

[REDACTED]

From: [REDACTED]
Sent: 05 December 2017 18:46
To: _WEB_Local Plan
Subject: RE: Stroud Local Plan Review - Representations submitted on behalf of Crest Nicholson
Attachments: Crest Nicholson Representations Stroud LP Review 05-12-17 final full.docx.pdf

Dear Sir / Madam

Please find enclosed representations submitted on behalf of Crest Nicholson with regards to their land interest at Waterwells HAR C.

We look forward to confirmation of receipt in due course.

Kind regards

[REDACTED]
Director, Planning Development & Regeneration

GVA

[REDACTED] | www.gva.co.uk

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Our Ref: Ref
Your Ref: Ref

5 December 2017

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

Issued via email local.plan@stroud.gov.uk

Dear Sir / Madam

CREST NICHOLSON REPRESENTATIONS – STROUD LOCAL PLAN REVIEW
Answers to Q's 2.3c, 3.2a/b/c and 3.5b regarding the Gloucester Fringe and specifically East of Waterwells Park (site HAR C).

We hereby submit these representations on behalf of Crest Nicholson with regards to their land interest at Waterwells which is identified in the consultation document as site HAR C.

Please find enclosed a completed form and the text of our representations is set out below.

Question 2.3c - Do you know of any suitable land for development to meet the housing needs of your neighbourhood, or do you have suggestions about how or where these needs might be met?

The land East of Waterwells (**HAR C**) is currently subject of a planning application (S.17/1446/FUL) which also includes land in Gloucester City Council's boundary (and therefore submitted in duplicate). The entire proposals (submitted in full) will deliver 119 dwellings with the proportion falling in Stroud delivering policy compliant affordable housing requirements, including unit sizes specific to identified housing need following discussions with housing officers.

Question 3.2a We welcome views on whether the following broad locations should be considered for development, if needed, or whether you can identify better sites in Stroud District or in neighbouring areas that should be assessed:

- ***G1 South of Hardwicke (housing/community uses)***
- ***G2 Whaddon (for housing/ employment/ community uses)***
- ***G3 South west of Brockworth (for housing/ community uses)***
- ***G4 South of M5/J12 (for employment uses)***

We support the identification of development South of Hardwicke (G1) being considered suitable in principal for development. We note that the HAR C site which is shown as outlined in red is therefore considered that it 'may have future potential'. **These representations therefore seek to**

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demonstrate that the HAR C site should be taken forward as a preferred option for growth as it is considered suitable, available and deliverable.

The supporting information which accompanies the current planning application on the **HAR C** site (SALA reference HAR005) demonstrates that there are no technical reasons as to why the site cannot come forward now. At this stage the determination of the application is well advanced and work is well underway to ensure sign off on a range of technical issues including ground conditions, ecology, archaeology, landscape, flood risk, drainage and highways. We are confident that these matters will be addressed by early 2018 and the intention of Crest Nicholson is to build out the site immediately after a planning permission is secured.

The proposals for the Stroud element of the site (approximately a third) link seamlessly into the larger element within Gloucester City's boundary and the design approach to the site reflects the appropriate balance between the traditional approach on the Hunts Grove site to the south (which is also being built by Crest Nicholson), and the adjoining business developments to the west.

The Stroud element of the site forms a very logical infill opportunity between the existing Hunts Grove development and the proposed residential development allocation in emerging Gloucester Local Plan. Therefore without formal allocation of HAR C it will become an island site of white land with much larger scale development on all sides. It appears that the site was simply omitted from previous Local Plan allocations as potential drafting error rather than any significant material planning reason. The site is located in a sustainable location given proximity to employment, retail and community uses, and access to public transport services, pedestrian and cycle links. This is also acknowledged by the fact that further strategic developments are proposed and being built immediately surrounding the site. Therefore in summary we support the inclusion of site HAR C and suggest that it is a very logical and sound proposed allocation which can be delivered.

Question 3.2b Could any further development help to establish a firm southern landscaped boundary to the city, in effect a "rounding off" of the urban area, or would it simply exacerbate further sporadic growth?

The inclusion of site HAR C provides a very logical "rounding off" on the basis that it provides an infill opportunity between existing developments and proposed allocations (in Stroud and Gloucester).

Question 3.2c Are there any specific community needs arising from Hardwicke, Haresfield, Brookthorpe, Whaddon or Upton St. Leonards that could be met in these areas; and what safeguards could be put in place to protect the local character and setting of existing villages?

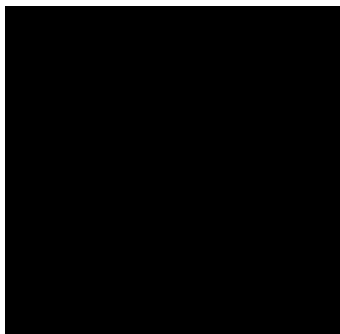
Crest Nicholson is sensitive to the community needs and aspirations given their involvement with the Hunts Grove development. Pre-application discussions have taken place with Quedgeley and Hardwicke Parish Councils to understand their aspirations for the application on HAR C. The current application proposals on HAR C includes on-site open space and a locally equipped play area and further discussions will take place with regards to the Section 106 obligations for any off site contributions.

Question 3.5b Are there any changes to existing settlement development limits that you would like to suggest?

For the reasons explained above (i.e logical rounding off) we would suggest that the settlement boundary is amended to include site HAR C.

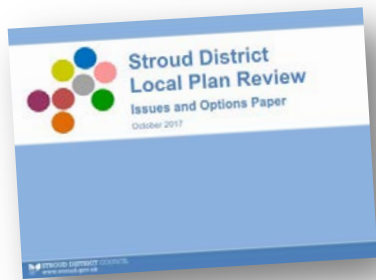
We hope that these representations are self-explanatory but please do not hesitate to contact me for any further clarification.

Yours sincerely



For and on behalf of GVA Grimley Limited

Enc. Completed Representation Form



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"/>
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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"/>
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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

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: Q2.3c , 3.2a/b/c and 3.5b

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 covering letter