

[REDACTED]

From: [REDACTED]
Sent: 04 December 2017 16:12
To: _WEB_Local Plan
Subject: Stroud Local Plan Review Issues and Options - Comments
Attachments: Local Plan Review Reps Form - Combined Responses to Questions.pdf

Dear Sir or Madam

Please find the attached completed form and responses to a number of questions for the consultation.

I would be grateful if you could confirm receipt.

Regards

[REDACTED] MRTPI

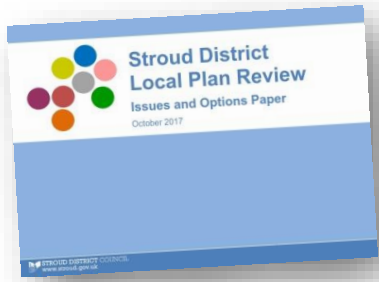
Planning Director
Archstone Projects Limited

[REDACTED]

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16 Imperial Square, Cheltenham, GL50 1QZ

Registered Company in England and Wales No. 08932462



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

Archstone Projects Ltd

Your address (optional)

16 Imperial Square Cheltenham Glos GL50 1QZ
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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): N/a	name: n/a
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Your client's company or organisation (if applicable)

n/a

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

**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: 1.0a

Please use this box to set out your comments:

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

Important key issues for the District are the acute lack of affordable housing in the rural areas and linked to this the failing local centres, which are together eroding the sustainability of the rural service centres and their wider rural areas.

Key issue no. 5 should be expanded to state:

“Improving the vitality and viability of our town centres and rural service centres within a changing environment of regional and on-line shopping.”

While acknowledging the particular problem of the acute lack of affordable housing in the rural areas, the current Local Plan does not include sufficient measures to address it. The current concentrated spatial strategy will not boost housing supply across the District and does not plan for adequate housing sites in the rural areas to deliver a proportion of much needed affordable housing.

Key issue no. 11 should also be amended accordingly:

“Tackling the acute lack of affordable housing in the District, including in the rural areas.”

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Question number: 1.0b

Please use this box to set out your comments:

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

The current Local Plan has done little to change the status-quo in the rural areas of the District: older populations; lack of affordable housing; and struggling local centres. The Local Plan Review has the opportunity to correct this by including measures to revitalise the rural service centres for future generations. The historic reliance on piecemeal windfall sites has not boosted housing supply or delivered significant levels of affordable housing. The Local Plan needs to allocate substantial housing/sites which will provide new market family housing and a proportion of affordable housing. Larger sites can also deliver/contribute towards community infrastructure projects to enhance the sustainability of the settlement.

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Question number: 3.1

Please use this box to set out your comments:

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

Because the current Local Plan was only recently adopted, the large strategic sites still have a long timeframe for delivery. Expanding on the concentrated spatial approach would therefore have very little impact on housing supply in the short to medium term.

The concentrated approach has done little to change the status-quo in the rural areas of the District: older populations; lack of affordable housing; and struggling local centres. The Local Plan Review can correct this by including measures to revitalise the rural service centres for future generations. The historic reliance on piecemeal windfall sites has not adequately boosted housing supply or delivered significant levels of affordable housing. As a starting point, the spatial strategy of the new Local Plan therefore needs to include the distribution of a substantial number of new homes to the more sustainable settlements in the rural areas to boost supply and make a significant difference to the availability of family and affordable housing and the vitality of the area. For example, South Oxfordshire District Council is applying a target of 15% growth to the number of dwellings in the larger villages. Depending on the overall housing requirements, this could form part of Option 2, 3 or 4.

The Local Plan should not rely on Neighbourhood Plans in this regard where existing communities may not be sufficiently motivated to plan for the future. The Local Plan should allocate specific sites or at least provide the minimum number of new homes that each settlement needs to accommodate.

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Question number: 3.4

Please use this box to set out your comments:

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

Minchinhampton is probably correctly identified as a tier 2 settlement. It has historically functioned as a sustainable small town and vital service centre for the surrounding rural area. It is important to encourage new development at the town to secure its role and prevent a decline in facilities to the detriment of the town and wider area.

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Question number: 3.5a

Please use this box to set out your comments:

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

Either Option 1 or 2 could work in conjunction with allocations. Option 2 would be preferable as it provides greater flexibility for the assessment of additional suitable sites during the life of the plan.

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Question number: 3.6

Please use this box to set out your comments:

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

Broad Locations for Growth: Minchinhampton

Archstone is promoting broad location B (site MIN005) (east of Tobacconist Road) for housing and community uses.

A summary of the detailed assessments that were produced for the withdrawn full planning application was provided with the submission for the SALA. The reports, including LVIA, showed how the site could accommodate up to 150 homes with land for community facilities (a doctors' surgery was proposed at that time) and public open space and landscaping.

Previous discussions with officers at the AONB Board established that in landscape terms the site was the most suitable location to direct significant growth at Minchinhampton.

The site was also identified as the preferred location in Minchinhampton to accommodate community facilities and new homes through a Planning for Real exercise which was organised by the Parish Council in 2010.

From the draft Minchinhampton Neighbourhood Plan, broad location A (site MIN004) appears to comprise species rich grasslands appropriate for nature conservation. In addition to landscape, this could be a constraint on the ability to develop some or all of the site (the relevant extract from the draft NP is attached).

Map 4 Designated Sites and other known areas of probable Nature Conservation Value around the town

