

**Representations to the Stroud District Local Plan Review
On Behalf of [REDACTED]
Land to the south of Hawthorn Villa, Dursley, GL11 4AJ.**

Introduction

Representations are made with regard to the Stroud District Local Plan Review – Draft Plan 2019 Consultation (Regulation 18, November 2019).

This representation is being submitted on behalf of [REDACTED], owner of Land to the south of Hawthorn Villa, Woodmancote, Dursley (the Site). The adopted Local Plan 2015 shows part of the garden of Hawthorn Villa as being not within the settlement development limit and this doesn't follow any particular boundary or feature "on the ground" or any evidence base. This representation is to propose a change to the development limit of the settlement to include the garden of Hawthorn Villa and link with a defensible boundary on the ground which is the hedge and fence line to the southeast of the main house.

The Site

The Site is located to the South of Dursley and is situated to the edge of the settlement of Dursley. Dursley is a very large settlement and is one of the District's historic market towns. The Site is residential and garden land and is at the urban edge of the settlement, the Site is mostly within the current Dursley Settlement Development Limit.



Aerial Photograph of the Site



Aerial Photograph of the Site from 1999

The Site is partially located within the Cotswold Area of Natural Beauty (AONB), the boundary of which doesn't follow any particular feature on the ground. The Site is surrounded by residential development on its western, northern and eastern edge. In this respect the surrounding character and a large portion of the property are residential in nature and within the development limit of the settlement at this location. The Site is in keeping with neighbouring uses and the wider settlement.

The Site is also outside of the conservation area for Dursley, it would therefore have but minimal impact to the conservation area which is already highly residential in

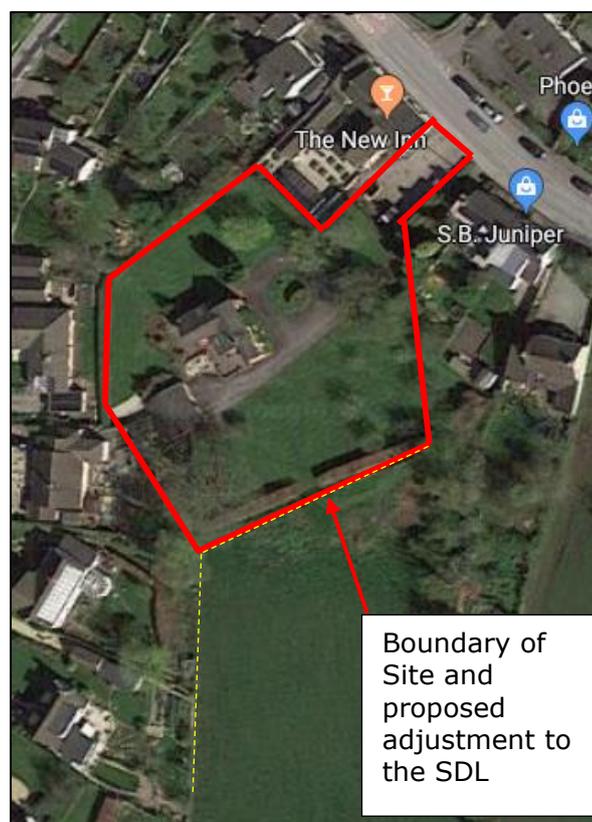
nature, there are no listed buildings surrounding the Site, with the closest located off of Nunnery Lane. The Site has no further constraints and is not within a flood zone 2 or 3 as indicated by the Environment Agency flood maps for planning.

Amendment to the Settlement Development Limit (SDL)

As shown on the below policy map for the Stroud Local Plan (the Black Line - SDL) the SDL cuts through the garden and rear of this property, the intention of this representation is to move the boundary in line with the boundary of the property, so that it is consistent with the applicants private land ownership shown below in red with the yellow dotted line indicates the altered SDL. The proposed amendments would also ensure the SDL align with features on the ground.



Policy Map for Stroud Local Plan



Suggested adjustment to limit to fit property SDL.

There are several issues that need to be considered in the overall amendment of the Development boundary.

Firstly, there is no clear evidence for why the line has been drawn so tightly to the property, with no clear evidence and without any clear indication as to the obvious boundary of the garden has not been followed. The aerial photograph from 1999 shows that the garden/property boundary has been in place for a number of years.

Secondly, the role and function of the settlement of Dursley for Stroud District as a Tier 1 settlement. The Stroud draft plan 2019 Policy CP3 page 51 notes "*the settlements*

named in this hierarchy all have defined settlement boundaries or "settlement development limits" (SDL)." Dursley is part of the "the District's largest and most populous settlements, each of which benefits from transport infrastructure that enables good access to key services and facilities, with good links to their suburbs and "satellite" communities. They are the primary focus for growth and development, with a view to safeguarding and enhancing their strategic roles as employment and service centres". As such this is a key settlement for growth and housing. With the size, location and services available to this settlement it is a prime location for future growth.

The SDL of Dursley should be amended to the suggested site boundary in line with the ownership of the property within the Stroud District Local Plan Review – Draft Final Plan 2019 Consultation. The Site is within a Tier 1 settlement and would complement the existing urban form and is part of the wider spatial strategy for a large portion of the District's growth. Furthermore, there is no existing evidence base for up to date SDL's which should be considered in line with the preferred options for the Local Plan Review and future spatial strategy.

Conclusion

This letter for the Stroud District Local Plan Review – Draft Plan 2019 Consultation (December 2019) demonstrates the Site comprises of land in a sustainable location in the settlement within close proximity to its services and associated public transport routes.

On this basis, we would urge Stroud District Local Plan Review – Draft Plan 2019 Consultation to amend the SDL.

We look forward to your response on these matters in due course as part of the on-going consultation process.