

Date: 18 July 2021
Our ref:
Your ref:

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



Dear Sir or Madam,

Representation for the Stroud District Local Plan Review (Pre-Submission Draft Plan-Regulation 19): Parcel D at Nupend, Stonehouse

This representation to the SDC Draft Local Plan (Regulation 19) has been prepared by Bruton Knowles in support of the above site.

This representation has been produced in support of previous representations made to both the Issues and Options and Preferred Options Consultations.

The 2017 SALA sets out that the parcel has future potential for development. It is referred to as STO017. Comments consider that the parcel could partly be developed for low/medium density housing development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 20-25 dph. The site is 2.65 hectares and its suggested yield is up to 50 dwelling.

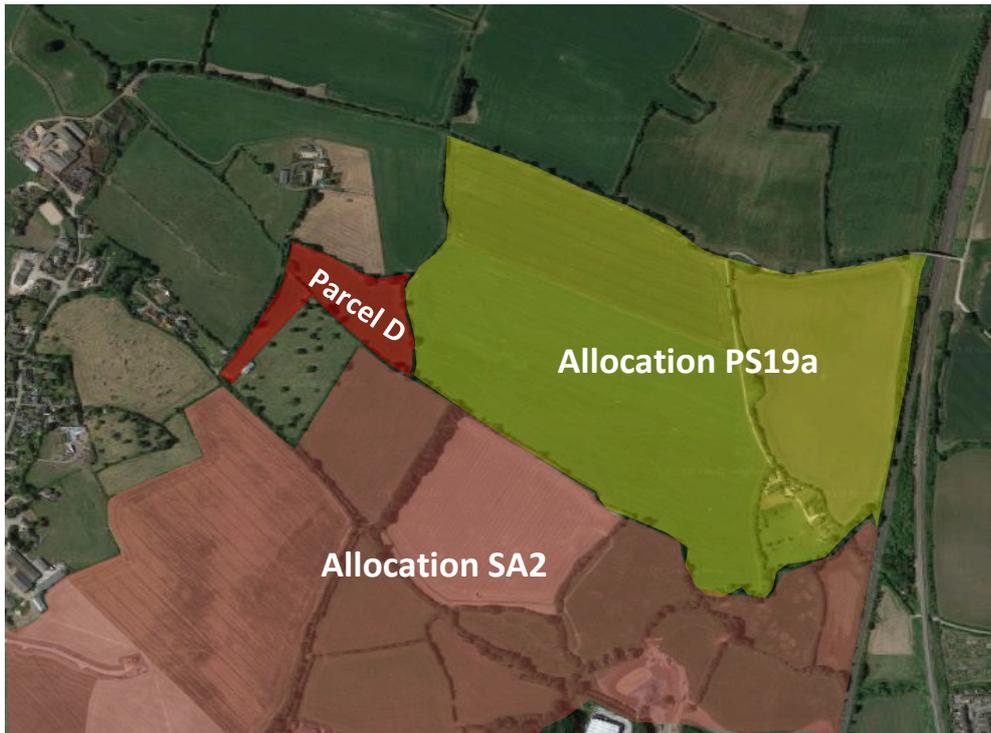
The SALA goes on to illustrate that the parcel is considered highly accessible and is given a score of 97 out of 100.

As stated in previously submitted representations, parcel D has limited physical constraints and is not contained within a sensitive landscape designation. The parcel is still available and suitable for housing over the next five years.

The parcel is located immediately adjacent to proposed housing allocation PS19a that will provide; 650 dwellings, 5 hectares of employment land and a primary school (please see below) and also abuts strategic allocation SA2 in two separate locations, to the south west and south east (see below). This allocation will provide 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.

It should be considered that adopted and proposed housing allocations will result in parcel D becoming semi isolated and surplus to requirements for its agricultural use. The parcel should come forward and should be included as part of Stonehouse's proposed urban extension, which will inevitably reach the M5 motorway in the future.

For the reasons listed above, the development of parcel D could provide a natural extension to both above adopted and proposed housing allocations (SA2 and PS19a).



Extract from Google Maps

A desktop appraisal of significant issues on and around the site has been undertaken to inform this representation:

Heritage

The nearest heritage asset is Nupend House (1090558) which is Grade II listed and located circa 105 metres from the nearest point of the site's boundary. It is considered that a large buffer is in place between the asset and the site because of existing development separating the two and as a result the site is a satisfactory distance away not to impact this asset.

Landscape

The site 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 current and proposed allocations set out in the adopted Local Plan and Draft Plan.



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. As set out above if necessary a buffer can be retained between Nupend and future development to the south.

Access

Access to the site can be achieved via an unclassified road to the west and north and via allocation SA2 which can provide a direct link to the A419 to the south.

Public footpaths Eastington 15, 16 and 19 run through the site and it should be considered that a potential scheme will look to retain and incorporate these footpaths.

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.

Affordable Housing

The Stonehouse Neighbourhood Development Plan sets out in 2015 there were 359 applicants on the waiting list for affordable housing who chose Stonehouse as their first choice area. This coupled with a general shortfall in Stroud's District, where a need for affordable housing of 446 dwellings per annum is required, means additional affordable houses are required. At a density of 25 houses per hectare the site could deliver 79 market and 34 affordable units in line with policy at 30 percent.

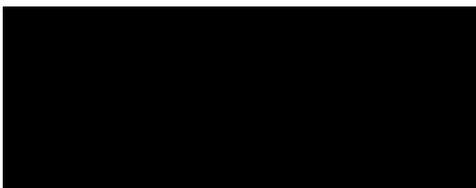
Summary

In considering the above, there would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a medium to large scale housing scheme.

Bruton Knowles would like to express that the parcel is under single ownership and that it is immediately available and deliverable over the next 5 years. As a result, parcel D would make an appropriate residential allocation.

Should you have any queries please let me know.

Yours sincerely



David Smart BSc (Hons) Msc MRTPI
Planner

