Local Plan review will seek to review the policies within existing plan, it is useful starting point to review the proposed site against existing development plan policies.

4.2 Stroud District Local Plan 2015

4.3 Stroud District Local Plan was adopted in November 2015. The following Local Plan policies are considered relevant, and commentary is provided below.

4.4 CP1 - Presumption in favour of sustainable development. The site is [REDACTED] to Stonehouse's settlement boundary which is a settlement with excellent access to a range of facilities. Any proposed development on the site will contribute to the three strands of [REDACTED] development: [REDACTED]

Economic- both through the construction and spend of future occupiers if a residential is considered, and through the jobs that would be created if a commercial scheme is considered; [REDACTED]

Social- much needed housing and commercial development will be provided in the right location; [REDACTED]

Environmental- through the inclusion of an improved landscape buffer.

4.5 CP3 - Settlement Hierarchy- Stonehouse is considered as a Tier 1 Settlement / Accessible Local Service Centre where housing and employment growth should be focused in the District.

4.6 CP9 - Affordable housing - All residential proposals of at least 4 dwellings (net) or capable of providing 4 dwellings (net) covering a net site area of at least 0.16 ha will provide at least 30% of the net units proposed as affordable dwellings, where viable. As illustrated on the proposed residential layout, the site can easily accommodate 16 dwellings, which will require the provision of 4.8 rounded up to 5 affordable units.

4.7 Core Policy CP11- New Employment Development- New employment development will be provided through a range of sites and premises across the District. Strategic employment sites will be allocated, mixed use developments encouraged and the expansion of existing businesses and rural diversification supported. Employment

sites will be provided in order to increase the range and choice of sites available and to address the self-containment of settlements in terms of homes / jobs balance. Existing employment sites will be safeguarded unless new proposals are put forward that intensify the employment use of the site, supported by enabling development as set out in other policies in the Local Plan. Sites allocated for mixed use redevelopment should aim to provide for at least the same or an increase in the level of job opportunities as existed when the employment space was previously used, subject to viability and site specific circumstances.

Permission will be granted for industrial or business development, or for the expansion or intensification of existing industrial or business uses, provided that proposals would:

1. Be of a type and scale of activity that does not harm the character, appearance or environment of the site or its surroundings and the amenity of nearby properties
 2. Be readily accessible by public transport, bicycle and foot or contribute towards provision of new sustainable transport infrastructure to serve the area, in order to make the development accessible by those modes
 3. Have appropriate access, parking, landscaping and facilities that are appropriate to the site and its surroundings
 4. Use sustainable construction techniques and provide for renewable or low carbon energy sources in association with the proposed development
 5. Enable provision of infrastructure in ways consistent with cutting carbon dioxide emissions and adapting to changes in climate (including SuDS and green infrastructure)
 6. Demonstrate how the principles of industrial symbiosis have been taken into account.
- 4.8 The site is in a sustainable location and has been designed in the proposed commercial layout to minimise resulting impacts on the surrounding landscape.
- 4.9 CP14 - High quality sustainable development - The accompanying plans demonstrate the site's location has the capacity to accommodate a quality scheme.

4.10 Neighbourhood Development Plan (NDP)

4.11 The NDP for Stonehouse is currently at referendum and is soon to be adopted. The subject site is not allocated for housing or employment in this plan.

[Redacted]

[Redacted]
[Redacted]

[Redacted]
[Redacted]

[Redacted]
[Redacted]

[Redacted]
[Redacted]

[Redacted]

5. NATIONAL PLANNING POLICY FRAMEWORK

- 5.1 The National Planning Policy Framework (NPPF) 2012 was published and came into immediate effect on 27th March 2012. The NPPF sets out a *'presumption in favour of sustainable development'*.
- 5.2 The NPPF outlines that *'sustainable development should be seen as a golden thread running through both plan-making and decision-taking'*.
- 5.3 Paragraph 47 of the NPPF seeks to boost housing, and our client's [REDACTED] boost housing in a sustainable location.
- 5.4 Section 1 of the NPPF outlines how to build a strong competitive economy. The [REDACTED] representation site would make a useful contribution to the local economy as a [REDACTED] commercial use should residential development not be supported, and could comply with section 3 of the NPPF concerning supporting rural economies.
- 5.5 Paragraph 115 of the NPPF states great weight should be attached to the protection of AONBs, which is why a significant buffer is provided to demonstrate either a residential or employment use could be adequately accommodated on the site. [REDACTED]

6. DEVELOPMENT POTENTIAL

- 6.1 A desktop review the site demonstrates the site has limited physical constraints to prevent sensitively located development for a small to medium scale housing/employment scheme.
- 6.2 Whilst the submitted plans show 16 dwellings and 10 commercial units, the entire site can easily accommodate a scheme of either 30 residential dwellings or 20 commercial units, which would assist towards boosting housing and employment targets when reviewing the local plan. [REDACTED]
- 6.3 It should be considered that the proposed development of the site will not erode the gap between [REDACTED] use and Westrip. The [REDACTED] appropriate landscape buffers will [REDACTED] views to the surrounding [REDACTED]
- 6.4 The site entrance has good visibility in either direction and access to the representation site should not impact on highway safety or the free flow of traffic on the highway network.
- 6.5 The site is not at risk of flood and the development of the site will round of existing development located on Kimmins Road and Woodcock Lane to the south and west.
- 6.6 Importantly the site is in a sustainable location adjacent to a tier 1 settlement. The site is served by the use of various sustainable transport modes. The nearest bus stop (Maidenhill School) is located circa 0.1 miles to the west that provides regular direct services to Stroud, Stonehouse and Bussage.
- 6.7 Stonehouse's railway station is also located circa 0.5 miles walking distance to the south, and offers frequent direct services to London Paddington, Bristol Temple Meads, Cheltenham Spa, Swindon, Worcester Shrub Hill and Southampton etc.
- 6.8 The site is also within walking distance of one primary / junior school and sits next to Maidenhill Secondary School.

- 6.9 Comments provided as part of the SALA have been acknowledged and our client has prepared plans to reduce the proposed allocation from circa 1.05 ha hectares to 0.5 hectares, to limit any potential impacts on the surrounding open countryside and AONB designation. It should be stressed that the entire site could be made available should Officers consider this to be appropriate.

- 6.10 A proposed scheme for either housing or employment would adhere to the golden thread set out in the NPPF and the site is deliverable now.

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7. CONCLUSION

7.1 The site is sustainably located and is under single ownership. The site immediately available and deliverable over the next 5 years. For these reasons the site would make either an appropriate residential or employment allocation

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Appendix 1- Photographs



