

**Representations to the Stroud Pre-Submission Draft Local Plan Regulation 19 Consultation (May 2021)**

**Gloucestershire County Council Asset Management and Property Services (GCC AMPS) as landowner.**

**Land south of primary school, Saniger Lane/Bays Hill, Newtown Reference: SALA NEW003a and SALA NEW003b (Strategic Site Allocation PS36).**

**Introduction**

SF Planning Limited has been instructed by GCC AMPS as landowner to make representations to Stroud District Council as part of the Local Plan Review Draft Plan Consultation which will inform the Stroud Local Plan Review 2011-2031. The GCC AMPS land is identified by the plan at Appendix A. Both submitted sites are included within the Strategic Site Allocation PS36.

This representation confirms that all the land identified at Appendix A submitted by GCC AMPS to the Strategic Assessment of Land Availability (SALA) known as site ref. NEW003a and NEW003b (PS36) are suitable, available, and achievable; and as such are deliverable in the timescale envisaged by the Local Plan Review.

The sites are an acceptable location for future residential development and all parts of the original submission sites (ref. NEW003a and NEW003B) should be considered deliverable within the Local Plan Review. They can either be delivered independently or as part of a wider allocation (Policy PS36).

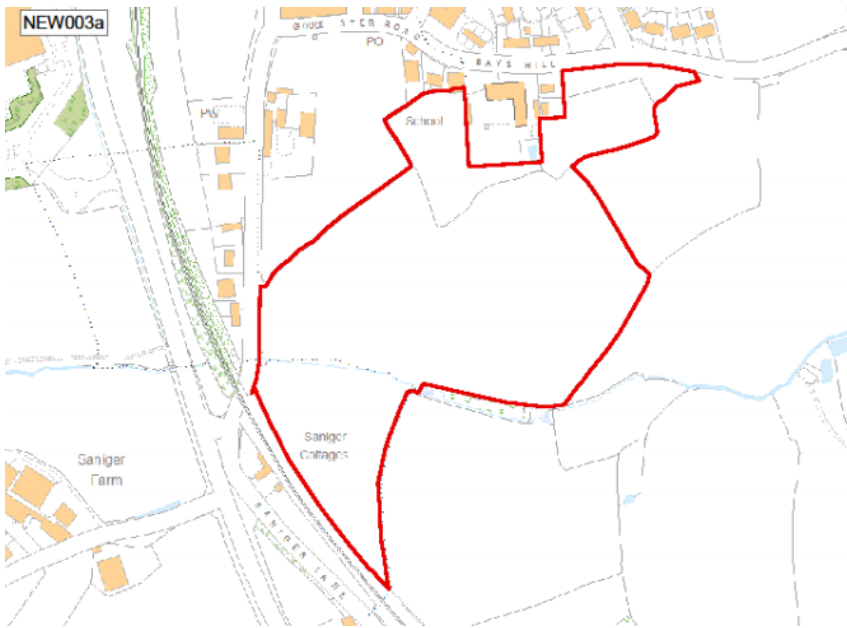
**The Sites**

Site NEW003a is in Newtown and Sharpness and is noted in the Local Plan 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 irregularly shaped pasture fields with hedgerow boundaries, located to the south of the primary school at Newtown and east of Saniger Lane. Land rises from the west and a watercourse crosses site and public footpaths cross the site.

Site NEW003b is made up of two triangular parcels of arable land either side of the B4066 located south of Newtown. The northern parcel is bounded by the railway line to the north and Saniger Lane/B4066 to the south. The southern parcel is bounded by the B4066 to the north, Saniger Lane to the west and farmland to the south. Both parcels are bounded by hedgerows and trees.

This representation supports the allocation of Strategic Site Allocation PS36.

# Appendix A



Original Site Representation: The Site NEW003A



# Appendix B - Pre-Submission Draft Plan 2021



## The Berkeley cluster | Creating a new settlement ... Sharpness new settlement

Strategic Site Allocation PS36  
Sharpness new settlement

PS36 map ▾



The site map for a new settlement at Sharpness includes the following indicative information:

- Potential access point(s)
- Strategic landscaping, including green infrastructure (indicative)
- Open spaces / food production areas including allotments and community orchards
- New primary school
- New secondary school
- Existing primary school
- New local centre, including shops, employment and community uses
- Community uses
- Housing / Employment
- Nature reserve
- New rail station
- PS36 Site boundary (Phase 1)
- Stroud District boundary

