

Examination of Stroud District Local Plan Review

Further written statements on behalf of Alexandra Orchard

Matter 6b – Stroud Valley site allocations

14th February 2023

Introduction

1. These further written statements have been prepared by Zesta Planning Ltd on behalf of Alexandra Orchard (the representor). A duly made representation to the Regulation 19 consultation on the plan was made by the representor in July 2021 (representation ID 603). A copy of this representation is provided along with these statements.
2. The representor would like to provide further written statements on Matter 2 (Spatial Strategy and site selection methodology), Matter 6 (Site Allocations) and Matter 6b (Stroud Valley Site Allocations). A separate statement is provided for each of these matters.
3. This statement relates to Matter 6b – Stroud Valley site allocations.

Matter 6b - Stroud Valley site allocations

4. The representor would like to make further statements on questions 17(h) and 18(h) as set out below.
 - **Question 17(h) - Local Sites Allocation Policy PS01 Brimscombe Mill**
We understand this is a previously allocated site. Why has it not been successfully developed and do those same reasons exist now?
5. This allocation was included within with adopted Stroud District Local Plan (2015) and still does not benefit from planning permission nor has it been subject to a planning application since its initial allocation some 8 years ago. It is considered that this raises concerns over the deliverability of the site and whether its contribution towards meeting the district's housing need can be relied on.
6. The Housing Land Supply Assessment Update November 2020, acknowledges that the site would be unlikely to come forward until 2025 at the earliest. However given the long delays already we would suggest that this would be significantly optimistic.

7. It is considered that, whilst it is appropriate to retain this site as an allocation in order to promote its redevelopment, it cannot be relied on for meeting housing needs and further allocations should be made at Brimscombe and Thrupp in order to ensure that the housing growth can come forward in a sustainable location and support the vitality of the area's communities.
 - **Question 18(h) - Local Sites Allocation Policy PS02 Brimscombe Port**
Has an appropriate lead-in time and delivery rate been used when determining the delivery timeframe for the site in the housing trajectory and is this realistic?
8. This allocation was included within with adopted Stroud District Local Plan (2015) and still does not benefit from planning permission nor has it been subject to a planning application since its initial allocation some 8 years ago. It is considered that this raises concerns over the deliverability of the site and whether its contribution towards meeting the district's housing need can be relied on.
9. The Housing Land Supply Assessment Update November 2020, acknowledges that the site would be unlikely to come forward until 2025 at the earliest. However given the long delays already we would suggest that this would be significantly optimistic. This is particularly so as paragraph 3.1.7 of the Stroud Valley's section of the plan makes it clear that the site should not be developed until the adjoining Cotswold Canal has been reinstated from Brimscombe Port to Ocean Bridge.
10. It is considered that, whilst it is appropriate to retain this site as an allocation in order to promote its redevelopment, it cannot be relied on for meeting housing needs and further allocations should be made at Brimscombe and Thrupp in order to ensure that the housing growth can come forward in a sustainable location and support the vitality of the area's communities.

ENDS