

Stroud Local Plan: Examination in Public

Matter 6e – Gloucester’s Rural Fringe Site Allocations

Hearing Statement by Ridge and Partners LLP on behalf of Newland Homes

February 2023

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Strategic Site Allocation Policy G2 Land at Whaddon

6.40a If this is proposed as a safeguarded site and a decision on whether it would be allocated for development would be made through a future review of the Plan, why is it necessary at this stage to set out specific requirements for the site?

a. We do not consider that the land should be ‘safeguarded’ but instead should be allocated for development in order to meet the needs of Stroud District. If further land is required to meet the needs of Gloucester, then it is the next more sustainable location within Stroud which should be ‘safeguarded’ to meet that purpose. For that reason, a detailed allocation policy is required.

6.40c Have all site constraints and development impacts been robustly assessed, particularly as regards highways and opportunities for sustainable modes of transport?

a. Yes, there is a thorough understanding of the constraints and opportunities impacting the site and a good deal of certainty that the proposed scale of development is achievable.

b. The site is controlled by three separate parties – L&Q Estates, Taylor Wimpey and Newland Homes. The parties have been collaborating on matters which have an allocation-wide impact such as transport and also developing their own evidence base to cover the land within their individual areas of control.

c. Taylor Wimpey is the furthest advanced with the technical work in preparation for the submission of an outline planning application. As a result, they have undertaken transport modelling to assess the impacts of development (including highways improvement works) on key junctions including the St. Barnabas Roundabout. The modelling allocation as whole including the proposed development on the land controlled by L&Q Estates and Newland Homes. The output of this assessment shows a limited increase in vehicle travel times north-south on the junction but, more importantly, significant improvements for active and public transport. Further detail is provided in the Statement submitted on behalf of Taylor Wimpey.

d. L&Q Estates have not yet commenced preparation of a planning application however preliminary assessments across a wide range of technical and environmental areas have

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been undertaken. This work all supports the conclusions of the authority that the site is deliverable within environmental limits, a conclusion which is consistent with the findings of the Sustainability Appraisal and other components of the SLP evidence base.

6.40e Has the boundary been correctly drawn on the maps within the Plan (pages 155 and 160) and on the policies map?

a. In so far as Newland Homes’ land ownership is concerned the boundary is drawn correctly.

6.40g The site does not form part of the housing trajectory. If the site was found to be required to meet unmet housing needs, what would be its delivery timeframe and would this be realistic?

a. There is a proposed housing trajectory in the draft Statement of Common Ground. This trajectory is agreed amongst the three developers / promoters involved in the delivery of the site. For convenience it has been reproduced below:

Year	No. of new dwellings
April 2022 - March 2023	0
April 2023 - March 2024	0
April 2024 - March 2025	80
April 2025 - March 2026	200
April 2026 - March 2027	200
April 2027 - March 2028	200
April 2028 - March 2029	200
April 2029 - March 2030	200
April 2030 - March 2031	200
April 2031 - March 2032	200
April 2032 - March 2033	200
April 2033 - March 2034	200
April 2034 - March 2035	200
April 2035 – March 2036	200
April 2036 – March 2037	200
April 2037 – March 2038	200

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April 2038 – March 2039	200
April 2039 – March 2040	120
April 2040 – March 2041	
Not going to be built	
*Total	

Ridge and Partners LLP

9 February 2023