

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

By email only to: local.plan@stroud.gov.uk

Dear Sir/Madam,

I am writing on behalf of my clients, [REDACTED] in response to the consultation on the Stroud Local Plan Review, Emerging Strategies Consultation and to advise that they have land within the plan area that is available and considered suitable for residential development.

In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in local plans must be subject to Sustainability Appraisal (SA). Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations), SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judged against reasonable alternatives.

The SLPR should ensure that the results of the SA process clearly justify its policy choices, including the proposed site allocations and the approach taken to new growth when judged against 'all reasonable alternatives'. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed and others have been rejected. The Council's decision making, and scoring should be robust, justified and transparent and should be undertaken through a comparative and equal assessment of each reasonable alternative. Too often the SA process flags up the negative aspects of development whilst not fully considering the positive aspects which can be brought about through new opportunities for housing development and how these can influence landscape issues, social concerns and the economy.

We would like to take this opportunity to advise the Council of our intention to promote the land at Upton Lane, Brockworth for residential development. It is envisaged that the 21.26 ha site can accommodate up to 400 dwellings, sports pitches, associated infrastructure and open space. We are confident that an appropriate access into the site can be achieved.

A location plan is included within this submission. We believe that the site offers a real opportunity to the residents of the local community and the wider area to assist in meeting the identified housing needs and deliver significant improvements to the public realm, including the provision of land for open space.

The site is free from significant constraints. It is not subject to, nor especially sensitive in terms of, any built or natural protection designations and it is not anticipated that any housing development will result in significant harm in terms of acknowledged amenity, community, heritage, landscape, traffic, environmental, technical or other acknowledged public interests.

Notably, the site also provides for sustainable development without intruding on the Green Belt, which in accordance with national policy should only be released if exceptional circumstances apply.

The site is contained to the north by existing residential development. The western field boundary runs adjacent to the M5 motorway

The development of this site represents a logical expansion to Brockworth. The development of this site would provide the following community benefits:

- Improvements to the local economy and increased footfall to the existing businesses of Brockworth. The development of this site will help to maintain a thriving and vibrant community and will ensure the longevity of local services such as shops, community facilities and schools.
- Deliver a mix of housing types and sizes to meet strategic needs of the local housing market, including market and affordable housing. This will demonstrably support and secure the current and future vitality of the local area. New homes will enable people to access the housing market locally rather than being forced to move away due to a lack of available housing.
- The delivery of the site will provide new areas of Green Infrastructure.
- The site is located in Flood Zone 1 in its entirety. The developable area is therefore in Flood Zone 1 – Very Low Risk – with an annual probability of flooding less than 0.1% (1 in 1000).
- Enhanced permeability with the local area.

We submit that the site is available and suitable for residential-led mixed-used development and request that the Council consider the benefits listed above and note the ability of the site to assist Stroud District Council in meeting the local housing needs. We consider that the site should be allocated for residential development and would welcome the opportunity to discuss our proposals with the Council in more detail.

We request to be added to the consultation database and look forward to reviewing future versions of the Stroud Local Plan Review in due course.

Kind Regards,