

Date: 16 January 2019
Our ref:
Your ref:



Stroud District Council,
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

Dear Sir or Madam,

**Representation for the Stroud District Local Plan Review (SDLPR)
Land at Westend Farm, Stonehouse**

This representation has been put forward to illustrate why Land at Westend Farm, Stonehouse should be considered as a mixed use allocation in the Stroud District Local Plan Review.

The area of land was submitted as part of the Stroud District Council Local Plan Review Issues and Options Consultation and in the Call for Sites (December 2017). The site, which is identified in red on the attached location plan, should be considered available and suitable for housing and employment within the next five years.

The land at Westend Farm, Stonehouse is in a sustainable location because it is located approximately 0.9 miles from junction 13 of the M5 motorway and 0.6 miles from Stonehouse's settlement boundary. Stonehouse is considered to be a Tier 1 Settlement/ Accessible Local Service Centre where housing and employment growth should be focused in the District.

The site extends to circa 5.6 hectares and can provide a medium to large mixed use scheme where it is recognised that it may be phased over the plan period in order the level of growth is proportionate. If officers wish for the site to be naturally split into smaller parcels to mitigate any resulting impacts to the landscape, then our client would be more than happy to accommodate this.

It should be noted that part of the site to the north-west measuring 0.7 hectares has a live planning application (S.18/1351/FUL) on it for circa 1,386 sqm of B1 (a) office space (see the supporting location plan). Throughout pre application discussions officers have been supportive of the principle of development.

As set out in the Emerging Strategy Paper the future development of Stonehouse is being directed west along the A419 towards junction 13 of the M5 motorway. This includes allocation SA2 West of Stonehouse (Allocated in the current Local Plan) which will be circa 200 metres east of the site. This allocates a mixed use development of 1,350 dwellings and 10 hectares of B1, B2 and B8 employment land etc.

[REDACTED] of the site has been identified for potential allocations which include function 13. PS20a will provide 10 hectares of employment land and a [REDACTED] of sports stadium and community uses.

Our client's site will eventually be surrounded by development to the east and south and as a result development of our client's site could 'round off' Stonehouse's extension to the west, which will inevitably reach the M5 motorway in the future as this forms a natural barrier for forthcoming development.

A desktop appraisal of significant issues on and around the site has been undertaken to inform this representation:

Heritage

The nearest heritage asset is Westend Farmhouse (1153109) that is Grade II listed and located circa 100 metres from the site's boundary. It has been the intention of my client not to include the field directly abutting this asset as part of this representation, so that there is a satisfactory buffer between the site and the asset not to affect it.

Landscape

The site is not set within any sensitive landscape designations apart from being located in the open countryside and its development would provide a natural extension to the proposed allocations set out in the Emerging Strategy Paper.

Ecology

The majority of the site is in agricultural use with limited if any ecological benefit. The ecological benefit of the site is likely to relate solely to the boundary features of the site which will be retained and improved upon by new tree planting in any future development.

Access

Access to the site is gained via an agricultural entrance from Grove Lane that is located in the northwest corner of the site's boundary. This entrance has good visibility onto Grove Lane in both directions.

There are existing bus stops located on Grove Lane (a short distance from the site) that provide direct services to both Arlingham and Stroud.

[REDACTED]

[REDACTED] mapping for land-use planning, indicates that the site is located in a Flood Risk Zone 1. This indicates that the overall site has a low probability of flooding (less than 1 in 1,000 annual probability of river flooding) and can be developed. This is a significant benefit of our client's site, as much land to the south of the A419 is located in flood zone 3 which severely constrains Stonehouse's future expansion.

Affordable Housing

The Stonehouse Neighbourhood Development Plan sets out in 2015 there were 359 applicants on the waiting list for affordable housing who chose Stonehouse as their first choice area. This coupled with a general shortfall in Stroud's District, where a need for affordable housing of 446 dwellings per annum is required means additional affordable houses are required. At a density of 25 houses per hectare the site could deliver 98 market and 42 affordable units in line with policy at 30 percent.

In considering the above, there would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a medium to large mixed use scheme.

Bruton Knowles would like to express that the site is under single ownership and that it is immediately available and deliverable over the next 5 years. For these reasons the site would make an appropriate mixed use allocation.

Below we provide the following answers to your consultation document insofar as they relate to our client's site.

Question 1.0a Have we identified the top 5 issues for you?

Yes. The identified issues seem a reasonable approach especially by creating new sustainable communities at locations. Our client's site is 0.9 miles from junction 13 of the M5 motorway and 0.6 miles from Stonehouse.

Question 1.0b Do you agree with the ways we intend to tackle these issues?

The promotion of development within the M5 corridor is supported, together with the expansion of large towns such as Stonehouse.

Question 2.1a Do you agree with the ways in which the emerging Strategy intends to support the local economy and the creation of jobs?

V [REDACTED] of Stonehouse to the west towards junction 13 of the M5
r [REDACTED] opportunity to release further land by the motorway which would
b [REDACTED] creation of jobs.

Question 2.3a Do you agree with the ways in which the emerging Strategy intends to meet local housing need?

The urban expansion of the large towns is supported by National Policy and it is agreed the housing strategy is a sensible way to meet housing need. In this instance, it is considered an opportunity is being missed to release a greater amount of land to meet this need.

Question 2.3b Do you support an alternative approach? Or have we missed anything?

As above, an opportunity is being missed to provide a greater area of land around junction 13 which will inevitably come forward for development, due to the expansion of Stonehouse, the non-flood risk, and the land's location to the wider motorway network. Our client's land would assist this, and would round off development where land is located between allocation SA2 and the M5 motorway.

Question 4.2a Do you support the broad approach of the emerging growth strategy, in terms of distributing the growth required by national policy for Stroud District?

In part noting the comments above regarding a greater amount of development around junction 13.

Question 4.2c Have we identified the right towns and villages for growth? Or do other settlements have growth potential? (and 4.3a)

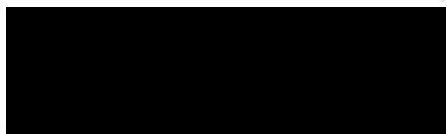
Insofar as relates to our client's land it is considered correct that Stonehouse should be considered a tier 1 settlement where growth is directed towards. Stonehouse's position in the settlement hierarchy is correct.

Question 4.4c & d Do you support the proposals to allow some limited development beyond settlement development limits?

Yes. Development beyond the settlement limits is welcomed.

Should you have any queries please let me know.

Yours sincerely



Associate - Town Planner