

[REDACTED]

From: [REDACTED]
Sent: 06 December 2017 09:41
To: _WEB_Local Plan
Subject: RE: Land at Hardwicke
Attachments: Local Plan Review Consultation Form.pdf; Candidate Site Reps.pdf

Categories: Consultation response

Dear Sir/Madam,

It has come to my attention that Enclosure 1 was omitted from the attached representations that we submitted yesterday. Please find them attached for completeness. The information related to the candidate site representations which were also submitted under a separate cover.

Kind regards

[REDACTED]
Principal Planner - RPS Planning & Development
Park House, Greyfriars Road,
Cardiff, CF10 3AF.
United Kingdom
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www: www.rpsgroup.com

From: [REDACTED]
Sent: 05 December 2017 15:42
To: local.plan@stroud.gov.uk
Cc: [REDACTED]
Subject: Land at Hardwicke

Hello,

Please find attached.

Regards

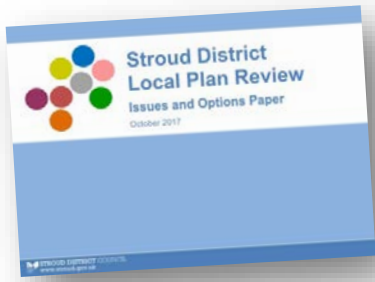
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Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification 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): <input type="text"/>	name: <input type="text"/>
-------------------------------	----------------------------

Your company name or organisation (if applicable)

Your address (optional)

Your email address *

Your phone number (optional)

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)

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

RPS

Your client's name/organisation
(if applicable)

Redrow Homes Ltd

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: 1.0a, 1.0b, 2.1a, 2.3b, 2.3c, 3.1, 3.2a, 3.2b, 3.5b, 3.6,

Please use this box to set out your comments:

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

Please refer to attached information

Stroud Local Plan Review
Issues and Options Consultation Form Part B

Response to Key Issues

Question 1.0a

It is considered that the top priorities in relation to housing delivery for Stroud District are:

- Meeting the District's identified future housing needs (criteria 9).
- Working with neighbouring authorities to meet the needs of the housing market area, and in particular Gloucester City (criteria 10).
- Ensuring that new housing development is located in the right place, supported by the right services and infrastructure, to create sustainable development (criteria 12).

Question 1.0b

In terms of the delivery of housing within the District and Gloucester City, if required, we recommend that the strategy within the Local Plan review should:

- Ensure that housing need is more than adequately addressed;
- Address strategic delivery issues and ensure that any requirements to meet housing needs in Gloucester City, through the 'Duty to Co-operate', is meaningful and fully collaborative;
- Enable a housing supply to come forward early in the plan period and therefore ensure a 5-year housing land supply can be realised on the adoption of the plan.

Needs: Local Economy and Jobs

Question 2.1a

As recognised within the 'Issues and Options Paper' and 'Stroud District Settlement Role and Function Study (2014)', one of the key challenges facing the local economy in Stroud is the predicted sharp rise in the number of older people living in the District (+65.6% in 2031) compared to the fall in the number of working age people (-4.1% in 2031).

In order to retain and support the working age population an adequate supply and mix of housing is required to meet their needs. As such, it is imperative that the Local Plan allocates enough housing land to ensure family housing, as well as assisted living accommodation is realistically available to people within the District over the plan period.

Needs: A Local Need for Housing

Question 2.3b

An up-to-date housing needs survey could be a consideration alongside evidence in respect of affordable housing need and mix.

Question 2.3c

Redrow Homes, with the support of the Hardwicke Court Estate, are promoting the land at Hardwicke Court Estate for residential development. The area equates to approximately 59ha and

has an estimated capacity of 1200 dwellings together with a primary school, local centre and associated ancillary uses including open space, infrastructure and drainage attenuation.

As you are aware, outline planning permission for the development of 175 dwellings on the north-eastern corner of the site, known as 'Land to the West of Bristol Road' was submitted in January 2017. The application (ref: S.16/2793/OUT) is still under consideration with Stroud District Council's Planning Department.

The Land at Hardwicke is already included within the Issues and Options Consultation Document and recognised as a 'potential development site' as supported by a favourable Strategic Assessment of Land Availability in 2017. The site is the subject of detailed candidate site representations and supported by a constraints and opportunities plan as well as an illustrative masterplan to demonstrate how the site could be sustainably developed.

Notwithstanding its early stage, the illustrative masterplan is informed by a detailed level of information and assessments that have been undertaken on the site (please refer to the detailed candidate site representations enclosed at Enclosure 1). The masterplan demonstrates that approximately 1200 units could be delivered on site at an average density of between 35 to 40 dwellings per hectare. This density range is considered appropriate and in keeping with the rural feel of neighbouring developments.

The masterplan also illustrates how the site could be developed to promote an inclusive community which would support a critical mass capable of providing significant community and infrastructure benefits including for example a primary school, local centre, public open space and transport links. Such facilities would benefit both existing and future residents of Hardwicke.

It is therefore considered that the Land at Hardwicke represents an entirely appropriate location for new homes that could assist in meeting the housing needs of both Stroud District and Gloucester City, if required. The site represents a genuinely available source of new homes, without significant constraints that can deliver housing in the short term including within the first five years of the Plan period.

Future Growth Strategy

Question 3.1

The Issues and Options Paper identifies that Hardwicke is a Third Tier Settlement but in a broader spatial context it is located adjacent to Hunts Grove, which once completed is considered to be a Second Tier settlement. Furthermore, Hardwicke is very much aligned to Gloucester City with its extensive range of facilities and services. Hardwicke is also highly accessible and contains a basic range of facilities and services and is therefore capable of being a Second Tier settlement with additional facilities that future housing growth could provide. Such facilities could include additional retail, open space and educational uses.

Question 3.2a

For the reasons presented in respect of Question 2.3c, full support is provided to the future residential development of Hardwicke site HAR001 located within potential growth area G1 as promoted by Redrow Homes Ltd.

In support of the sites suitability for residential development to meet local housing needs, it is recognised that whilst the site was not allocated, it was viewed favourably within the plan making process for both the Stroud Local Plan and the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS).

In terms of the Stroud Local Plan, you will be aware that the site was recognised within the Council's Discussion Paper: 'Towards a "Preferred Strategy" Potential locations for strategic growth' as having many positive attributes including:

- Single ownership;
- Close to key employment land and the mixed use development at Hunts Grove, with good vehicular connectivity;
- Other local service centres are within reach (Quedgeley, Hunts Grove, city centre) (although not reasonably walkable);
- Primary school immediately adjacent. Other local service centres are within reach (Quedgeley, Hunts Grove, city centre) (although not reasonably walkable);
- More visually remote from AONB and other sensitive landscape features (e.g. Robinswood Hill) than sites in alternative Areas of Search 2 and 3 (Brookthorpe/Whaddon and Upton St Leonards).
- Fairly good 'containment': A38/Hardwicke village (Pound Lane/Church Lane/Green Lane)/the Gloucester-Sharpness Canal and the existing Hardwicke development do all provide quite clear limits, beyond which growth and expansion would be illogical.
- Good road links to city centre and southwards (A38, B4008)
- Site has the potential to enrich and supplement services and facilities, to serve what would be a larger and potentially more self-sustaining community at Hardwicke Estate.

Despite, the recognition of the positive attributes, Stroud District Council chose to rely on an extension to the Hunts Grove Strategic development site to deliver housing within the area over the plan period at Hardwicke.

Furthermore, at the time of the Local Plan examination the Inspector outlined at paragraph 207 of the Inspectors Report that the Stroud District Local Plan fully met the identified housing requirements and that none of the proposed strategic sites had been found to be undeliverable, unviable or otherwise unsound. The Inspector therefore did not consider it necessary to include any "omission" sites within the plan.

In terms of the Gloucester, Cheltenham and Tewkesbury JCS, the Land at Hardwicke was promoted in the event that land within the Stroud administrative area was required to meet the unmet housing needs from other authorities via the Duty to Co-Operate in the housing market area, and in particular, Gloucester.

In support of the sites suitability for residential development and to meet local housing needs, the JCS Inspector outlined at paragraph 79 of the May 2016 Inspectors Interim Report (Exam 232) that: *"on the evidence before me there appear to be no other appropriate sites to form additional, sustainable, urban extensions to Gloucester, which fall entirely within the JCS area. Nonetheless*

there seem to be two reasonable omission sites on the southern edge of Gloucester”, one of which comprises the application site at Hardwicke.

The Inspector went on to recognise that the Hardwicke site is outside the Green Belt and, despite Gloucester City Councils desire to expand to the north, the land at Hardwicke accords with the JCS Spatial Strategy...*”In my judgement [Hardwicke] appears to be in sustainable location, being close to local centres, employment opportunities and school, and within reasonable distance of the City centre”* (paragraph 80 refers).

Whilst land outside the three authority boundaries was not included within the JCS, the JCS Authorities accepted in their Matter 9 Statement (relating to omission sites), that strategic levels of development at Hardwicke (in Stroud District) would accord with the Spatial Strategy of the JCS. The site was however not objectively assessed by the JCS Authorities, quite simply due to the fact that it was located outside the JCS boundary area.

The JCS Inspectors findings (at paragraph 99 of EXAM 232) concluded that *“overall, in my judgement, there are no insurmountable constraints to developing the Hardwicke site and it would make an appropriate allocation to help meet the housing requirements of Gloucester and the JCS area.”*

On the basis of the above, it is considered that the land South of Hardwicke (G1) is a suitable area for future development.

Question 3.2b

A Landscape and Visual Appraisal has been undertaken of the site by the Richards Partnership. The findings of the appraisal confirm that due to the topography of the site, existing built form and vegetation, views of the site are contained to the site itself and the immediate vicinity. The development as a whole, from a distanced perspective, will integrate into the wider panorama and constitute a small extension to the current urban form.

It is also considered that the development of the site represents a logical extension to Hardwicke as it is framed by existing development at Quedgeley Trading Estate West and existing houses located along Pound Lane to the south. The site is also framed by the A38 Bristol Road to the east and the Gloucester and Sharpness Canal to the west. The site is therefore contained by existing natural and physical barriers making it a logical extension to the existing settlement, rather than encroaching into the countryside.

Question 3.5b

The settlement limits of Hardwicke should be extended to include the land at Hardwicke as promoted by Redrow Homes Ltd, as shown on the site location plan at Enclosure 2.

Broad Location and Potential Sites

Question 3.6: The Gloucester Fringe – Hardwicke: HAR A (A1, A2, A3 A4) (p52)

Redrow Homes are pleased that Stroud District Council recognise the development potential of the land they are promoting at Hardwicke (referenced: HAR A (A1, A2, A3 A4) and fully support the future allocation of the whole site for residential development within the Stroud Local Plan Review Process.

As already set out in the representations submitted in relation to this Issues and Options Consultation and Candidate site submission for the site, Redrow Homes has a full specialist team appointed in the respect of the site. This team, the majority of which has been in place for over 3 years, is actively working up the proposals for the land with a full package of technical works and surveys. These include:

- Phase 1 Ecology Report
- Protected Species Surveys and Reports including in respect of Great Crested Newts and Bats
- Drainage Strategy
- Services and Utilities
- Landscape and Visual Assessment
- Arboriculture Assessment
- Heritage Assessment
- Archaeological Assessments
- Highways and Transportation

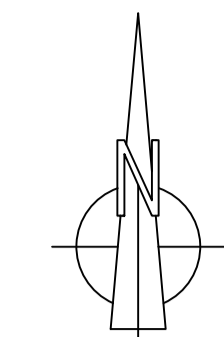
In support of the promotion of the site, a constraints and opportunities plan for the site (ref: COP_01 Rev C) has been submitted to demonstrate the consultant teams clear understanding of the site. The constraints plan also accommodates Severn Trent Water's sewerage upgrade proposals which seeks to utilise the land at Hardwicke. The illustrative masterplan (ref: IBP-02 Rev A) then demonstrates the arrangements of land uses and demonstrates how the site could be developed in a sustainable manner and as a positive response to the site constraints and opportunities.

The main principles that have informed the development relate to the retention of existing landscape features, flood zones, the establishment of green links, movement desire lines and built heritage assets. In particular, development has been directed away from the flood zones and the existing hedgerows and trees are retained where possible. In turn, this has formed the basis of the structure of the scheme and open space provision. A green corridor has also been formed by the location of the high-powered gas main as well as the stream corridor and the location of great crested newts and bat corridors. Transportation routes have also been designed to try and relive pressure on the existing lanes within the site and aid permeability.

The illustrative masterplan also illustrates how the site could be sustainably developed to promote an inclusive community, whilst respecting the existing residents of Hardwicke. The development would also support a critical mass capable of providing significant community and infrastructure benefits including for example a primary school, local centre, public open space and transport links. Such facilities would benefit both existing and future residents of Hardwicke.

Enclosure 1: Candidate Site Representations

Enclosure 2: Proposed Settlement Boundary for Hardwicke

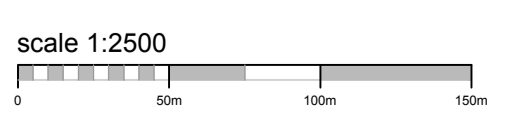
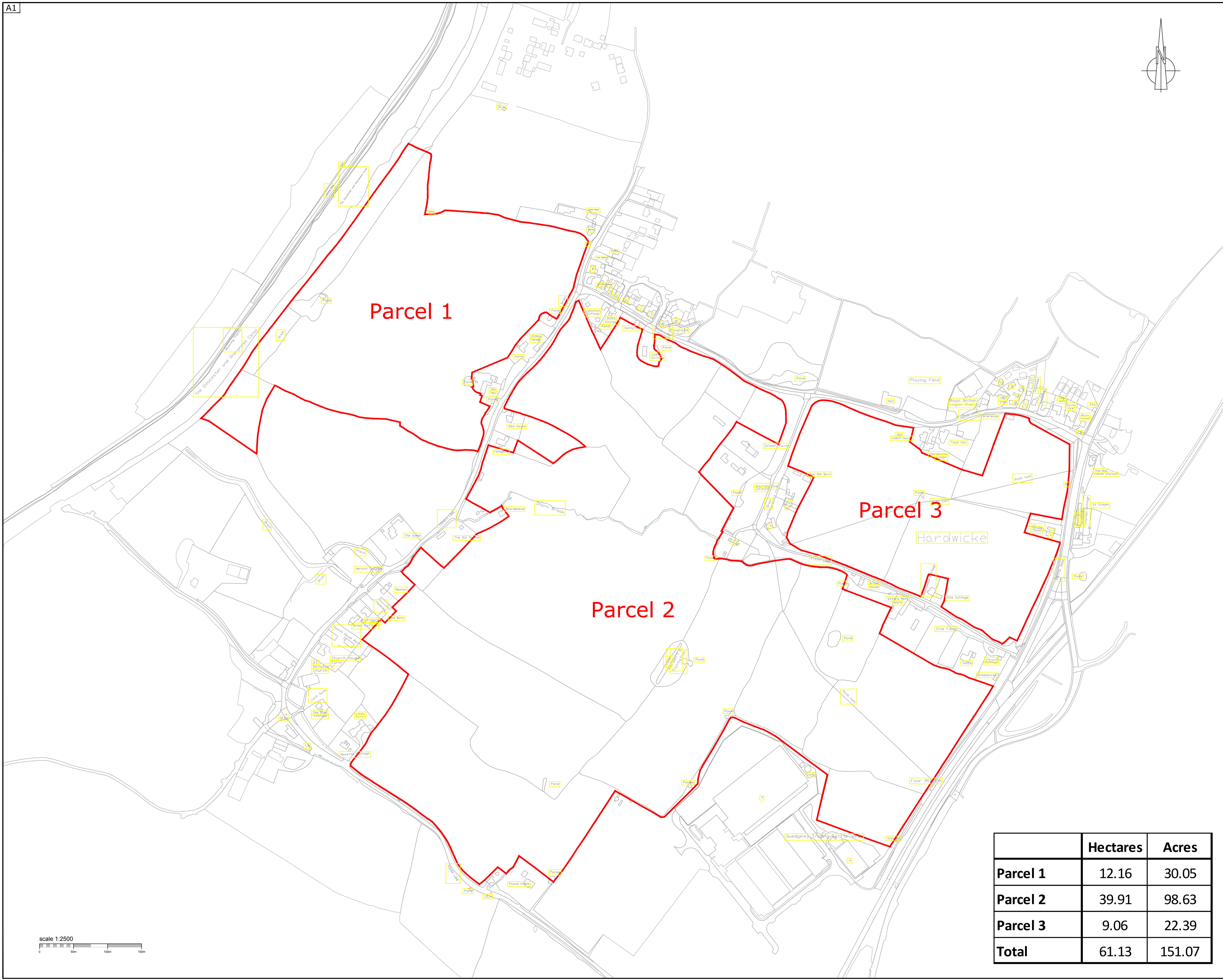


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 dimensions and levels of the site and building before commencing
 any shop drawings or building work. Any discrepancies should be
 recorded to the Architect.
 Where applicable this drawing is to be read in conjunction with the
 Consultants' drawings.

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
A	Including football field	05/12/2017	MD	-

Site Location Boundary



PRELIMINARY



Portishead Office
 Unit 5, Middle Bridge Business Park, Bristol Road, Portishead, BS20 6PN
 t: 01275 407000 f: 01794 367276 www.thrivearchitects.co.uk

PROJECT
Hardwicke Court
 Gloucestershire
 For Redrow Homes SW

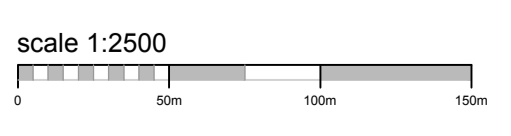
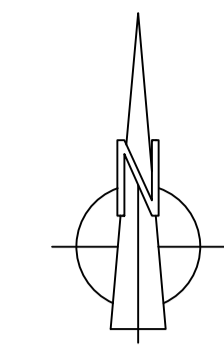
DRAWING
 Site Location Plan

	Hectares	Acres
Parcel 1	12.16	30.05
Parcel 2	39.91	98.63
Parcel 3	9.06	22.39
Total	61.13	151.07

SCALE	DATE	AUTHOR	CHK'D
1:2500@ A1	30/11/17	MD	-

JOB NO.	DRAWING NO.	REV
REDR160633	SLP-01	-

CLIENT REF.



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 Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

REV	DESCRIPTION	DATE	AUTHOR	CHK'D

- Hardwicke - Current Settlement Boundary
- Hardwicke - Proposed Settlement Boundary Alteration

PRELIMINARY



Portishead Office
 Unit 5, Middle Bridge Business Park, Bristol Road, Portishead, BS20 6PN
 t: 01275 407000 f: 01794 367276 www.thrivearchitects.co.uk

PROJECT
Hardwicke Court
 Gloucestershire
 For Redrow Homes SW

DRAWING
Hardwicke
 Proposed Settlement
 Boundary Alteration

SCALE	DATE	AUTHOR	CHK'D
1:2500@ A1	30/11/17	MD	-

JOB NO.	DRAWING NO.	REV
REDR160633	PSBA-01	-

CLIENT REF.

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): Redrow Homes Ltd

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 type="checkbox"/>	Planning consultant	<input checked="" 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)	3821	Total site area (hectares)	59
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)	

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

 Past uses:
Agricultural

 Planning history (Please include reference numbers, planning application/ SHLAA site, if known):
SHLAA Site Ref: 133 and 137
Current Planning Application with Stroud District Council still under consideration in respect of Land West of Bristol Road ref: S.16/2793/OUT which forms part of the wider site.

Access to the site (vehicle and pedestrian):

Site is served by existing access points with opportunities to create new ones (see attached).

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?			<i>Please tick to indicate</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes:	Number of houses	1200	
	Number of flats		
	TOTAL number of units	1200	
<i>Where possible, please tick to indicate which of the following apply:</i>			Number of units
Market housing		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Affordable housing	Affordable rent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:			
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)			<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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?			<i>Please tick to indicate</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes:	TOTAL floorspace:		m²
<i>Where possible, please tick to indicate which of the following apply:</i>			Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>		m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>		m ²
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>		m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>		m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>		m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>		m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>		m ²

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"/>	Refer to supporting information.
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to supporting information.
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to supporting information.
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to supporting information.
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to supporting information.
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to supporting information.
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to supporting information.
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to supporting information.
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to supporting information.
Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to supporting information.
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Refer to supporting information.

4b: Do you believe constraints on the site can be overcome?
Please tick to indicate
If Yes, please provide details below of how they will be overcome, and the likely time frame:

 Yes No

Refer to supporting information.

(Please continue on additional sheets and attach as required)
5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19		2024/25	100	2030/31	50
2019/20	25	2025/26	100	2031/32	
2020/21	100	2026/27	150	2032/33	
2021/22	100	2027/28	150	2033/34	
2022/23	125	2028/29	150	2034/35	
2023/24	100	2029/30	100	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 checked="" type="checkbox"/>	Refer to supporting information.
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input 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

**Stroud Local Plan Review: Candidate Site Submissions on behalf of
Redrow Homes Ltd**

**Land at Hardwicke Court Estate
Site Specific Considerations and Further Information**

1. Redrow Homes Ltd, with the support of the Hardwicke Court Estate, are promoting the land at Hardwicke Court Estate for residential development. The area equates to approximately 61ha 151acres and has an estimated minimum capacity of 1200 dwellings together with a primary school, local centre and associated ancillary uses including open space, infrastructure and drainage attenuation.
2. Outline planning permission for the development of 175 dwellings on the north-eastern corner of the site, known as 'Land to the West of Bristol Road' was submitted in January 2017. The application (ref: S.16/2793/OUT) is under consideration with Stroud District Council's Planning Department.
3. The wider development area and application site area are located adjacent to the suburb of Quedgeley at the southern edge of the Gloucester conurbation; adjacent to the 'A38' Bristol Road. The candidate site divides into three separate areas, the majority of which is currently agricultural. Access to the site is currently achieved via Green Lane, Sticky Lane, Pound Lane and Church Lane.
4. The site's western boundary is formed by the Gloucester and Sharpness Canal, which provides both a physical and visual barrier to the west. The eastern boundary is formed by the B4008, A38 and the large buildings of the Quedgeley Trading Estate West. To the south lies the open countryside.
5. Redrow has a full specialist team appointed in the respect of the site. This team, the majority of which has been in place for over 3 years, is actively working up the proposals for the land with a full package of technical works and surveys. These include:
 - Phase 1 Ecology Report
 - Protected Species Surveys and Reports including in respect of Great Crested Newts and Bats
 - Drainage Strategy
 - Services and Utilities
 - Landscape and Visual Assessment
 - Arboriculture Assessment
 - Heritage Assessment
 - Archaeological Assessments
 - Highways and Transportation
6. The submitted constraints and opportunities plan for the site (ref: COP_01 Rev C) has been submitted to demonstrate the consultant teams clear understanding of the site. The constraints plan also accommodates Severn Trent Water's sewerage upgrade proposals which seeks to utilise the land at Hardwicke. The illustrative masterplan (ref: IBP-02 Rev A) then demonstrates the arrangements of land uses and demonstrates how the site could be

developed in a sustainable manner and as a positive response to the site constraints and opportunities.

7. The illustrative masterplan has been submitted to the Local Plan Review Issues and Options consultation for information only. This masterplan is a working draft and as such is open for discussion and comment.
8. Redrow hold an interest in the site and confirm that it is immediately available should a site allocation/planning permission be forthcoming. From a start of 25 homes being completed in the first year the whole site could be completed in 12 years.

Landscape and Visual

9. The site is not within the statutory Green Belt, designated Special Landscape Area or Area of Outstanding Natural Beauty.
10. A Landscape and Visual Appraisal has been undertaken by the Richards Partnership and it has been established that from a landscape perspective, it will be possible to introduce development onto the site without any adverse character effects taking place within the wider area. This is predominantly due to existing vegetation and the fact that the development character will mimic that of the surrounding area.
11. With regard to the visual appraisal, due to the topography of the site, existing built form and vegetation, views of the site are contained to the site itself and the immediate vicinity. The development as a whole, from a distanced perspective, will integrate into the wider panorama and constitute a small extension to the current urban form.
12. Consequently, the principles contained within the illustrative masterplan are considered to be appropriate in terms of its setting and the landscape character of the site. The mitigation measures and features on site would benefit the landscape in terms of visual impact. The masterplan has green corridors and large area of green at the interface with the land to the South and West.

Design and Amenity

13. As explained above, an illustrative masterplan has been prepared to illustrate how the residential development may come forward on the Hardwicke Court Estate. However, this work should in no way be considered to be the final approach.
14. Notwithstanding its early stage, the illustrative Masterplan is nevertheless informed by the detailed level of information that we have (as set out above) in relation to a number of factors regarding the constraints, opportunities and characteristics of the site.
15. The illustrative masterplan demonstrates how the site could provide for approximately 1200 dwellings at an average density of between 35 to 40 dwellings per hectare. This density range is considered appropriate and in keeping with the rural feel of neighbouring developments. The illustrative masterplan also incorporates the proposed development of Phase 1: 'Land West of Bristol Road' (planning ref: S.16/2793/OUT) which remains under consideration with Stroud District Council's Planning Department.
16. The main principles that have informed the development relate to the retention of existing landscape features, flood zones, the establishment of green links, movement desire lines and built heritage assets. In particular, development has been directed away from the flood zones

and the existing hedgerows and trees are retained where possible. In turn, this has formed the basis of the structure of the scheme and open space provision. A green corridor has also been formed by the location of the high-powered gas main as well as the stream corridor and the location of great crested newts and bat corridors. Transportation routes have also been designed to try and relieve pressure on the existing lanes within the site and aid permeability.

17. The illustrative masterplan also illustrates how the site could be sustainably developed to promote an inclusive community which would support a critical mass capable of providing significant community and infrastructure benefits including for example a primary school, local centre, public open space, sports pitches and transport links. Such facilities would benefit both existing and future residents of Hardwicke.

Highways

18. Detailed discussions with both Gloucestershire County Council (as the Highways Authority) and the Highways Agency are on-going in respect of the strategic network capacity and highway access in relation to the submitted development proposals (planning ref: S.16/2793/OUT) as well as the development of the wider site.
19. Specifically, a Transport Assessment for the site has been undertaken by PFA in respect of Phase 1 whereby an assessment of vehicular trips has been undertaken by all modes of transport and it examines the predicted trip generation anticipated as a result of the development proposed. The effect of the proposal on the surrounding transport infrastructure has also been scrutinised, together with the provision of schemes which seek to enhance sustainability and enrich transport infrastructure to the betterment of all those that travel within the area.
20. It is proposed that the primary access to the site will be taken from the Bristol Road/A38. The principal of an access at this location was considered in conjunction with GCC. It is anticipated that other access' points can be provided, as required, as shown on the illustrative masterplan. The strategy seeks to alleviate pressure of additional vehicular trips along the existing lanes, create 'connected streets', minimise roads located within the flood zones and to minimise non-frontage sections of road. The road network within the site will be managed to restrict the use of lanes for heavy traffic, enhance connectivity and reduce the scope for rat runs.
21. The site access as per the application has also been designed to accommodate the changes to Bristol Road proposed by the developer of Hunts Grove, which also includes the conversion of an existing overbridge to two-way traffic and a new signal controlled junction. It is also noteworthy that the development of the land at Hardwicke is neither dependent on or prejudicial to development at Hunts Grove.
22. The illustrative masterplan seeks to ensure that there will be a clear network of footpaths and cycle paths to provide access throughout the site and into the wider surroundings. Existing Public rights of way may need to be diverted but desire lines will be accommodated as part of the proposals.

Built Heritage

23. The work undertaken to date by RPS CgMs confirms that the site contains no designated or non-designated built heritage assets. The site is however abutted to the west by a Grade II

listed former farmhouse which is situated on Hardwicke Green. To the north of the site there is also a Grade II listed milestone and the road that abuts the eastern end of the site is recorded on the Gloucestershire Historic Environment Record. To the west of Hardwicke Green there is an 18th century farmhouse that is also noted on the Historic Environment Record. The location of listed buildings is shown on the Constraints and Opportunities Plan.

24. The (Land West of the A38, February 2014) report has found that the designated and non-designated heritage assets will be unaffected by the development. Listed buildings that lie further afield would also be unaffected due to distance from the proposed site and screening.

Archaeology

25. A desk-based archaeological assessment has been undertaken by RPS CgMs and it was found that there are no designated or non-designated archaeological assets recorded on the site. Additionally, geophysical investigations and trial trenching has also taken place within the north-eastern area of the site and the land the subject of the outline planning application for Phase 1. On the basis of the findings of the investigative surveys, the LPA advisor confirmed that no further fieldwork was required in this specific area.
26. While it is not possible to extrapolate this potential across the whole of the wider site, the results in the Phase 1 area indicate that there may be a limited archaeological potential across the rest of the wider site. It is therefore concluded that there is no indication of any absolute constraint to development arising from the presence of archaeological remains within the wider site.

Ecology

27. A Phase 1 Habitat Survey (February, 2014) has been undertaken by RPS of the candidate site along with some associated species-specific reports.
28. The reports confirm that the site is an area of arable field of low ecological value. Ecological features of interest in the context of the site, such as boundary hedgerows, grassy field margins and Shorn Brook, are almost entirely be retained within the illustrative masterplan. The very small number of mature and semi-mature trees will also be retained.
29. The existing vegetation is not species-rich, but the retention of tree/hedgerow corridors is necessary in order to allow for bats to travel freely and unhindered by the development.
30. The reports confirm that there are limited opportunities on the site for badgers, hedgehogs and other small mammals to be accommodated.
31. Taking into account the overall low ecological value of the site and with the incorporation of appropriate species protection measures and the proposed habitat creation and enhancement, it is considered that the principles included within the illustrative masterplan will result in no significant, adverse effects on existing, ecological features of the site.

Flood Risk and Drainage

32. A Desk Top Assessment of the flood risk in the area based on Environment Agency and Strategic Flood Risk Assessment data has been undertaken by Phoenix Design Partnership Ltd and has identified that the majority of the site located within Flood Zone 1. Whilst areas of the site are also located within Flood Zones 2, 3a and 3b, these are mainly associated with Shorn Brook which runs through the middle of the site from Church Lane and an un-named water course at Pound Lane. The submitted constraints and opportunities plan illustrates the extent of the flood zones.

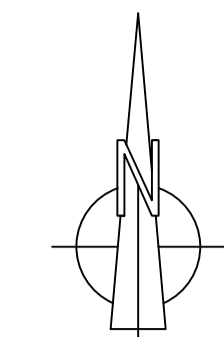
33. The flood risk from all sources to the site and the surrounding area has been investigated and it has been demonstrated that areas within and adjacent to the site that are within flood zone 2, 3a and 3b are not at risk of flooding. Specially, the illustrative masterplan directs built development away from these areas. The plan also assumes that attenuation basins will be located at the lowest points of the site. The exact size and location of the basins will be subject to detailed analysis at a later date however, it is considered that surface water flooding risk as a result of the proposed development can be adequately mitigated on site within attenuation ponds.
34. The drainage review undertaken to date demonstrates that the development accords with National and Regional Policy requirements and satisfies Environment Agency criteria. The site can therefore be safely developed without flood risk and without increasing flood risk elsewhere.

Contamination/Pollution/Land Stability

35. The site is greenfield and only been used for agricultural purposes. The site is therefore considered to be of little or no risk of contamination to future land uses. There are no known land stability issues.

Conclusion

The whole candidate site is in the control of Redrow Homes Ltd. The site is readily available to make an early contribution to the housing need in the area. Significant investment has been made to progress to the stage where constraints are understood, mitigation where necessary can be installed and the scale of potential development is known.

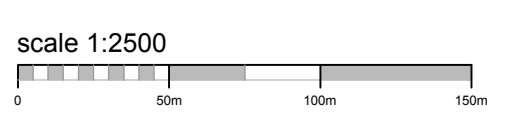
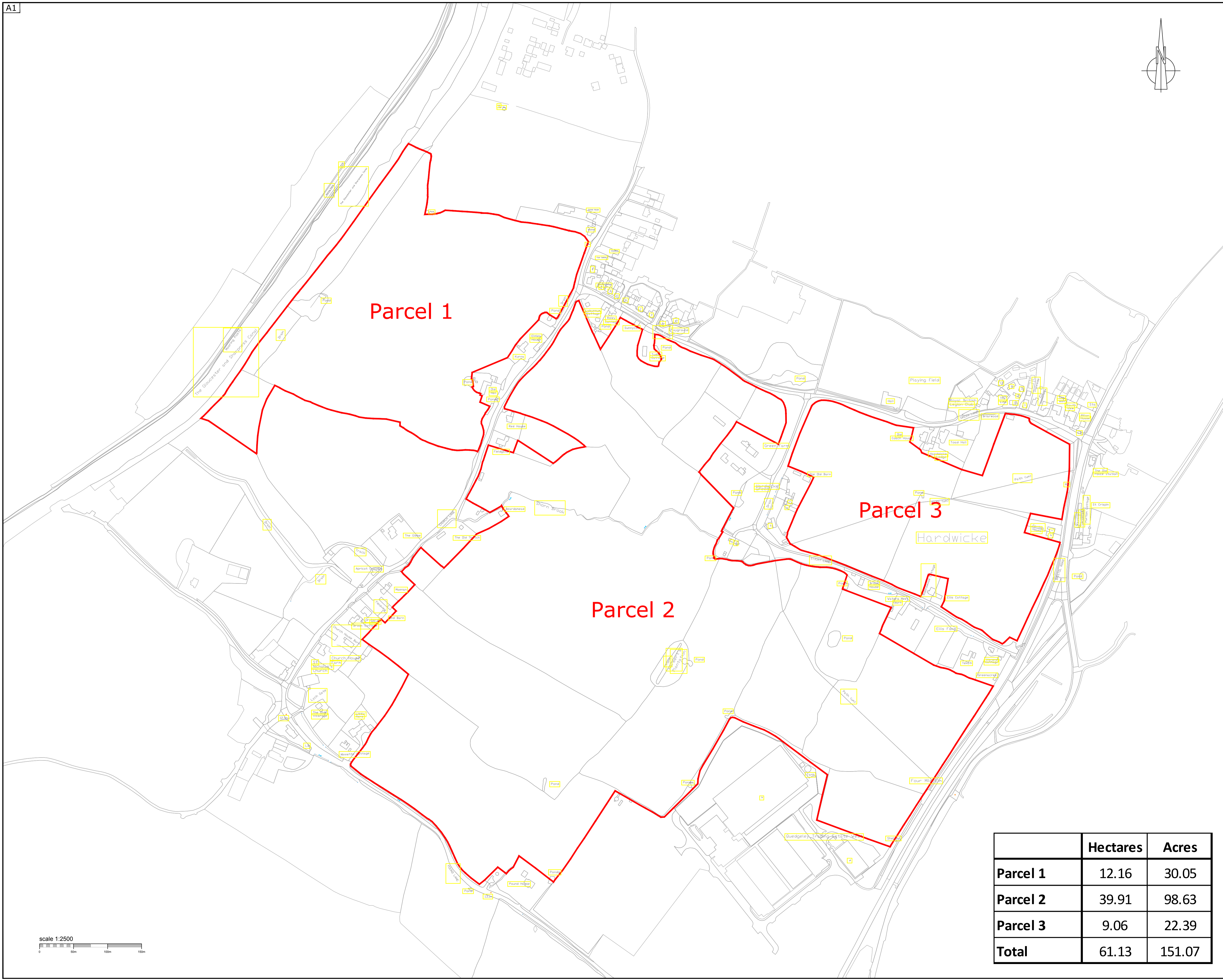


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 Where applicable this drawing is to be read in conjunction with the
 Consultants' drawings.

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
A	Including football field	05/12/2017	MD	-

Site Location Boundary



PRELIMINARY



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PROJECT
Hardwicke Court
 Gloucestershire
 For Redrow Homes SW

DRAWING
 Site Location Plan

	Hectares	Acres
Parcel 1	12.16	30.05
Parcel 2	39.91	98.63
Parcel 3	9.06	22.39
Total	61.13	151.07

SCALE	DATE	AUTHOR	CHK'D
1:2500@ A1	30/11/17	MD	-

JOB NO.	DRAWING NO.	REV
REDR160633	SLP-01	-

CLIENT REF.

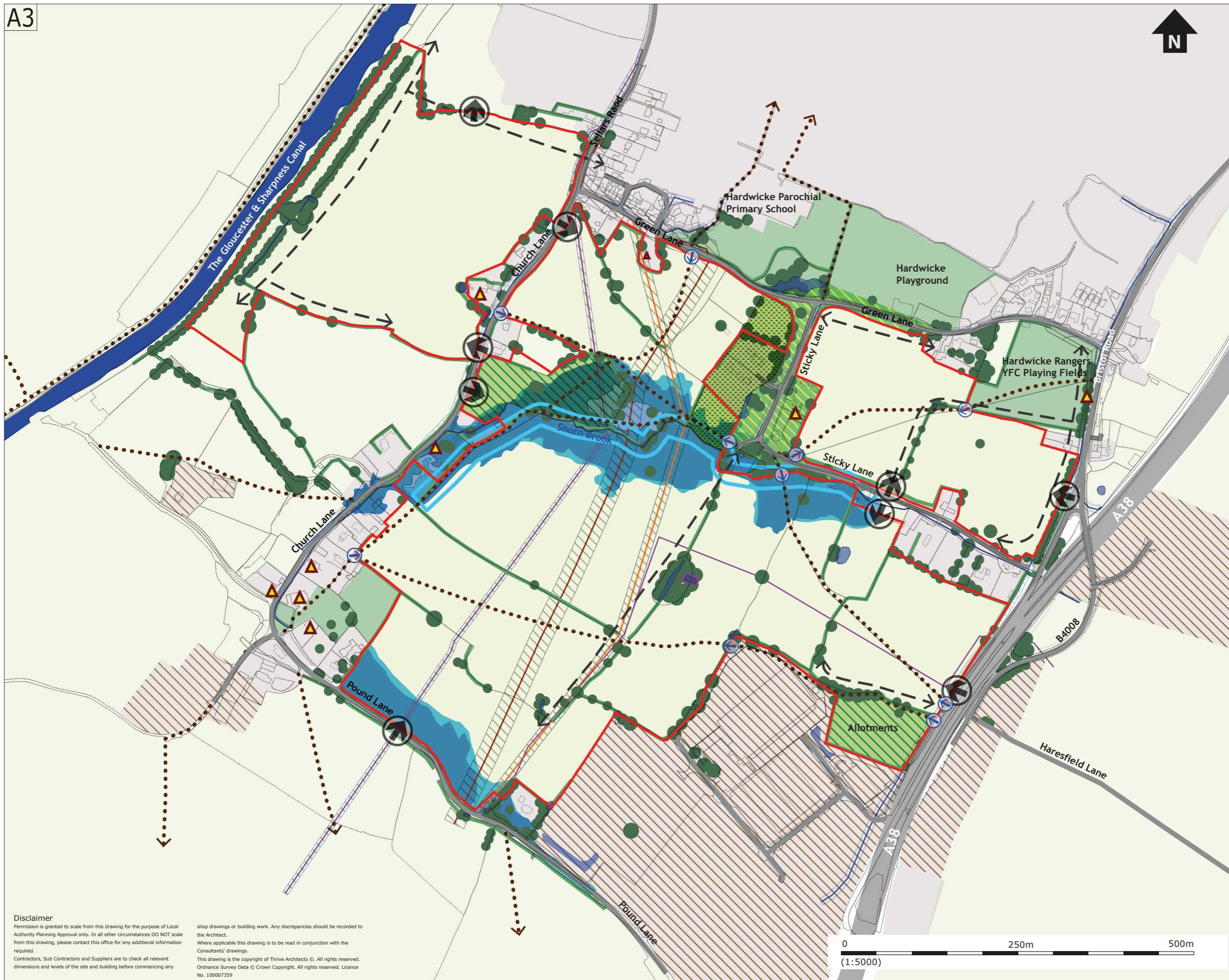


REV	DESCRIPTION	DATE	AUTHOR	CHK'D
A	Indicating bat activity	07/11/17	MD	TW
B	Indicating TPO area	10/11/17	MD	TW
C	Additional flood area and access points showing	15/11/17	MD	TW

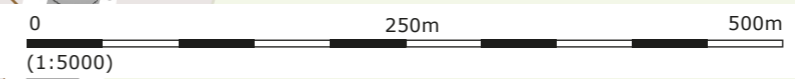
KEY

- Site Boundary
- Settlement
- Non residential use
- Recreational use
- Local green space
- Village Green
- Open fields (within/outside site boundary)
- GPSS Oil Pipeline
- Existing gas pipeline (HP)
- Water main
- Pressurised sewer
- Proposed sewer location
- Listed building
- Trees and hedges within and adjacent to site
- Recorded bat flight lines
- Shorn Brook
- Potential to create recreational and ecological corridor along the brook
- Ponds
- Great Crested Newts Pond
- Flood Zone 2
- Flood Zone 3
- Public Rights of Way
- Potential access - all modes
- Access - pedestrian /cyclists
- Tree group with TPO (Tree Protection Order)

Note:
The shown utilities are considered fixed constraints for the site. Other utilities not shown are indicated in drawing ST-201_P2 prepared by WSP, dated Feb 2015. These other utilities are considered to be flexible constraints which can be retained, diverted or undergrounded.



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PROJECT
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Gloucestershire
For: Redrow Homes SW

DRAWING
Constraints and Opportunities Plan










SCALE	DATE	AUTHOR	CHK'D
1:5000 @ A3	10/11/17	MD	TW
JOB NO.	DRAWING NO.	REV	
REDR160633	COP_01	C	



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REV	DESCRIPTION	DATE	AUTHOR	CHK'D
A	Revised attenuation and movement layout	14/11/17	MD	TW

KEY

-  Site Boundary
-  Primary routes
-  PRow - existing
-  PRow - diverted
-  Existing trees and hedges
-  Proposed trees and hedges
-  Indicative development blocks
-  Indicative attenuation ponds
-  Flood zone

PRELIMINARY



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PROJECT
Hardwicke Court
 Gloucester
 For: Redrow Homes South West

DRAWING
Illustrative Masterplan
 (for discussion only)

SCALE	DATE	AUTHOR	CHK'D
1:2000@ A1	10/11/17	MD	TW
JOB NO.	DRAWING NO.	REV	
REDR160633	IBP-02	A	