

Our Ref: MC/

The Planning Strategy Team
Development Services
Stroud District Council
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

4th December 2017

Dear Sir/Madam

Stroud District Local Plan Review Issues and Options Paper - October 2017

This representation is made on behalf of XXX, who have also made a submission to the Council's Call for Sites Consultation.

XXX welcomes the Council's publication of its Issues and Options Paper. It is agreed that it is sound practice for the Council to commence an early review of its Local Plan, this is particularly important in the context of ensuring the Development Plan is up-to-date in addressing the social and economic issues faced within **all** the District's settlements.

It is agreed that the current consultation exercise has comprehensively 'mapped' the main issues that will need to be addressed as part of the Local Plan review.

Question 1.0a: *What are your priorities for Stroud District? Can you list your top 5 issues, challenges or concerns for the next Local Plan?*

xxx believe the five most pressing priorities for the District are:

- Meeting the District's identified future housing needs including the particular needs of specific groups, such as young people and the elderly.
- Tackling the acute lack of affordable housing in the District.



- Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development.
- Providing the right size of accommodation to meet local needs (particularly for smaller, cheaper market and affordable homes) and to help with social cohesion.
- Ensuring new housing design is flexible and adaptable, to meet the changing needs of diverse households.

Question 1.0b: Do you have ideas and suggestions for how the Local Plan might tackle particular issues?

XXXX believe the above issues are best addressed by a positively written Local Plan produced in a manner that significantly boosts the supply of housing and employment land throughout the District. In particular, there should now be a focus on meeting the District's housing requirement at the Local Service Settlements. It is at those settlements that the issue of affordability and the issue of housing choice are currently at their most critical. The emerging Plan should now identify a wide variety of sites, small and large, to remove dependence on a limited number of sites and avoid a restricted or constrained supply of housing land.

Question 2.3a: Tell us about housing needs and opportunities in your area

The current Local Plan has provided a very limited approach to new housing at the Local Service Settlements. As a consequence it has failed to acknowledge the key characteristics of demand and supply. Constraining the supply of new homes at service centres like Minchinhampton does little to help local young people and growing families access the housing market.

There is very limited opportunity within Minchinhampton for households to rent reasonably-priced properties and there is little scope for younger people to access housing without moving elsewhere. Equally, there are plenty of older people in Minchinhampton who might wish to downsize to smaller, more suitable properties, and thereby free up larger properties for family occupation.

A wider supply of housing land, both small and large, will help enable the delivery of smaller market dwellings, bungalows as well as affordable homes to rent at Minchinhampton.

Question 3.1: How should we meet future development needs?

XXXX believe that the current (and the previous) Local Plan's town planning objective of concentrating housing and employment development at a few large sites located adjacent to the larger towns in the District has failed to properly assist the social and economic

requirements of the smaller service settlements such as Minchinhampton; to the detriment of the social and economic fabric of those settlements. It is believed that the current Local Plan Review should now redress that problem by adopting a more equitable distribution of growth; placing new homes and jobs in the places they are needed.

It is believed that the current Local Plan fails to properly provide opportunities to meet the social and economic needs of places like Minchinhampton. The consequence is one of '*preserving in aspect*' rather than providing managed change in the interests of the social and economic progress. To that end, the Local Plan review should take a more dispersed approach with a greater number of small and medium sized housing and employment sites being allocated at these larger villages, as well as at the District's larger towns.

Question 3.5a: How should development proposals on the edges of our towns and villages be managed?

While the continuation of settlement development limits provides certainty, the approach is rigid and fails to provide any flexibility as social or economic needs arise. Equally, where only a limited number of housing or employment allocations are made, but fail to come forward, that rigid approach merely results in constrained supply; or development forced on a community at unsuitable site at Planning appeal.

Better, therefore, to have the inbuilt flexibility by providing a wide range of housing allocations and a policy approach that enables a case by case basis using broader criteria (e.g. landscape impact; form of settlement, proximity to services, etc.)

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

An amendment of the settlement development limit at Minchinhampton should include the 2.4ha site at Cirencester Road (illustrated within the accompanying Call for Sites submission) as well as the adoption of a policy approach that enables a case by case basis for the consideration of sites using broader criteria (e.g. landscape impact; form of settlement, proximity to services, etc.)

Question 3.6: Settlement summaries

Minchinhampton is correctly identified as a Local Service Centre. It offers an excellent level of local services and facilities, which – it should be noted - serve a wider rural hinterland. To more fully ensure the settlement is able to respond to its social and economic needs, as well as those needs of the smaller settlements it serves, there should be greater opportunities identified within the emerging Local Plan Review for housing growth. A wider range of housing sites at Minchinhampton will ensure a wider range of housing needs can be catered for and, importantly, delivered.

We look forward to receiving an acknowledgement of this submission and we would be grateful if we could be updated on the Council's progress with the Local Plan Review. In the meantime please do not hesitate to contact us should you wish to discuss any of the above issues in any detail.

Yours faithfully

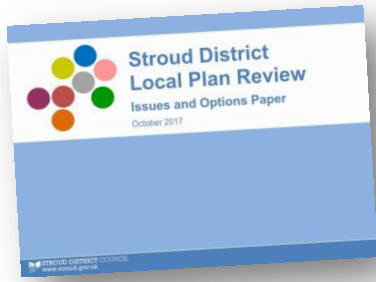
[Redacted signature block]

[Redacted name]

[Redacted title]

Hunter Page Planning

[Redacted contact information]



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

Hunter Page Planning Ltd

Your address (optional)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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): [REDACTED]	name: [REDACTED]
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Your client's company or organisation (if applicable)

[REDACTED]

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

Hunter Page Planning Ltd

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, 1.0b, 2.3a, 3.1, 3.5a, 3.5b, 3.6

Please use this box to set out your comments:

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

Please see covering letter.

The Stroud District Local Plan Review: Issues and Options Paper identifies a number of sites around the District's main settlements with potential for future growth. The Council is inviting the submission of **alternative potential sites** for consideration as part of the review of the Local Plan, including sites at smaller villages that could also benefit from some future development.

Please use this form to provide information on sites in Stroud District, which you would like to suggest as suitable for:

- New housing development of **five dwellings or more**;
- Sites of **0.25 hectares** or **at least 500 square metres of floorspace**, which could be suitable for economic development, other residential development, retail or community uses.

Please fill out an individual site submission form for each site you would like to submit for consideration. Your form must be accompanied by a site location plan (on an Ordnance Survey base), clearly identifying the site boundaries and the site access point(s).

This call for sites closes **on Tuesday 5th December 2017**. Sites submitted as part of the Local Plan Issues and Options consultation will automatically be considered for inclusion in future updates to the Strategic Assessment of Land Availability (SALA) and the Brownfield Land Register, as appropriate.

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.

Site Submission form PART A

All sites submitted through this Call for Sites will be assessed for their suitability, availability and achievability and cannot be treated confidentially. Please note we will not process any anonymous responses.

Your details

Please fill out your personal information in PART A. This part of the form (PART A) **will not be made public** and your contact details will only be used for the purposes described above.

Your name

(title):	First name: [REDACTED]	Last name: [REDACTED]
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Site name

Land at Cirencester Road and The Knapp, Minchinhampton
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Site address (including post code)

Land at Cirencester Road, Minchinhampton, GL6 9EQ

Your company name or organisation (if applicable)

Hunter Page Planning Ltd

Your address

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Your email address

[REDACTED]

Your phone number

[REDACTED]

If you are acting on behalf of a client, please supply the following details:

Your client's name

(title): [REDACTED]	name: [REDACTED]
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Your client's company or organisation (if applicable):

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Site Submission form PART B:

Your name

Your organisation or company

Your client's name/organisation (if applicable)

Site name

Site address (including post code)

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input checked="" type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>

Other (please specify)

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)		Total site area (hectares)	2.4
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	2.4

Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:

Vacant Paddock

Past uses:

Paddock

Planning history (Please include reference numbers, planning application/ SHLAA site, if known):

Access to the site (vehicle and pedestrian):

Via Cirencester Road and The Knapp

Can the site be seen from a public road, public footpath, bridleway or other public land?

Please tick box to indicate

 Yes No

3a: Is the site proposed for RESIDENTIAL development? *Please tick to indicate* Yes No

If Yes:	Number of houses	72
	Number of flats	
	TOTAL number of units	72

Where possible, please tick to indicate which of the following apply:

		Number of units
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Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	50
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	11
	Shared ownership Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	11

 Is the site proposed to meet a particular need? (e.g. older people housing, self build) Yes No

 If Yes, please specify: **To meet the Housing Requirement**
3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home) *Please tick to indicate* Yes No

 If Yes, please indicate number of bed spaces and specify use : **Number of bed spaces**
 Use:

3c: Is the site proposed for NON RESIDENTIAL development? *Please tick to indicate* Yes No

If Yes:	TOTAL floorspace:	m²
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Where possible, please tick to indicate which of the following apply:

		Floor space
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Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²

4: Possible constraints

Please provide as much information as possible

4a: To the best of your knowledge is there anything restricting the development potential of the site?

Please tick to indicate

If Yes, please provide brief details

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

4b: Do you believe constraints on the site can be overcome?

Please tick to indicate

If Yes, please provide details below of how they will be overcome, and the likely time frame:

 Yes No

There are no constraints to the development of the site

(Please continue on additional sheets and attach as required)
5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19		2024/25		2030/31	
2019/20	12	2025/26		2031/32	
2020/21	30	2026/27		2032/33	
2021/22	30	2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input checked="" type="checkbox"/>	Confidential but available on request
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

7: Site location plan

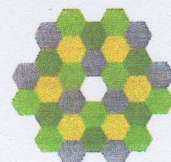
Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please tick box to confirm you have included the required site location plan

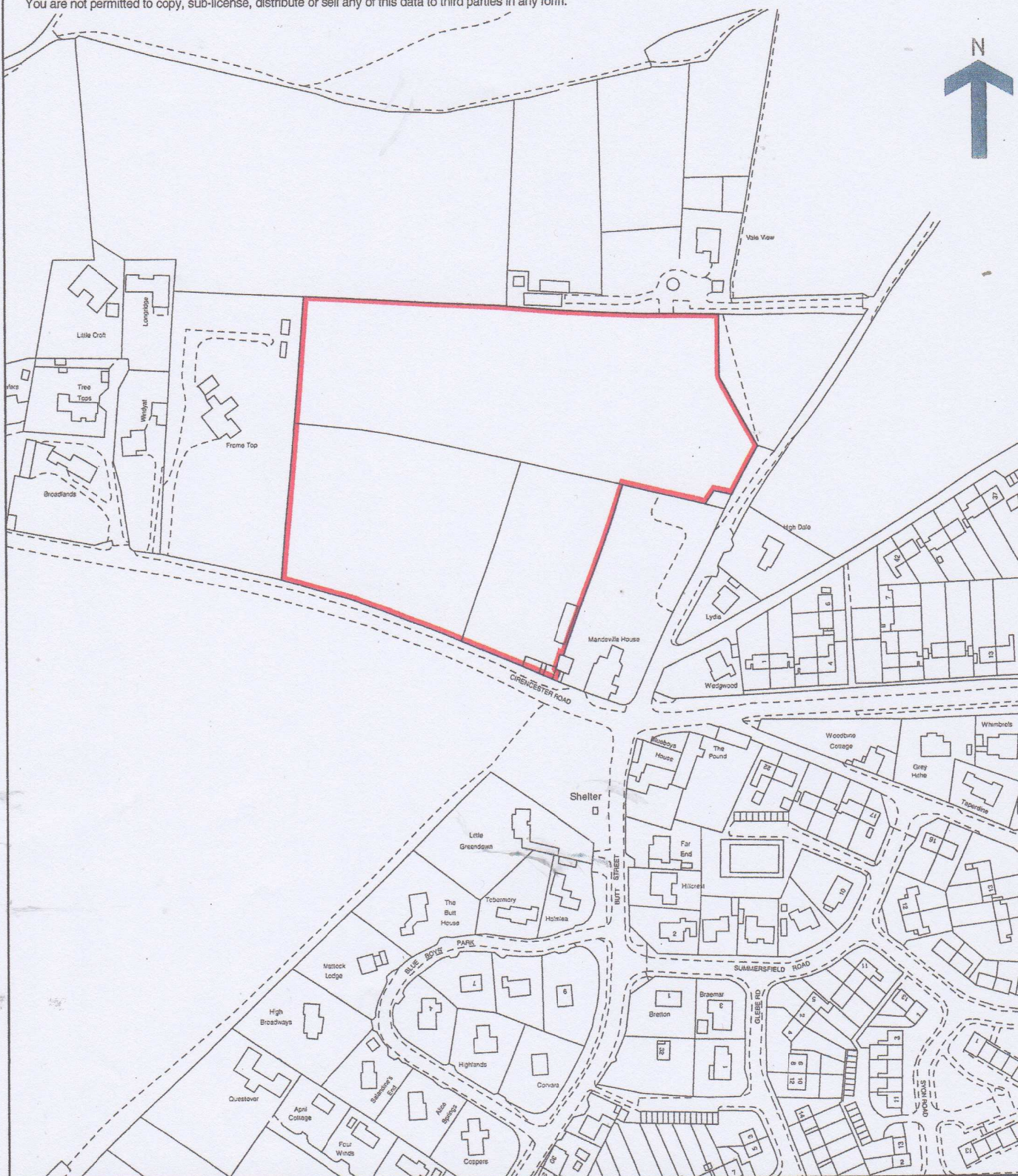
 Yes

Land Registry Official copy of title plan

Title number **GR362833**
Ordnance Survey map reference **SO8701SW**
Scale **1:2500**
Administrative area **Gloucestershire: Stroud**



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This official copy issued on 13 April 2012 shows the state of this title plan on 13 April 2012 at 15:43:29. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Gloucester Office.