

Date: 21 January 2020
Our ref:
Your ref:

Stroud District Council,
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Dear Sir or Madam,

**Representation for the Stroud District Draft Plan (November 2019)
Land at Sellars Rd, Hardwicke, Gloucester, GL2 4QD**

This representation has been put forward to illustrate why 'Land at Sellars Road, Hardwicke, Gloucester, GL2 4QD', should be included as a proposed residential allocation in the upcoming publication plan (Reg. 19 consultation), expected in Autumn 2020.

This representation includes a new site which is being put forward and includes a supporting draft plan site submission form and location plan.

The site has not yet been put forward for Stroud's Strategic Assessment of Land Availability (SALA) and my client would like for it to be considered as a new site under the 2020 SALA.

Site Description

The site is located in Hardwicke on the fringe of Gloucester.

The site has recently been used as a paddock and is completely surrounded by development on each side. The site's use is not connected with the operations of the Pilot Inn.

The site is approximately 1.1 acre and it should be noted that it has; no restrictive designations, is flat, and it outside of area at risk of flood. It is clearly a sustainable site, and visibility when accessing Sellars Road is good in either direction. It therefore should be considered that the site is suitable for development.

Stroud Local Plan Review – Draft Plan

Hardwicke is classified as a Tier 3a Settlement and currently has 1,200 dwellings proposed to the south under draft allocation G1 (South of Hardwicke). Hardwicke has been an identified area of growth bolstered by its close proximity to Gloucester and the M5 motorway.

The site is located circa 300 metres to the north of draft allocation G1, which is divided by Redrow's scheme of 175 dwellings (granted under application S.12/2528/REM).

It is acknowledged that on page 199 of Draft Plan that the site is not proposed to be included within Hardwicke's settlement development limits boundary. We would again like to stress that the site's use is not connected with the operations of the Pilot Inn and therefore we are a little confused why it has not been included within the revised boundary (see below).



Extract from page 199, SDC Draft Plan

Given the recent development of Redrow's scheme for 175 dwellings to the south, the site is very much now within the fabric of the built form of development. The site has effectively become isolated and surplus to requirements over recent years. As a result, it should be considered that the site has limited ecological and landscape value to the surrounding area.

As also set out in the evidence base to the draft plan, under the Settlement Role and Function Study Update 2018 - May 2019, additional housing at Hardwicke is also welcome as it is one of the most affordable area in the district with average house prices of £254,222 compared to an average of £298,441 in Gloucestershire as a whole.

Summary

In considering the above, there would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a small to medium housing scheme. The site should be included within Hardwicke's settlement development limits and would also make an appropriate housing allocation in the upcoming publication plan (Reg. 19 consultation), expected in

Autumn 2020. Applying standard densities, the site can easily accommodate between 11 and 15 dwellings.

Should you have any queries or require any additional information then please let me know.

Yours sincerely

