

Stroud District Draft Local Plan Review

Other Sections Survey Response

Name: [REDACTED]

Organisation/Company: RPS Group

Client Name/Organisation: Redrow Homes Ltd

Section 2.2 – Strategic Objectives for the future

In terms of Homes and Communities, the Strategic Objectives should include the need to retain and support the working age population of Stroud District by ensuring that an adequate supply and mix of housing is provided to meet the needs of future local populations in combination within economic growth. It is also imperative to provide family housing as well as lifetime homes and assisted living accommodation.

Section 2.3 – An Introduction to the Development Strategy

Despite Land to the South of Hardwicke being identified as a strategic site allocation within the Draft Plan, the draft strategy headlines outlined in p26 make no reference to it, unlike other growth areas.

Suggested Change - Hardwicke should be identified within the strategy's draft headlines given the role it will play in delivering development needs within the settlement and District as a whole.

Section 2.5 – Housing

Support is provided to the level of growth as set out in Section 2.5 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 the land being allocated in the Local Plan Review for future housing 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. 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.

Mini Vision – Gloucester’s Rural Fringe

To reflect the role that the Land to the South of Hardwicke will have in delivering housing reference to the site should be made within the vision for the Gloucester Fringe Area. To reflect this, it is suggested that the overarching vision should also make reference to “*promoting an inclusive community capable of providing significant community and infrastructure improvements to benefit both existing and future residents of Hardwicke*”.

Land to the South of Hardwicke as a proposed strategic site is fundamental to the successful delivery of the Local Plan Review and the delivery of the required housing numbers to meet future housing targets. As previously stated, the Land to the South of Hardwicke represents an entirely appropriate and genuinely available source of new homes, together with a primary school, local centre and other community uses without significant constraint. The site can also deliver housing in the short term including within the first five years of the Plan period.

Suggested Change - it is suggested that the overarching vision for the Gloucester Fringe Area should also make reference to “*promoting an inclusive community capable of providing significant community and infrastructure improvements to benefit both existing and future residents of Hardwicke*”.

Appendix A – Potential Changes to Settlement Development Limits

The settlement limits of Hardwicke should be extended to include the Land to the South of Hardwicke (ref: G1) as promoted by Redrow Homes Ltd. Extending the settlement limits of Hardwicke is required in order for the plan to fulfil its top key issue of providing housing in the right place.

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.