

**Representations to the Stroud Local Plan Review, Emerging Strategy Consultation (November 2018) on behalf of Gloucestershire County Council Asset Management and Property Services (GCC AMPS) as land owner.**

**Land at Church Lane, Hardwicke Reference: SALA HAR002 (Emerging Potential Allocation G1).**

**Introduction**

SF Planning Limited has been instructed by GCC AMPS as land owner to make representations to Stroud District Council as part of the Local Plan Emerging Strategy Consultation which will inform the Stroud Borough Plan Review 2011-2031. The GCC AMPS land is identified by the plan in Appendix A (the site).

This representation confirms that all of the land associated illustrated at Appendix A submitted by GCC AMPS to the Strategic Assessment of Land Availability (SALA) known as site ref. HAR002 is suitable, available, and achievable; and as such is deliverable in the timescale envisaged by the Local Plan Review.

The site is an acceptable location for future residential development and all parts of the original submission site (ref. HAR002) should be considered deliverable within the Local Plan Review.

**The Site**

The site is located in Hardwicke and is noted in the Local Plan Review as being a tier 3, medium-sized to large settlement that is generally well-connected and accessible and which benefits from proximity to higher order settlements and good transport routes. The site is a flat arable farmland bordered to west by mature trees along the Gloucester Sharpness Canal. Church Lane frontage is hedged and occasionally interrupted by residential property such as The Glebe and Apricot Cottage. The southern boundary has hedges interspersed by mature trees enclosing a ditch. The northern boundary has hedges interspersed by mature trees.

As quoted in the Local Plan Review "*currently, the Government requires the Local Plan Review to provide for at least 638 new homes per year*", through the Standard methodology. This is a 40% increase from the figure in the current Local Plan of 456 homes per year. Although 497 homes were built in the District last year, in order to meet the higher target over the 20 year plan period it will require the Local Plan to identify land for at least 12,800 new homes. All of site ref. HAR002 is deliverable to meet the Emerging Local Plan Review targets and National Requirements

### **Draft Allocation**

The Local Plan Review also notes, the site may have potential to contribute towards meeting Gloucester's unmet housing needs, subject to being considered against all reasonable alternatives on the edge of Gloucester.

**Site HAR002 (as part of Potential Allocation G1) is entirely owned by GCC AMPS and is available now, it is suitable, and achievable; it is therefore deliverable for the future development required within the Stroud District, the Local Plan Review and National Standard Housing Methodology 2018.**

