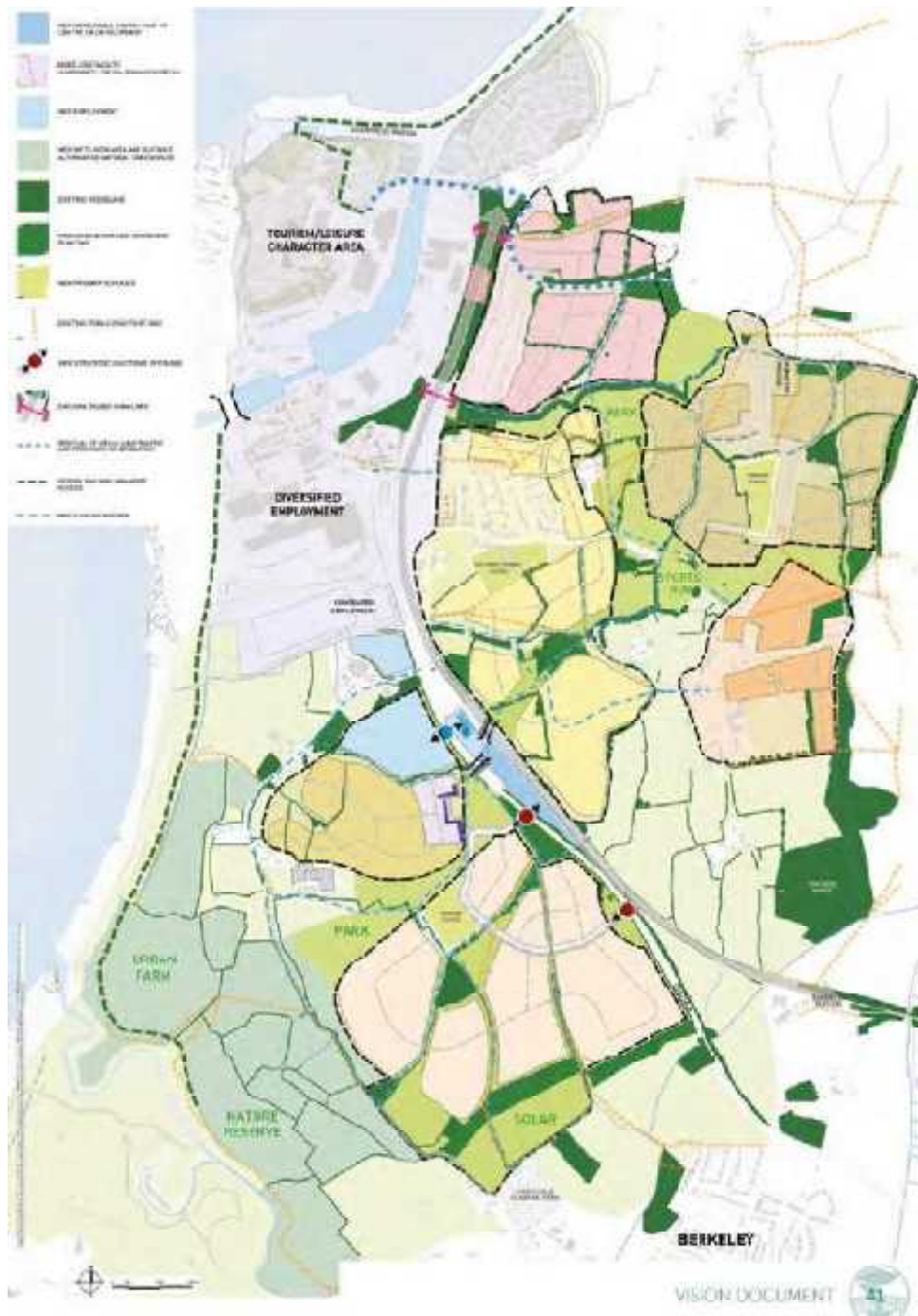

Consultation Response to Stroud District Local Plan Review Emerging Strategy Paper

Prepared by Savills
on behalf of The Berkeley Estate



1. Introduction

- 1.1 These representations are made in response to Stroud District Council's (SDC) consultation on the Stroud District Local Plan Review Emerging Strategy Paper (ESP), which was published on 16 November 2018 and is subject to a nine week consultation period which ends on 18 January 2019.
- 1.2 The representations are submitted by Savills on behalf of The Berkeley Estate (TBE) which has significant land interests in the south western part of the District. Specific comments are made in respect of interests at land to the north east of Berkeley, land south of Newtown, land at Focus School and land at Wisloe.
- 1.3 Overall, TBE supports the Council in delivering the ESP which is essential to ensure an up-to-date, co-ordinated and managed response to the economic, housing and infrastructure needs of the district during the plan period.
- 1.4 A positive, proactive and flexible approach to development will be essential to ensure a continuous supply of land across the local authority area and to maintain plan-led delivery.
- 1.5 The representations are divided into sections, setting out responses to relevant questions and options raised in the Consultation Paper. However, they are focused on issues relevant to the land with TBE's ownership.
- 1.6 It is hoped that these representations are of assistance to the Council in preparing the next stages of the revised Local Plan. TBE intends to engage with all stages of the Local Plan Review to assist the Council in delivering a robust Local Plan.



Indicative Masterplan for PS36 (which also includes PS34 'Sharpness Dock')

2.25 TBE owns a parcel of land within the south eastern part of the allocation. The extent of the land in question is identified below.



Aerial photo identifying woodland belt to the east and Halmore Lane to north of proposed allocation PS35

- 2.34 The land is located within Flood Zone 1 and, although it is located in a SSSI Impact Risk Zone, it does not have any other environmental/landscape constraints.

Wisloe: Site PS37 Land at Wislow

- 2.35 TBE is aware of the proposed allocation at site PS37, land at Wislow, to deliver 'at least 1,500 dwellings, 5ha of employment land, retail, community uses and open space.
- 2.36 TBE is unclear of the advantages/disadvantages of the allocation. However, if the Council determines that the allocation should proceed, TBE proposes that the extent of the allocation is reviewed to ensure that a more considered form of development can be brought forward, which better responds to existing physical features.
- 2.37 TBE owns a parcel of land that is adjacent to the allocation, directly to the west. The land sits to the south east of the roundabout at the junction of the A38 (Bristol Road) and A4135. The extent of the land in question is identified below.



Plan identifying TBE's land ownership adjacent to PS37

- 2.38 TBE confirm that the land is available for development if the allocation proceeds.
- 2.39 This field is closely related to the extent of the identified allocation and would provide a strong western edge to the extent of the proposed development to be delivered through Site PS37. The features are identified within the aerial image included below.



Aerial photo identifying TBE's land, the A38 (Bristol Road) and the A4135

2.40 The site is located in Flood zone 1 and although it is located in a SSSI Impact Risk Zone, it does not have any other environmental constraints.

Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

DJ&P Newland Rennie Ltd

Q3. Your clients name/company/organisation (where applicable)

[REDACTED]n

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

[REDACTED]

Q7. Client's name (if applicable)

No Response

Q8. Site name

Land to east of A38 at Stone

Q9. Site address

Land to east of A38 and south of Damery Lane at Stone

Page 2: Your interest in the site

Q10. Please tick box to indicate

Land agent

Page 3: Site information

Q11. OS Grid reference (EENN)

ST6894 8787

Q12. Total site area (hectares)

32

Q13. Developable area (hectares)

20

Q14. Is the site in single ownership?

Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

Agricultural

Q16. Past uses

Agricultural

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

None

Q18. Access to the site (vehicle and pedestrian)

Main road frontage to A38

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing	X	
Self Build	X	

If YES, please indicate the TOTAL number of residential units:

100

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

Offices, research and development, light industrial (B1)

Warehousing (B8)

Retail

Community facilities

Sports/ leisure

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

Yes

If YES, please provide details of the constraints, how they will be overcome, and the likely time frame:

Footpaths which can be incorporated within scheme

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

	Number of dwellings
2019/20	-
2020/21	-
2021/22	50
2022/23	50
2023/24	-
2024/25	-
2025/26	-
2026/27	-
2027/28	-
2028/29	-
2029/30	-
2030/31	-
2031/32	-
2032/33	-
2033/34	-
2034/35	-
2035/36	-
2036/37	-
2037/38	-
2038/39	-
2039/40	-

Page 7: Market status

Q24. Please indicate the current market status of the site:

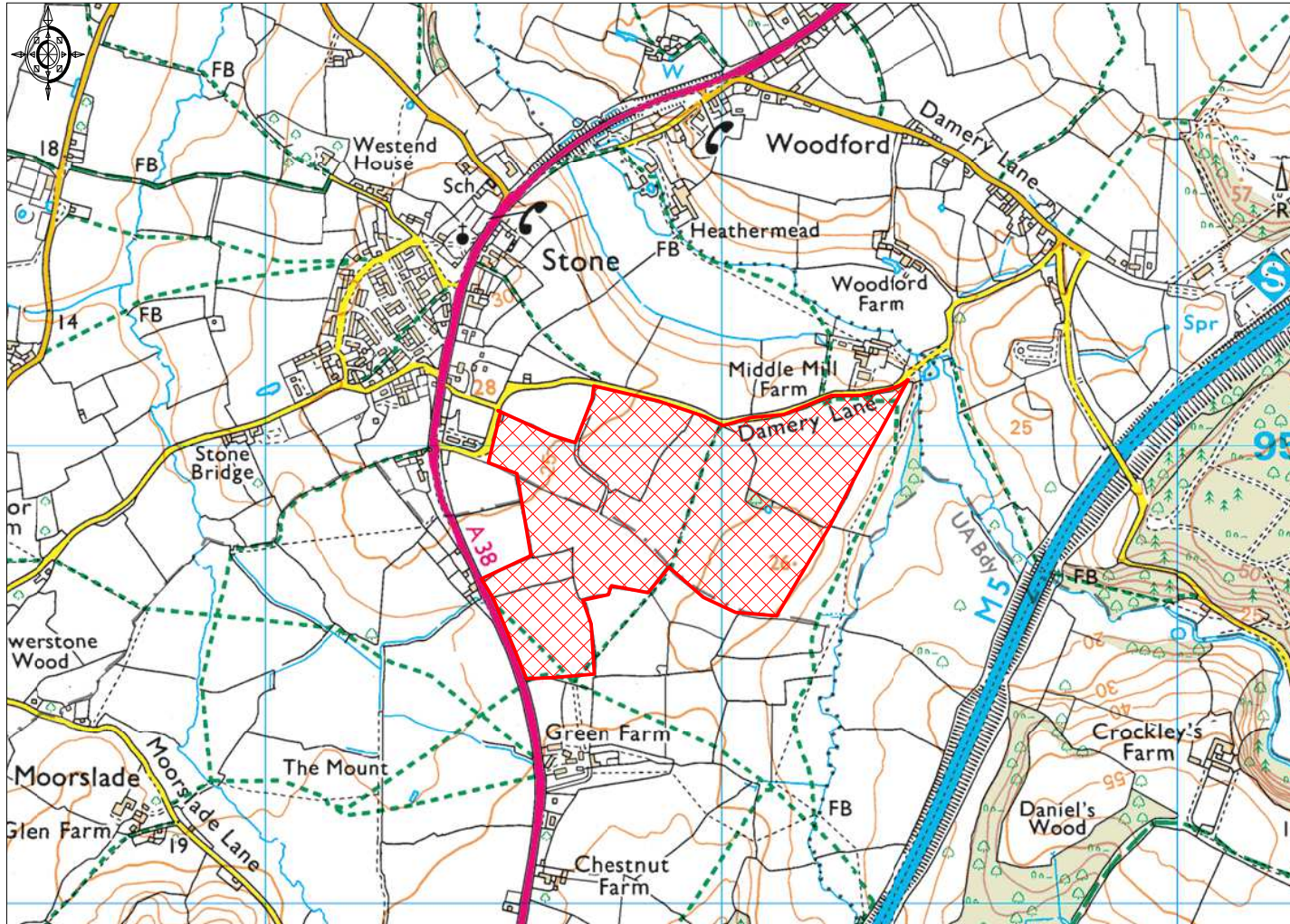
Enquiries received from a developer

Site is being marketed

Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: Robertson.pdf - [Download](#)



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Emerging Strategy Site Submission Form

Page 1: Your Details

Q1. Name
[REDACTED]
Q2. Your company name or organisation
<i>No Response</i>
Q3. Your clients name/company/organisation (where applicable)
<i>No Response</i>
Q4. Your e-mail address
[REDACTED]
Q5. Your telephone number
[REDACTED]
Q6. Your address
[REDACTED]
Q7. Client's name (if applicable)
<i>No Response</i>
Q8. Site name
Stagholt Farm
Q9. Site address
Stagholt Farm, Gloucester Road, Standish

Page 2: Your interest in the site

Q10. Please tick box to indicate
Owner of the site

Page 3: Site information

Q11. OS Grid reference (EENN)
<i>No Response</i>

Q12. Total site area (hectares)
<i>No Response</i>

Q13. Developable area (hectares)
<i>No Response</i>

Q14. Is the site in single ownership?
Yes

Q15. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known
Small holding - gardening business Ponies and stables

Q16. Past uses
<i>No Response</i>

Q17. Planning history (please include reference numbers, planning application/ SHLAA site, if known)
<i>No Response</i>

Q18. Access to the site (vehicle and pedestrian)
Vehicle access via track from BlackBridge

Page 4: Proposed development

Q19. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

No Response

Q20. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

Yes

Q21. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

No Response

Page 5: Site constraints

Q22. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

No

Page 6: Projected build rate

Q23. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

No Response

Page 7: Market status

Q24. Please indicate the current market status of the site:

No interest currently

Page 8: Site location plan

Q25. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: Stagholt Farm.pdf

[REDACTED]
Stroud District Council
Council Offices
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

45 Dyer Street
Cirencester
Gloucestershire
GL7 2PP

Tel.
01285 647333

Email.
surveyors@thomsonandpartners.co.uk

Web.
www.thomsonandpartners.co.uk

Email: [REDACTED]

8th April 2019

Our Ref: [REDACTED]

Dear [REDACTED]

Re: **Your Ref: LPR/HEFF070219**
Stag Holt Farm, Standish, Stonehouse, GL10 3BS
Our Client: [REDACTED]

I act for [REDACTED] the freeholder of the above property and whilst I understand that [REDACTED] has had discussions with you, I am instructed for the sake of completeness to write and formally request that the whole of my client's property at Stag Holt Farm is included for development within the Stroud District Council's Local Plan Review, Emerging Strategy Paper dated November 2018.

As the Emerging Strategy Paper currently stands, Stag Holt Farm is effectively surrounded by SA2 West of Stonehouse and PS19a – North/Northwest of Stonehouse. A further anomaly is the fact PS19a includes part of Stag Holt Farm whilst the remainder has somewhat surprisingly been omitted from both PS19a and SA2.

I would comment that my client's property is not constrained in either planning or physical terms. The property is neither Listed nor subject to any conservation designation.

I enclose herewith for your assistance, a Land Registry Filed Plan, illustrating the extent of the land and buildings.

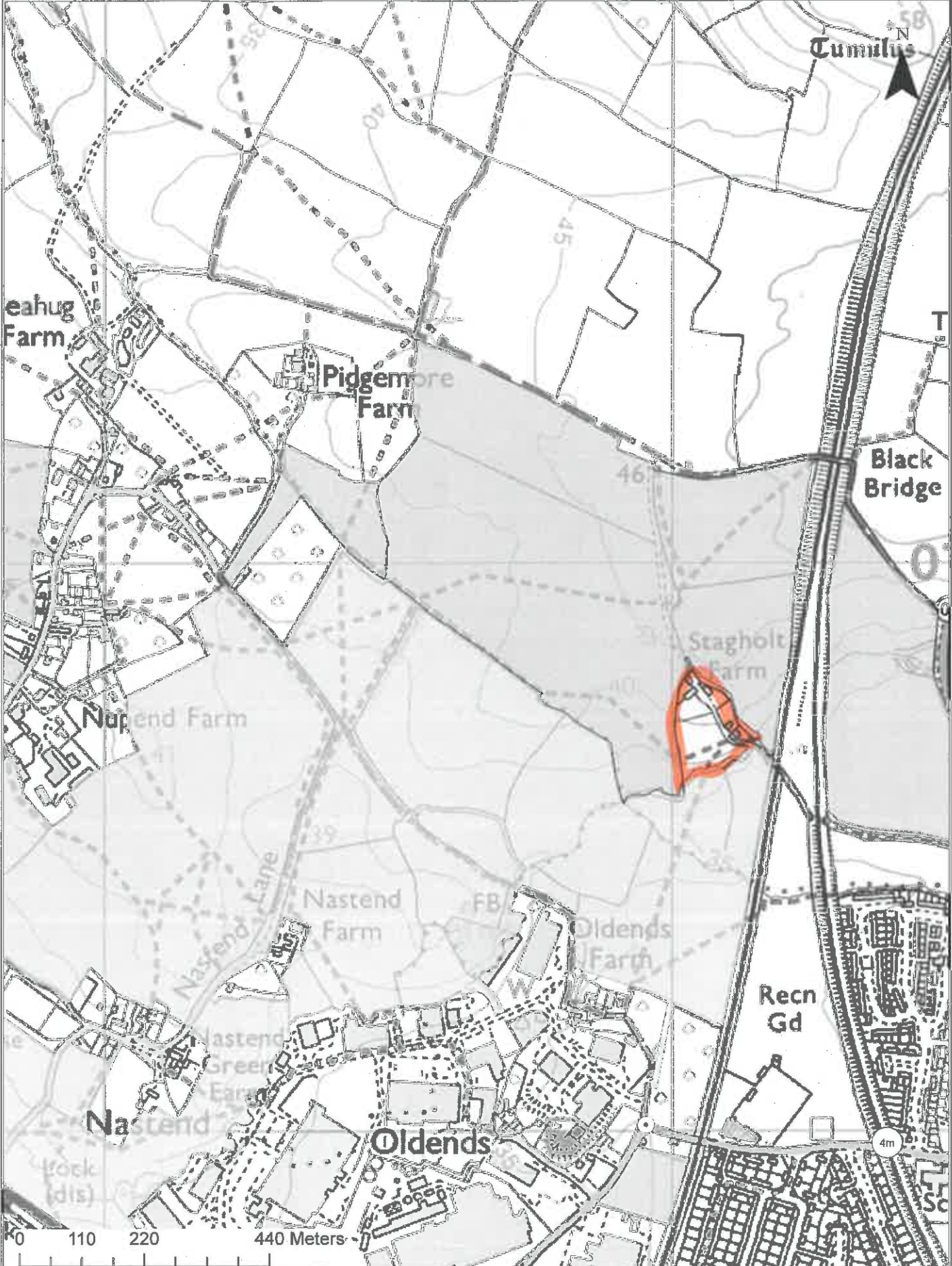
It would be helpful if you would kindly confirm an inclusion within the "Stonehouse Cluster". I have written to the Parish Council under separate cover.

Should you have any queries then please do not hesitate to contact me.

Yours sincerely

[REDACTED]

CC: [REDACTED]
Enc: Land Registry Filed Plan

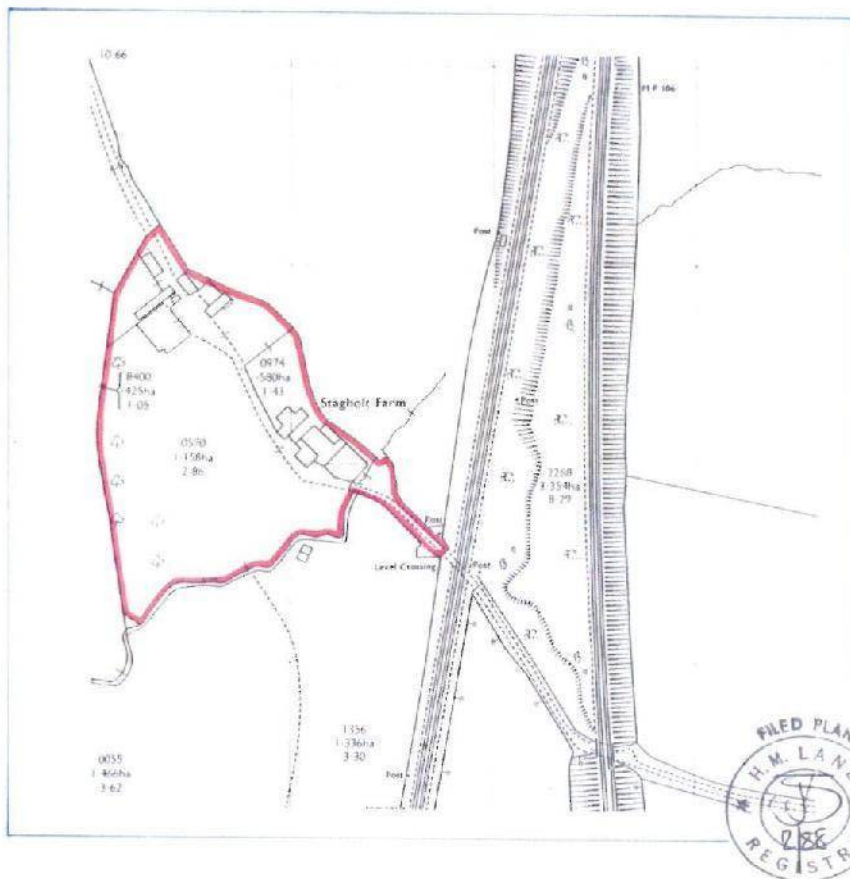


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 <p>STROUD DISTRICT COUNCIL www.stroud.gov.uk</p>	<p>Land at Stagholt Farm, Standish</p>	
	<p>30/01/2019</p>	<p>Scale - 1:8,990</p>

H.M. LAND REGISTRY		TITLE NUMBER	
		[REDACTED]	
ORDNANCE SURVEY PLAN REFERENCE	[REDACTED]	Scale 1/2500	
COUNTY	GLOUCESTER	STROUD	© Crown Copyright 19

NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.



MB24

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From:
Sent:
To:
Subject:
Attachments:

Dear

As you know following our meeting to discuss the Stroud District Council (SDC) Local Plan Review (LPR), the County Council (GCC) owns significant land within the District. Some of this land is already identified as potential broad locations for housing, employment and or community facilities and SALA sites with some future potential. The purpose of this email is to confirm the latest position on this land and to also propose additional potential sites owned by GCC for consideration as part of the review of the Local Plan.

GCC land identified as Potential Broad Location for Housing, Employment and /or community facilities and SALA sites with some Future Potential:

- **Land at Church Road, Hardwicke (SALA reference HAR002):**
 - Identified in LPR as part of G1 - potential broad location for growth with adjacent HAR001 at Hardwicke. GCC Asset Management and Property Services (AMPS) confirms this site is available and deliverable for development.
- **Land South of Primary School and Land at Sanigar Lane, Newtown (SALA reference NEW003a and NEW003b):**
 - Identified in LRP as part of A1 – potential broad location for growth with adjacent land at Newtown and Sharpness. GCC AMPS confirms the land is available and deliverable for development.
- **Land at Stagholt Farm, West of B4008, Standish (SALA reference STO015):**
 - Identified in LRP as B1 – potential broad location for growth at Stonehouse. GCC AMPS confirms the land is available and deliverable for development.

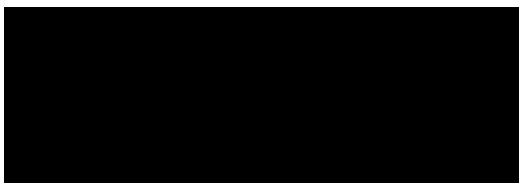
GCC land to be considered as additional potential sites as broad location for growth:

- **Land at Horsemarling Farm, Horsemarling Farm, Standish (SALA reference STO013):**
 - STO013 was rejected in the SALA due to the high landscape impact. The Landscape Sensitivity Assessment 2016 that informed the SALA, identified part of STO013 (ST10) as having high landscape sensitivity. GCC AMPS has removed ST10 and submits the amended site (plan attached) as a potential location for growth. Please note if there is a preference to omit the field at the eastern end of the site due to its proximity to the high landscape sensitivity area, the plan can be amended accordingly.
- **Land at Stroud Green, West of the B4008:**
 - Land owned by GCC north of STO015 (plan attached). Land is outside the AONB.
- **Land at Cambridge and Coaley:**
 - GCC owns significant areas of land in this location (plan attached). Given its location close to Cam and Dursley station and the A38 it is considered to be a potential sustainable location for growth. GCC AMPS is willing to have further discussions with SDC regarding this land, including identifying part or parts as a location for growth.
- **Land at Coaley:**

- GCC owns a significant land holding to the west of the settlement of Coaley (plan attached). GCC AMPS is willing to have further discussions with SDC regarding identifying part of parts of this landholding adjacent to the settlement as a suitable location for growth.
- **Land at Claypits, Eastington:**
 - Land owned by GCC (see plan attached).
- **Land at Townsend Farm, Stinchcombe (SALA reference STI001):**
 - Land owned by GCC (see plan attached). Site not assessed in SALA as not a tier 1, 2 or 3 settlement. GCC AMPS willing to have further discussion with SDC regarding identifying part or parts of the land holding adjacent to the settlement boundary as a suitable location for growth.

Please let me know if you require any more information or would like to discuss these sites in more detail.

Regards,



Asset Management and Property Services
Gloucestershire County Council
6th Floor, Block 5 East
Shire Hall, Westgate Street, Gloucester GL1 2TG.



Go to www.gloucestershire.gov.uk to find information on County Council services.

Think before you print - only print this email if absolutely necessary.

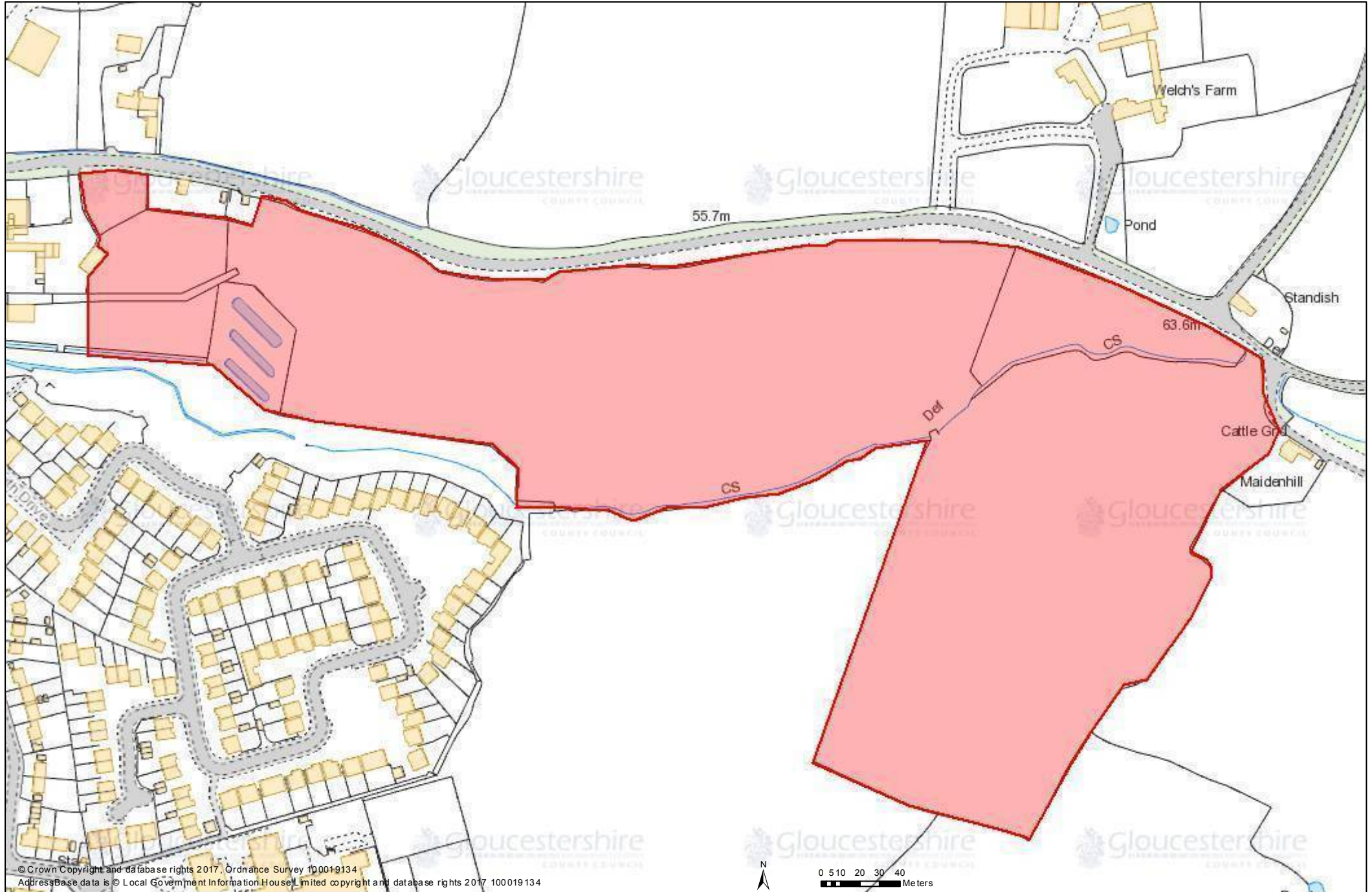
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This email and any attachments are believed to be free from viruses but it is your responsibility to carry out all necessary virus checks and Gloucestershire County Council accepts no liability in connection therewith.

Land south of Horsemarling Lane

8.7ha



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Gloucestershire County Council,
Shire Hall, Westgate Street,
Gloucester, GL1 2TG

Print size : A4 portrait

SCALE: 1:2,500

DATE: 29-Nov-2017

Site Submission form PART B:

Your name

Your organisation or company

**Your client's name/organisation
(if applicable)**

Site name

Site address (including post code)

1: Your interest in the site

Please tick box to indicate

Owner of the site	<input checked="" type="checkbox"/>	Planning consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	3820	Total site area (hectares)	0.5
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	0.5

Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:

Existing paddock to the Glen.

Past uses:

Existing paddock to the Glen.

 Planning history (*Please include reference numbers, planning application/ SHLAA site, if known*):

Planning history includes application no. S.16/1343/HHOLD, which was consented in December 2016 for the proposed demolition and reconstruction of the existing coach house, garages and stables.

Access to the site (vehicle and pedestrian):

Access to the site will be gained via a gated entrance from Woodcock Lane.

Can the site be seen from a public road, public footpath, bridleway or other public land?
 Please tick box to indicate Yes No

3a: Is the site proposed for RESIDENTIAL development? Please tick to indicate Yes No

If Yes:	Number of houses	16
	Number of flats	
	TOTAL number of units	

<i>Where possible, please tick to indicate which of the following apply:</i>		Number of units
Market housing	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Affordable housing	Affordable rent Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	

Is the site proposed to meet a particular need? (e.g. older people housing, self build) Yes No

If Yes, please specify:

3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home) Please tick to indicate Yes No

If Yes, please indicate number of bed spaces and specify use : **Number of bed spaces**

Use:

3c: Is the site proposed for NON RESIDENTIAL development? Please tick to indicate Yes No

If Yes:	TOTAL floorspace:	1320m²
<i>Where possible, please tick to indicate which of the following apply:</i>		Floor space
Offices, research and development, light industrial (B1)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	1320m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²

4: Possible constraints	
<i>Please provide as much information as possible</i>	
4a: To the best of your knowledge is there anything restricting the development potential of the site?	
<i>Please tick to indicate</i>	<i>If Yes, please provide brief details</i>
Contamination/ pollution Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Other abnormal development costs Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
---	--

4b: Do you believe constraints on the site can be overcome? *Please tick to indicate*

If Yes, please provide details below of how they will be overcome, and the likely time frame: Yes No

There would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a small to medium scale housing or commercial scheme.

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19	16	2024/25		2030/31	
2019/20		2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

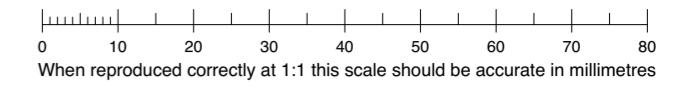
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input checked="" type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

Please tick box to confirm you have included the required site location plan

Yes



NOTE:
 All works to be carried out in accordance with relevant British and European Standards and Codes of Practice. All products to be used in accordance with manufacturer's recommendations and applicable BBA certificates. Any conflicts to be notified to architect at earliest opportunity.
 This drawing to be read in conjunction with all relevant Architect's and other Specialist's drawings, details and specifications.

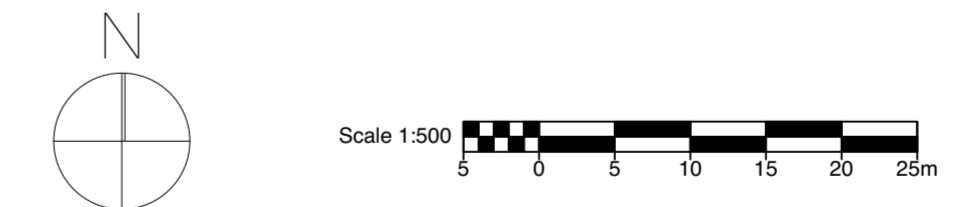
Significant risks are not necessarily those that involve the greatest risks, but those, including health risks that are:
 a) not likely to be obvious to a competent contractor or other designers;
 b) unusual; or
 c) likely to be difficult to manage effectively.

Significant Health and Safety Risks:
 Services to be located.

- Key**
- Proposed driveway
 - Proposed tree
 - Existing tree to be retained (Approximate position)
 - Proposed planting
 - Additional land which can be made available for inclusion in any proposed allocation

Schedule of Accommodation

TYPE A - 2 Bedroom House	8 units	2 Parking spaces
Plots 1, 2, 5, 6, 13, 14, 15, 16		
TYPE B - 3 Bedroom House	5 units	2 Parking spaces
Plots 3, 9, 10, 11, 12		
TYPE C - 4 Bedroom House	3 units	2 Parking spaces
Plots 4, 7, 8		
TOTAL	16 units	

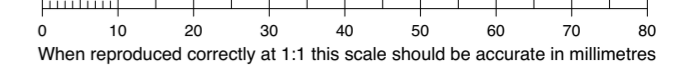


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Revisions	- 16.01.2018 First Issue	KD
Client		
Project	The Glen, Stonehouse	
Drawing Title	Proposed Residential Layout	
Checked:	
Approved For Issue:	
Quality	
Drawing Format	A2 <input type="checkbox"/> pdf <input type="checkbox"/> dwg	
Drawing Scale	1:500	
Drawing Status	PLANNING	

DJD Architects
 2 St Oswald's Road
 Worcester WR1 1HZ
 t: 01905 612864
 f: 01905 610011
 mail@djdgroup.co.uk
 www.djdgroup.co.uk/architects/
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Drawing Number and Revision:
K891/02(-)



NOTE:
All works to be carried out in accordance with relevant British and European Standards and Codes of Practice. All products to be used in accordance with manufacturer's recommendations and applicable BBA certificates. Any conflicts to be notified to architect at earliest opportunity.
This drawing to be read in conjunction with all relevant Architect's and other Specialist's drawings, details and specifications.

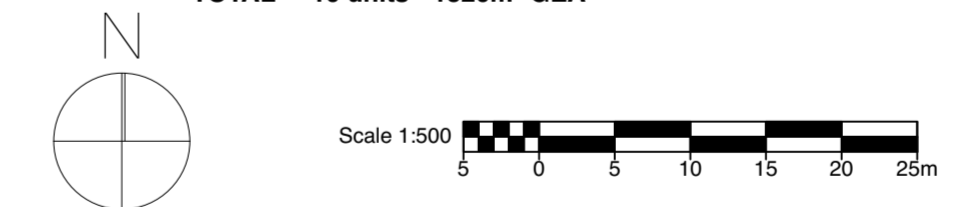
Significant risks are not necessarily those that involve the greatest risks, but those, including health risks that are:
a) not likely to be obvious to a competent contractor or other designers;
b) unusual; or
c) likely to be difficult to manage effectively.

Significant Health and Safety Risks:
Services to be located.

- Key**
- Proposed hard surfacing
 - Proposed tree
 - Existing tree to be retained (Approximate position)
 - Proposed planting
 - Additional land which can be made available for inclusion in any proposed allocation

Schedule of Accommodation

TYPE A - B1/B8 Unit 100m² GEA	6 units	2 Parking spaces
Units 1, 2, 3, 4, 9, 10		
TYPE B - B1/B8 Unit 180m² GEA	4 units	4 Parking spaces
Units 5, 6, 7, 8		
TOTAL	10 units - 1320m² GEA	



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Revisions	- 16.01.2018 First Issue	KD
Client		
Project	The Glen, Stonehouse	
Drawing Title	Proposed Commercial Layout	
Checked:	
Approved For Issue:	
Quality	
Drawing Format	A2 <input type="checkbox"/> pdf <input type="checkbox"/> dwg	
Drawing Scale	1:500	
Drawing Status	PLANNING	

DJD Architects
2 St Oswald's Road
Worcester WR1 1HZ
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f: 01905 610011
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REPRESENTATIONS TO THE STROUD LOCAL PLAN REVIEW – EMERGING STRATEGY PAPER (NOVEMBER 2018)

SITES IN STROUD DISTRICT

ON BEHALF OF ROBERT HITCHINS LTD



Pegasus Group

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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5.0 MINI VISIONS AND PRIORITIES

THE STONEHOUSE CLUSTER

Question 5.0a - Do you support the proposed mini-vision for your area (s)?

- 5.1 The Draft mini vision for the Stonehouse Cluster is supported.
- 5.2 Pegasus supports the identification of Stonehouse as a Tier 1 settlement in the emerging SLPR. It is a sustainable and suitable Tier 1 settlement location at which housing needs can be met. The 'very important employment role' of Stonehouse to the Stroud economy is acknowledged with its sustainable transport linkages to Stroud, Swindon, Gloucester and beyond via the railway network. As a settlement with excellent access to both sustainable transport infrastructure and the strategic road network, situated at junction 13 of the M5, the Tier 1 settlement is well placed to enable the District to meet its economic growth objectives.
- 5.3 A number of potential sites for development are identified in the emerging strategy. The majority of land within PS19a North /Northwest of Stonehouse has been promoted by Pegasus on behalf of Robert Hitchins Limited. Whilst the principle of development in this location is supported, an objection is made to the capacity of 680 dwellings for PS19a which is for a larger site than promoted by Robert Hitchins Limited. Land at west of Stagholt Farm was promoted for 800 dwellings and mixed use development and comprises a smaller site than identified in the emerging strategy at PS19a.
- 5.4 Land North of the West of Stonehouse (i.e. Land at west of Stagholt Farm) was included in the SALA May 2017, it is part of the site ref STO016 in the Parish of Standish included in Appendix 3 as sites with future potential. It is a greenfield site and comprises 33.77 hectares of which 24 hectares is developable, with a capacity for 800 dwellings and mixed use development. Access to the site would be via the West of Stonehouse allocation in the adopted Local Plan (Policy SA2 and planning ref. s.14/0810/OUT). There are no constraints. The site rises gradually from east to west and is largely flat towards the north. The site is bisected by an unsurfaced track, which provides vehicular access to Stagholt Farm and fields.
- 5.5 It is considered that extending the adopted Local Plan site SA2: Land West of Stonehouse into site PS19a makes the best use of the services and facilities and

infrastructure to be delivered at the existing allocation in terms of delivering an increased number of dwellings and employment land for the Tier 1 settlement for the plan period up to 2040. The proposed area for development PS19a is in close proximity to large areas of employment and close to the strategic highway infrastructure of the M5 motorway interchange at Junction 13.

- 5.6 It is noted that the SALA states that an initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset and that an initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site.
- 5.7 The Landscape Sensitivity Assessment has identified this site within the area (ST07) as having a Medium sensitivity to housing uses and High/medium sensitivity to employment uses. The landscape sensitivity report states that *“Housing would definitely extend the current settlement form and if implemented on the rising slopes to the north may become visible further north. Housing could be implemented on the lower areas and employment on land to the south east. Consideration should be given to potentially implementing this with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.”*
- 5.8 The SALA concludes that *“Although not currently policy compliant, the lower land below the higher northern boundary may have future potential for housing, employment and community development as an extension to the planned West of Stonehouse development, should the Local Plan strategy identify the need for growth in this location. There is potential for planning development with nearby sites to create a more coherent and integrated settlement form on the northern edge of Stonehouse.”*
- 5.9 It is noted that the Sustainability Appraisal accompanying the consultation identifies at Appendix 7 p.716 Site STO016 ‘Land to the north west of Stonehouse’ as suitable for consideration as a broad location for development for mixed use.
- 5.10 Irrespective of the fact that the site is proposed in the emerging strategy, Pegasus object to the assessment in the SA which appears to have been undertaken without any regard to the existing allocation in the adopted Local Plan at West of Stonehouse (Policy SA2 which provides for 1,350 dwellings, 10

hectares of employment, a local centre, a two form primary school etc. as there are a number of negative scores e.g. on services and facilities the assessment has concluded that *“the site is not within or directly adjoining a Tier 1-5 settlement (it is located outside Stonehouse).”*

- 5.11 The settlement boundary for Stonehouse needs to be updated to reflect the allocations in the adopted Local Plan.

APPENDIX 1 - LAND TO NORTH WEST OF STONEHOUSE

- 5.12 Pegasus consider that the site should be allocated in the Stroud Local Plan Review residential and mixed use development. Pegasus supports the allocation of PS19 a) as a mixed-use strategic allocation in the emerging draft Stroud Local Plan, but the quantum of development should be increased to 800 dwellings. Pegasus consider that the site should be included in the Local Plan review being well related to a Tier 1 settlement at Stonehouse with access to facilities and services and is therefore consistent with the settlement strategy. The site is available, suitable and achievable and could start to deliver housing in 2021/22.

Question 5.0b - Would you like to propose alternative wording? (Please be clear and specific about which of the 8 mini-visions your comment(s) relate to.

- 5.13 No comment.

Question 5.0c - Do you support the identified key issues and priorities for action for your area(s)?

- 5.14 No comment.

Question 5.0d - Are there other important issues and priorities you would like to highlight? (Please be clear and specific about which of the 8 parish clusters your comment(s) relate to).

- 5.15 No comment

Question 5.1a Assuming some growth is desirable, have we identified the best site(s) at each town and village? (Please clearly specify which settlement(s) your comment(s) relate to, and use the site reference numbers shown on the map, where relevant)

Stonehouse Cluster – Stonehouse

STO 006 – Land South of Bristol Road

- 5.16 Pegasus consider that STO 006 Land South of Bristol Road should be considered for development purposes in the emerging SLPR. The site is situated adjacent to the main A419, it was considered in the SALA 2017 as site (STO 006) 'Land South of Bristol Road', a site plan is attached at Appendix 2.

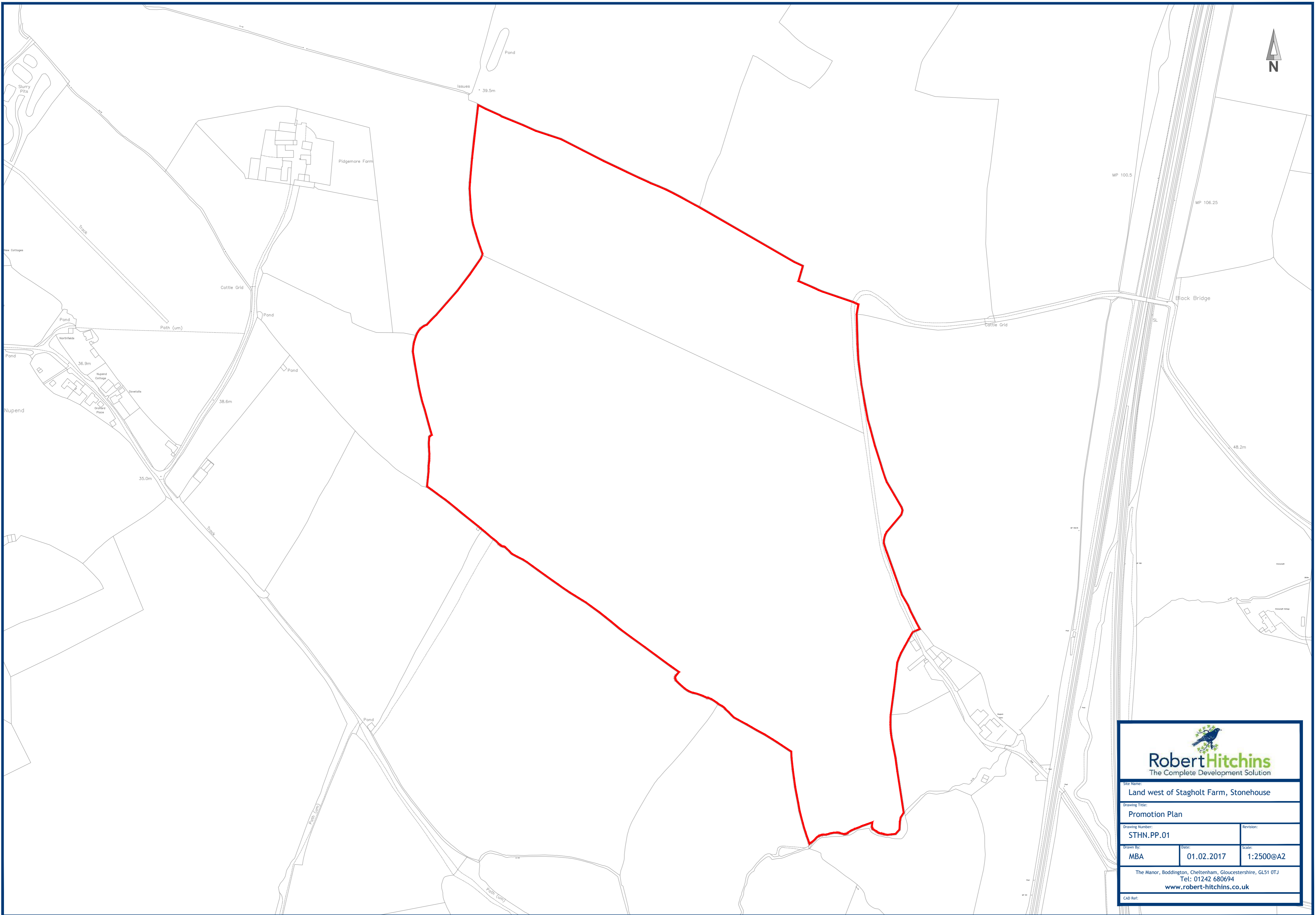
APPENDIX 2 - LAND SOUTH OF BRISTOL ROAD

- 5.17 The SALA concluded that:

“Development of housing or employment should be small scale and there would need to be green gaps retained to allow views towards the canal corridor and to emphasise the physical separation between the historic mills. In terms of housing, this site could be part developed for medium density development typically comprising a mix of detached, semi -detached and terraced dwellings at an average density of about 30 dph, and the suggested yield is 70 units.”

- 5.18 The site is located on land immediately adjacent to the built-up area of Stonehouse. The town forms part of the Stroud Urban Area along with the settlements of Stroud, Thrupp and Brimscombe, North and South Woodchester and Nailsworth and lies approximately 4km to the west of Stroud Town centre. The site is itself is located on the south western edge of Stonehouse approximately 0.8km from the town centre. It lies to the south of the A419 Bristol Road which acts as key arterial route linking Stroud to the M5 motorway. The site is a flat arable field on the southern side of the A419, Bristol Road.
- 5.19 From the adopted Local Plan Proposals Map it can be seen that the site is located immediately adjacent to, but outside of the defined settlement boundary. The site is however enclosed by existing development on three sides with residential and large scale industrial development to the north, modern Industrial and business units to the west and a commercial training centre and established areas of residential development beyond a railway embankment to the east. To the south beyond a line of trees is the Stroudwater Canal, which separates the site from the open countryside beyond.
- 5.20 The site is situated immediately opposite the residential area of Avenue Terrace and the industrial area of Stonehouse Commercial Centre both on the northern side of the main road. The site consists of a roughly rectangular parcel of land

APPENDIX 1:
LAND TO NORTH WEST OF STONEHOUSE




Robert Hitchins
 The Complete Development Solution

Site Name: Land west of Stagholt Farm, Stonehouse		
Drawing Title: Promotion Plan		
Drawing Number: STHN.PP.01	Revision:	
Drawn By: MBA	Date: 01.02.2017	Scale: 1:2500@A2
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