

Date: 19 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 C 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 should supersede any previous representations made on this land. Comments received in the latest SALA have been acknowledged and the previous land submitted, which measured 4.5 hectares, has now been divided up into smaller parcels to reflect impacts that the larger site may have had upon the setting of Nupend.

Parcel C now measures circa 1 hectare and its revised redline boundary is set out in the supporting location plan.

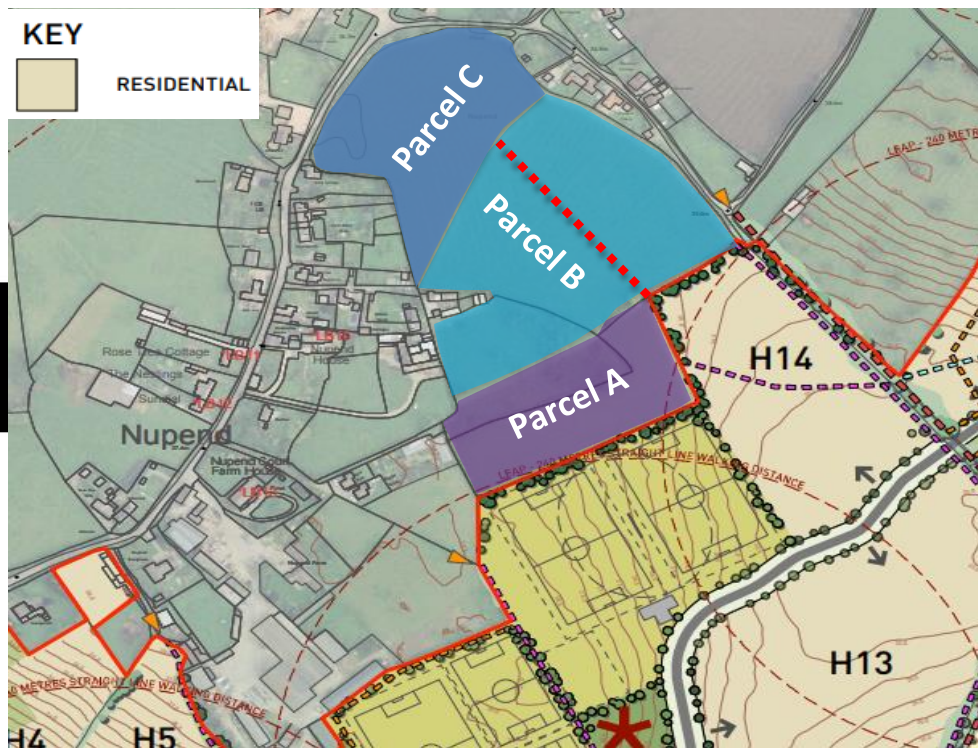
As stated in previously submitted representations, parcel C has limited physical constraints and is not contained within a sensitive landscape designation. The parcel is still available and suitable for housing over the next five years.

Using Stroud's methodology to calculate its housing density, it should be considered that the site can accommodate circa 30 dwellings. My client is willing to accept considerably less than 30 dwellings, so that an area of recreational and open space can be provided for residents of Nupend, whilst also acting as a buffer to the proposed new uses to the south.

If officers prefer parcels A and B, which have been submitted under separate representations, my client would be willing to accept some level of protection, so that the majority of the site is retained as open space. An indicative layout can be provided to officers upon request, if officers are minded that they support such uses on site.

The parcel is located circa 100 metres from strategic housing 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.

Under planning application no. S.14/0810/OUT, the indicative masterplan illustrates that parcel C will be located circa 100 metres from residential development to the south (see below).



Extract from drawing no. H.0324_08-1F produced by Pegasus Urban Design

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 and to the north west.

To the west of Stonehouse under proposed allocation PS20, 10 hectares of employment land and a sport stadium are proposed. 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.

To the northwest of Stonehouse under proposed allocation PS19a, 650 dwellings, 5 hectares of employment land and a primary school are proposed. This proposed allocation further protrudes into the open countryside unlike parcel C and parcels A and B, which form part of separate representations. These parcels have the potential to round off the built form of existing and future development.

It should be considered that adopted and proposed housing allocations will result in parcel C becoming isolated and surplus to requirements for its agricultural use. The parcel should come forward for either residential or recreational/open space to serve parcels A and B and strategic allocation SA2 to the south. It should be included as part of Stonehouse's proposed urban extension, which will inevitably reach the M5 motorway in the future.

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

Heritage

The nearest heritage asset is Nupend House (1090558) which is Grade II listed and located circa 140 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 [REDACTED] will not be sensitive to the surrounding landscape because it will

The majority of the site is in agricultural use with limited if any ecological benefit. The ecological benefit relates solely to hedgerow around the site's boundary, which will be retained and improved upon with new tree and hedgerow planting.

Access

Access to the site can be achieved via an unclassified road to the west and north.

Public footpaths referred to as Eastington 15 and 17, which all run through the site will all be retained and incorporated into a future scheme.

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 small scale housing scheme, which will provide the provision of recreational space.

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. Given that parcel C is smaller than the previous area of land submitted in last years Preferred Options Consultation, it should be considered that policy officers concerns have been adhered to and as a result it would make an appropriate residential allocation.

Should you have any queries please let me know.

Yours sincerely



David Smart BSc (Hons) Msc MRTPI
Planner