

**Representations to the Stroud Local Plan Review, Draft Plan Consultation
(November 2019)**

**Gloucestershire County Council Asset Management and Property Services
(GCC AMPS) as land owner.**

**Land to the north/north west of Stonehouse Reference, SALA ST0015 and
Emerging Allocation PS19b**

Introduction

SF Planning Limited has been instructed by GCC AMPS as land owner to make representations to Stroud District Council as part of the Draft Plan consultation which will inform the Stroud Borough Plan Review 2011-2031. GCC AMPS land is identified by the plan in Appendix A (the Site).

This representation confirms that all of the land associated illustrated at Appendix A submitted by GCC AMPS to the Strategic Assessment of Land Availability (SALA) known as site ref. ST0015 is suitable, available, and achievable; and as such is deliverable in the timescale envisaged by the Local Plan Review. The Site is an acceptable location for future residential development and all parts of the original submission site (ref. ST0015) should be considered deliverable within the Local Plan Review.

The Site

The Site is located within Stonehouse and is situated to the north/north west of the settlement as shown in Appendix A. In the Local Plan Review Stonehouse is a Tier 1 settlement. Stonehouse is one of the District's four biggest towns which has a strategic retail role and has a limited role in providing services and facilities for the wider area. The Site is to the north of the main urban area and connects well with the existing settlement. The Site is a large flat grass field bounded by the railway embankment to the west. There are hedgerows on all boundaries and public footpaths running along the southern and northern boundaries. There are two residential properties towards the northern section of the site which is accessed from a private drive off the B4008 Gloucester Road. There are two field gated accesses along the B4008 Gloucester Road and one off the unsurfaced track along the southern boundary.

Draft Allocation

Part the Council's evidence base for the Local Plan Review included The Landscape Sensitivity Assessment which specified that site ref. STO015 should be considered for development alongside nearby sites. This is in order to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

The 2017 SALA confirms that the site has no known physical constraints and, again, there is potential for planning development with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.

Despite SALA site ref. STO015 not being included as a draft allocation within the Draft Local Plan (November 2019) the Site is entirely owned by GCC AMPS and is available, it is suitable and achievable; this makes it deliverable for future development required within the Stroud District, the Local Plan Review and National Standard Housing Methodology 2018.

Conclusion

This representation for the Stroud Local Plan – Draft Plan Consultation (November 2019) demonstrates the Site comprises of land in a sustainable location and is available, achievable and deliverable within the plan period.

Appendix A – Site Plan



Original Representation: The Site STO015