

Stroud District Draft Local Plan Review

Policies Survey Response

Name: [REDACTED]

Organisation/Company: RPS Group

Client Name/Organisation: Redrow Homes Ltd

Core Policy DCP1 – Delivering Carbon Neutral by 2030

Support is provided to the Council's intention to deliver carbon neutral development by 2030. It is however considered that the policy should not be any more onerous than current Building Regulations. It is noted, however, that the Ministry of Housing, Communities and Local Government is currently consulting on proposals to increase energy efficiency requirements for new homes in 2020 through a proposed uplift to standards included in Part L and changes to Part F in order to help achieve the Future Homes Standards. The policy should therefore remain flexible in order to keep in line with any associated changes that will be made to Building Regulations in order to achieve Future Homes Standards.

Core Policy CP2 – Strategic Growth and Development Locations

Support is provided to the level of growth as set out in Policy CP2 which outlines that the plan will make provision for the delivery of at least 12,800 new dwellings up to 2031.

It is however considered that this figure is viewed as an absolute minimum especially as it is likely to remain a robust target even in light of future population forecasts and particularly in light of the fact that the local housing need figure for Stroud will rise from 638 to 656 in the event that the current Local Plan becomes time expired in November 2020.

Support is also given to Stroud's recognition of their Duty to Co-operate in assisting Gloucester City Council in meeting their un-met housing needs.

The allocation of strategic sites, and in particular the Land to the South of Hardwicke (site ref: G1) is supported as a meaningful and comprehensive way of meeting Stroud's housing needs.

It is however imperative that all the land being allocated for future housing within the Draft Local Plan is deliverable and free from physical, ownership and economic constraints. In this regard, Redrow Homes, with the support of the Hardwicke Court Estate and Gloucestershire County Council are promoting the Land to the South of Hardwicke for residential development. The area equates to approximately 65ha and has an estimated capacity of 1200 dwellings together with a primary school, local centre and associated community and other ancillary uses including open space, allotments, infrastructure and drainage attenuation.

The site has been the subject of detailed candidate site representations and is supported by a detailed and fully informed constraints and opportunities plan as well as illustrative masterplan options to demonstrate how the site could be sustainably developed. In this regard, please refer to the updated promoter material that has been submitted in support of these representations.

The Land to the South of Hardwicke represents an entirely appropriate and genuinely available source of new homes, without significant constraints. The site can deliver housing in the short term including within the first five years of the Plan period.

Core Policy CP3 – A Hierarchy for Growth and Development across the District’s Settlements

Hardwicke is classified as a Tier 3a settlement and is recognised as an accessible settlement which benefits from a range of existing local facilities. Land to the South of Hardwicke (ref: G1) is proposed as an allocated strategic site within the Draft Plan for the development of 1200 new homes in Hardwicke. It is however noted that the associated proposed settlement boundary for Hardwicke, as included within Appendix A of the Draft Local Plan does not include strategic site G1 within the defined settlement boundary.

Suggested Change - For the sake of clarity, it is considered that land included within strategic development sites should be included within the defined settlement boundaries for each corresponding settlement. In particular, Site G1 – Land South of Hardwicke should be included within the defined settlement limits of Hardwicke.

Core Policy CP4 – Place Making

Please refer to the separate response provided in respect of the Gloucester Fringe mini vision.

Delivery Policy DHC1 – Meeting Housing Needs within Defined Settlements

Suggested Change - As per the response in respect of Policy CP3 - for the sake of clarity, it is considered that land included within strategic development sites should be included within the defined settlement boundaries for each corresponding settlement. In particular, Site G1 – Land South of Hardwicke should be included within the defined settlement limits of Hardwicke.