

Stroud District Council: Draft Canal Strategy Consultation

Representations on behalf of Redrow Homes

Questions 1: Are these the right Drivers for Change? Have we missed anything you would like to add?

The environmental sensitivities of the canal, particularly along the quieter, less built up areas are home to a number of notable species which thrive within the dark corridors and existing, relatively undisturbed habitats. Such lengths of the canal may not therefore be conducive to becoming a ‘throughfare’ or ‘centre of activity’.

The key drivers for change therefore seem to conflict with any protection or enhancement of the ecological characteristics of certain sections of the canal and should be re-visited.

Questions 2: Do you agree with the number and boundaries of the 14 canal strategy areas? Do the areas and their profiles reflect your understanding of the different character and functions of places?

Whilst it is understood that the Canal Strategy seeks to support the delivery of Stroud District Council’s Local Plan Review and in particular, Policy ES11, the proposed strategy does not appear to accord with, or include, any reference to the strategic development allocations for future growth which are also contained within the Local Plan Review as allocated under LDP Policy CP2.

This is particularly pertinent in respect of the allocation of Strategic Site G1 (Land South of Hardwicke) which is being promoted by Redrow Homes, with the support of the Hardwicke Court Estate and Gloucestershire County Council, for the development of 1350 homes.

The Land South of Hardwicke’s western boundary is formed by the Gloucester and Sharpness Canal and an associated landscape buffer, which is to be retained and bolstered as part of the development proposals. We enclose a copy of the latest masterplan which sets out the development proposals for the which we hope will aid with informing the production of the Canal’s Strategy for this area.

In addition to our masterplan, below is an extract outlining the extent of Strategic Allocation G1 (Land South of Hardwicke) as defined by the Stroud Draft Pre-Submission Local Plan Review. The Council’s aspirations for the future development of the site also seeks to include a structural landscaping buffer alongside the canal due to ecological factors which wouldn’t necessary facilitate direct or a continuous public access along the western side of the site adjacent to the canal. The proposed Canal Strategy, which the site is located within, however, makes no reference to the principles guiding the site’s future development.



Extract from Stroud Draft Pre-Submission Local Plan Review

We therefore request that further consideration is given to the content of the Canal Strategy and its conformity with the context of the future development allocations proposed within the Local Plan Review and particularly with Strategic Allocation G1 – Land South of Hardwicke.

Questions 3: Do you agree with the key ways identified on the diagram and in the text in which each canal strategy area could be improved? Do you agree with the carbon reduction opportunities identified?

As above, the Land South of Hardwicke's western boundary is formed by the Gloucester and Sharpness Canal and its associated landscape buffer, which is to be retained and bolstered as part of the development proposals. The additional green infrastructure coupled with the site's topography in this area will not facilitate direct or continuous public access along the western side of the site adjacent to the canal. The Canal Strategy should therefore reflect the allocations for future development proposed within the Local Plan Review and not be a standalone document.

Questions 4: Do you agree with the ingredients in general terms? Are there other ingredients you would like to identify? Do you agree with the ingredients identified for each canal strategy areas? Do you agree with the timeframes for delivery? Should some be brought forward and others pushed back?

Further explanation should be provided in respect of how the canal strategy improvements will be funded. Whilst it is noted that Policy ES11 outlines that: *reasonably related financial contributions may be sought via Community Infrastructure Levy or, where appropriate, via legal agreements for contributions towards the improvement or restoration of the related canal and towpaths*, this should be further defined in more exact and certain terms.

Questions 5: Do you agree that the canals strategy should be used as design guidance to support the delivery of adopted Local Plan Delivery Policy ES11? Would any changes to the canal strategy help to improve the delivery of Local Plan canal policy?

As per questions 2 and 3. The Canal Strategy as currently drafted, does not appear to accord with, or include, any reference to the strategic development allocations for future growth which are also contained within the Local Plan Review as allocated under LDP Core Policy CP2. The document should therefore be amended to reflect the allocations for future development proposed within the Local Plan Review which are located within the Canal Strategy area – in particular, Strategic Allocation G1 – Land South of Hardwicke.