

Regulation 18 Representation - Land at Blueboy Cottage, Kingswood

Stroud Local Plan Review

Representation on behalf of [REDACTED]

The site is formed by residential property and associated garden along with adjacent paddock and is entirely in the ownership of [REDACTED]

The site extends to 1 hectares and has capacity to accommodate up to 24 dwellings.

To the north of the site is Renishaw's New Mills site, a major employment site, which is proposed for expansion in the local plan review.

It is envisaged that this site could provide sustainably located homes within walking distance of the areas most major employer, where reliance on vehicle use would be minimised.

The site is close to the town of Wotton Under Edge, with good footpath provision to facilities. The village of Charfield is also located close by. Both settlements benefit from schools, shops, garages, places of worship and transport links as well as further employers & employment sites.

All or some of the homes on this site could be secured as self or custom build, this would meet the criteria of Local Plan Policy HC3 as set out below.

Supporting text from Local Plan Policy HC3

Strategic Self Build Housing Provision

4.37 However, there are limited circumstances where certain forms of residential development on sites outside of defined settlements will be regarded as appropriate sustainable development. The following policy is designed to manage such development.

The indicative layout enclosed in support of this site demonstrates the low density approach that could be taken would reflect the general density of adjacent cottages, offers suitable easements to the brook to the east and would be orientated to take advantage of solar gain.

Homes on this site would minimise if not exclude the use of fossil fuels through the use of solar and air source to heat homes.

The site is available, without constraints that would prohibit its delivery and deliverable within the next 5 years.

We would respectfully ask that the land is considered as a suitable allocation within the next stages of the plan.