

Date: 10 January 2020
Our ref:
Your ref:

Stroud District Council,
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

Property Consultants

Olympus House, Olympus Park
Quedgeley, Gloucester GL2 4NF
T 01452 880000
E paul.barton@brutonknowles.co.uk
W brutonknowles.co.uk
Offices across the UK

Dear Sir or Madam,

**Representation for the Stroud District Draft Plan (November 2019)
Parcel B at Westend Farm, Stonehouse**

This representation has been put forward to illustrate why Parcel B at Westend Farm, Stonehouse should be included as a proposed mixed-use allocation in the upcoming publication plan (Reg. 19 consultation), expected in Autumn 2020.

This representation includes a new site which is being put forward, which abuts our former submission to the Preferred Options Consultation that is referred to as EAS013, as set out in the latest SALA.

Parcel B measures circa 5.8 hectares and its redlined boundary is set out in the supporting location plan.

My client would like to put parcel B forward for the following uses: employment/commercial, elderly accommodation or both care home and health care facilities.

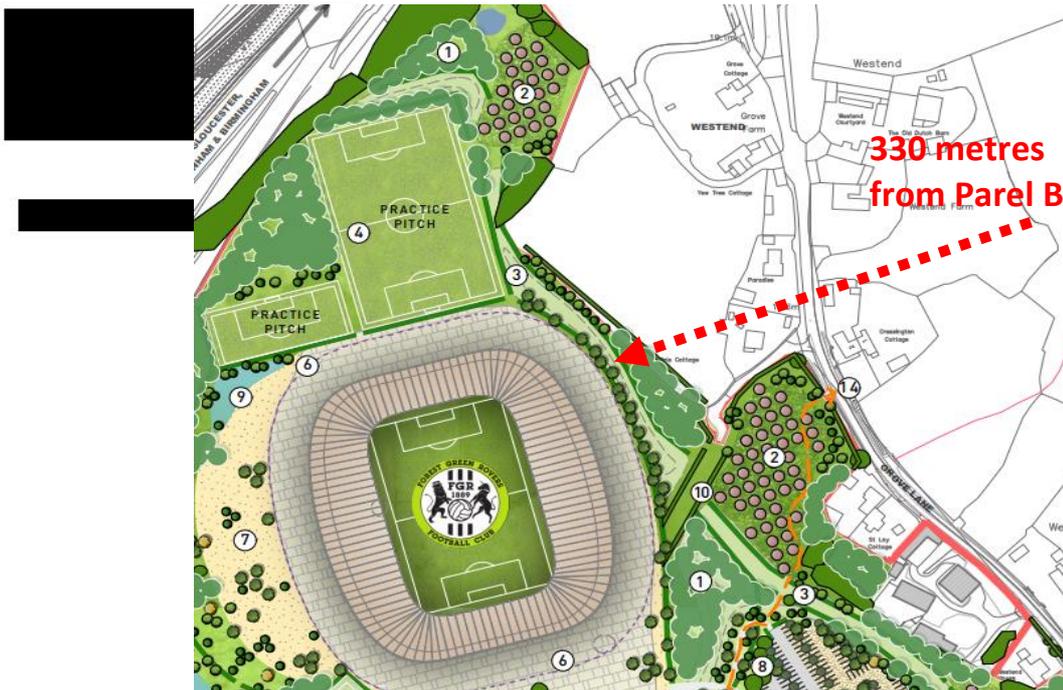
It should be considered that parcel B has limited physical constraints and other than being located circa 230 metres from a listed building, the parcel is not contained within a sensitive landscape designation. The parcel is available and suitable over the next five years.

Access to the parcel will need to be achieved through either parcels A, C or D. So one of these parcels will need to come forward in conjunction with parcel B.

The SDC Draft Plan sets out that the future of expansion of Stonehouse is being directed west along the A419 towards junction 13 of the M5 motorway, where employment uses are directed and to the north west, where both a mix of residential and employment uses are proposed.

The parcel is located circa 300 metres from proposed strategic allocation PS20, which will provide; 10 hectares of employment land and a sport stadium. A planning application (S.19/1418/OUT) for the development of a 5,000-capacity football stadium on land to the north of the A419 is currently

pending a decision. The closest point of parcel B to the proposed football stadium is circa 330 metres (see below).



Extract from Indicative Landscape Masterplan from application no. S.19/1418/OUT

These new uses and infrastructure proposed above will completely change the landscape character of Westend, and its connectivity to junction 13 of the M5.

Furthermore, the parcel is also located circa 370 metres from strategic allocation SA2 (as set out in the current Local Plan). This allocation corresponds to planning application no. S.14/0810/OUT, which was approved for a mixed-use development comprising of up to 1,350 dwellings; 9.3 hectares of employment land; a mixed-use local centre and a primary school.

In assessing the need for employment land, it is important to consider the latest SDC Employment Land Availability Study (April 2019), which sets out that if employment figures include the predicted level of loss for employment, SDC will need to find an additional 12.08 hectares of land by 2031.

Given that parcel B and parcels A, C, D and E (to be submitted separately) are all located in close proximity to proposed and adopted allocations PS20 and SA2, it should be considered that further employment uses on these parcels will be appropriate to future surrounding uses.

In assessing the need for extra care homes, the latest Gloucestershire Local Housing Needs Assessment (October 2019) sets out that *“Over the 20-year period 2021-41, there is a need for an additional 13,110 homes, including around 14,566 sheltered homes (11,676 owner occupied and 2,890 extra care homes (670 owner occupied and 228 for rent)”*. If officers [REDACTED] of land at Westend (apart from parcel C), can accommodate a proportion [REDACTED] of such facilities.

The following desktop appraisal for parcel B sets out any potential constraints to the parcel:

Heritage

The nearest heritage asset is Westend Farmhouse (1153109) that is Grade II listed and located circa 230 metres from the parcel’s boundary.

Landscape

Parcel B is not set within any sensitive landscape designations apart from being located in the open countryside and its development would provide a natural extension to the proposed allocations set out in the Emerging Strategy Paper.

Ecology

The majority of the site is in agricultural use with limited if any ecological benefit. The ecological benefit of the site is likely to relate solely to the boundary features of the site which will be retained and improved upon by new tree planting in any future development.

Access

Access to the parcel will need to be achieved through either parcels A, C or D.

Drainage

Environment Agency Flood Risk mapping for land-use planning, indicates that the site is located in a Flood Risk Zone 1. This indicates that the overall site has a low probability of flooding (less than 1 in 1,000 annual probability of river flooding) and can be developed. This is a significant benefit of our client’s site, as much land to the south of the A419 is located in flood zone 3 which severely constrains Stonehouse’s future expansion.

Summary

In considering the above, there would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a mixed-use scheme.

Bruton Knowles would like to express that the site is under single ownership and that it is immediately available and deliverable over the next 5 years. It would therefore make an appropriate allocation.

Should you have any queries please let me know.

Yours sincerely



Planner