



Planning Policy
Local Plan Review
The Planning Strategy Team
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

21st July 2021
E-MAIL ONLY

Dear Sir/Madam

**Stroud District Local Plan Review - Consultation on Pre-submission Draft - Berkeley Cluster
(site ref: BER016/017)**

HOOK STREET FARM, LYNCH ROAD, BERKELEY, GL13 9TF

This letter provides supporting information for the Stroud Local Plan review, which will be submitted to the Secretary of State in September 2021, in respect of the sites identified for housing and open space in the Berkeley Cluster (ref: BER016 and BER017).

A number of studies and reports have been prepared to support the submission and provide further evidence in respect of their suitability, availability and deliverability. These confirm that the proposed site allocation is justified and meets the test of soundness as set out in the NPPF.

These reports will focus on the land at Hook Street Farm and include the redevelopment of the complex of buildings and the adjacent land. This land is within a single ownership which extends to the south east towards the existing settlement boundary and residential dwellings on James Orchard and Fitzhardinge Way. The south-eastern portion of the site can be included in the allocation as open space accessible to the public to support the housing allocation (as indicated in the original site submission masterplan at attachment 1).

The reports and studies consider issues relating to flooding, highways and access, ecology and ground contamination:

- **Highways** – Transport Engineers (Arden Highway Engineers) are preparing a Technical Note to consider the existing access, visibility, speeds (a speed survey has been undertaken) and analysis of highway records to conclude on the intensified use of the existing access onto Lynch Road. This existing access was identified in the original site submission. Noting the

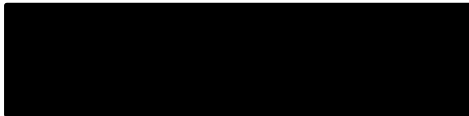
location of this part of the site within the flood zone, consideration is also being given to the secondary access to the north, identified in the Council's Pre-Submission Draft.

- **Flooding** – A Flood Risk Assessment/Drainage report (by Cole Easdon) is being prepared to consider the flooding issues associated with the site and access and also advising on other drainage issues.
- **Ecology** – A Preliminary Ecological Appraisal is being prepared (by Abricon) to consider the presence of protected species on site and any mitigation that might be required to ensure that the development would provide a net gain to biodiversity in accordance with Paragraph 174(d) of the NPPF (July 2021).
- **Ground Investigation** – A Phase 1 Contamination/Ground Investigation Risk Assessment (by CGL) is being prepared to support the allocation.

Summary

These reports will support the proposed allocation of sites the Hook Street Farm site at Berkeley and as well as the adjacent site (refs: BER016 and BER017) and confirm that they remain available, suitable and deliverable and will contribute towards meeting the housing needs identified in this Tier 2 settlement which is within a sustainable location adjacent to the settlement boundary and close to the good range of local services and facilities and public transport and where modest growth is encouraged.

Yours sincerely



Stuart Rackham
Rackham Planning Ltd
Stuart@rackhamplanning.co.uk

Enc. Technical Note (Arden); Ground investigation (CGL); Preliminary Ecological Assessment (Abricon); FRA/ Drainage Strategy (Cole Easdon) – All to follow

CC: Prestige Developments Ltd

