



Stroud District Council
Local.plan@stroud.gov.uk

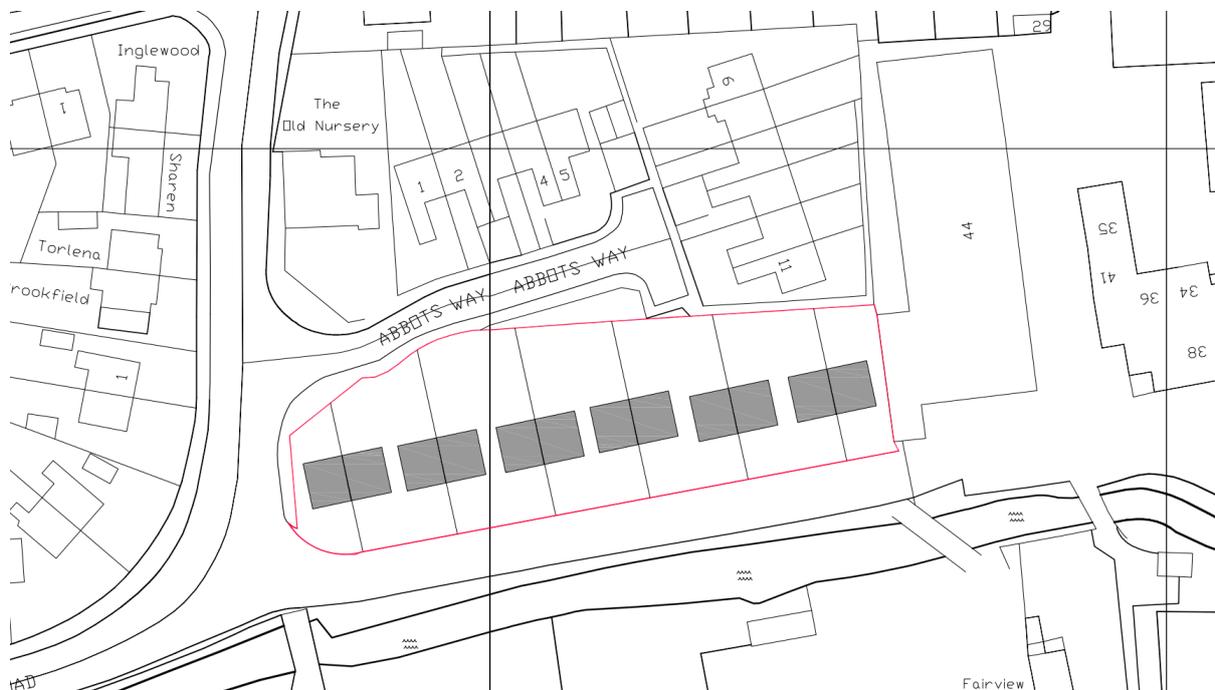
21 January 2020

Dear Sirs,

RE: LDP review consultation: Land at Reliance Works, Downton Road, Bridgend, Stonehouse GL10 2AT

We write in connection with the land edged in red below. The land, which extends to 0.24ha lies to the south of Abbots Way at the edge of the Upper Mills Industrial Estate.

Our client has an interest in the land and seeks to promote the site's inclusion within the LDP review as a site for residential development. As can be seen on the OS extract below, which also depicts a draft layout (the site enjoys a location well-related to existing residential development, within Flood Zone 1. It is adjacent to but not within the Industrial Heritage Conservation Area.



We are aware that the made Stonehouse Neighbourhood Plan at Policy EM1 acts to safeguard local employment sites for Class B uses, but also confirms that change of use to non-B Class use, including residential, will be acceptable subject to evidence of an appropriate marketing exercise.

The LDP review does not appear to make any equivalent provision for sustainable re-use of under-utilised (former) employment sites such as the land at Reliance Works and to this extent is absent the mechanism promoted by the NDP i.e. where it can be demonstrated that land is surplus to employment requirements, alternative uses will be supported. This brings about a degree of inconsistency between the two tiers of the Development Plan; and whilst the matter is usually settled in favour of the most recently adopted plan, it would appear desirable to avoid inconsistency

In this specific case, the land is particularly well suited to small-scale residential development. It is a parcel that is not easy to configure for employment use and given the proximity to the existing residential property to the north, clearly compatible with adjoining uses. Indeed, we'd imagine that residential redevelopment might be preferable to employment re-use for those existing residents.

Overall, we feel that the Council could allocate the land for residential development with a high degree of certainty in respect of housing delivery, without giving rise to any shortfall in the quantity or quality of available employment land within the district.

We trust this is of assistance, but please do not hesitate to contact me to discuss the matter further as required.

Yours faithfully,

