

**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 south of primary school, Saniger Lane/Bays Hill, Newtown Reference:
SALA NEW003a and SALA NEW003b (Draft Site Allocation PS36).**

Introduction

SF Planning Limited has been instructed by GCC AMPS as land owner to make representations to Stroud District Council as part of the Local Plan Review Draft Plan Consultation which will inform the Stroud Borough Plan 2011-2031. The GCC AMPS land is identified by the plan at Appendix A (the sites). Both of the submitted sites are included within the Draft Site Allocation PS36.

This representation confirms that all of the land identified at Appendix A submitted by GCC AMPS to the Strategic Assessment of Land Availability (SALA) known as site ref. NEW003a and NEW003b (PS36) are suitable, available, and achievable; and as such are deliverable in the timescale envisaged by the Local Plan Review.

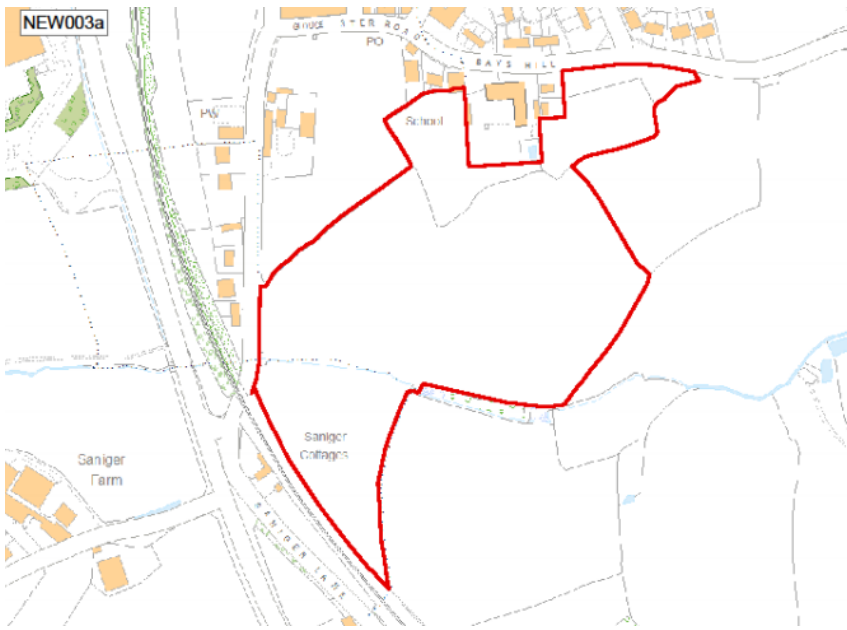
The sites are an acceptable location for future residential development and all parts of the original submission sites (ref. NEW003a and NEW003B) should be considered deliverable within the Local Plan Review. They can either be delivered independently or as part of a wider allocation (as currently identified as Policy PS36).

The Sites

Site NEW003a is located in Newtown and Sharpness and is noted in the Local Plan as being a Tier 3, medium-sized to large settlement that is generally well-connected and accessible and which benefits from proximity to higher order settlements and good transport routes. The Site is irregularly shaped pasture fields with hedgerow boundaries, located to the south of the primary school at Newtown and east of Saniger Lane. Land rises up from the west and a watercourse crosses site and public footpaths cross the site.

Site NEW003b is made up of two triangular parcels of arable land either side of the B4066 located south of Newtown. The northern parcel is bounded by the railway line to the north and Saniger Lane/B4066 to the south. The southern parcel is bounded by the B4066 to the north, Saniger Lane to the west and farmland to the south. Both parcels are bounded by hedgerows and trees.

Appendix A



Original Site Representation: The Site NEW003A

