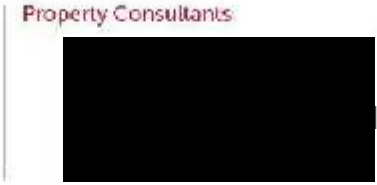


Date: 16 January 2019  
Our ref:  
Your ref:



Stroud District Council,  
Ebley Mill  
Ebley Wharf  
Stroud  
GL5 4UB

Dear Sir or Madam,

**Representation for the Stroud District Local Plan Review ( SDLPR)  
Land North of Westend Farm, Stonehouse**

This representation has been put forward to illustrate why Land North of Westend Farm, Stonehouse should be considered for a mixed use option for allocated sites in the Stroud District Local Plan Review.

The area of land was submitted as part of the Stroud District Council Local Plan Review Issues and Options Consultation and in the Call for Sites (December 2017). The site, which is identified in red on the attached location plan, should be considered available and suitable within the next five years.

The land North of Westend Farm, Stonehouse is in a sustainable location because it is located approximately 1 mile from junction 13 of the M5 motorway by car and the closest point of the site's boundary is located circa 0.5 miles from Stonehouse's settlement boundary.

The site extends to circa 35 hectares and could accommodate a large mixed use scheme and it is recognised that such a large site must be phased over the plan period in order the level of growth is proportionate. Stonehouse is considered to be a Tier 1 Settlement/ Accessible Local Service Centre where housing and employment growth should be focused in the District.

As set out in the Emerging Strategy Paper the future development of Stonehouse is being directed west along the A419 towards junction 13 of the M5 motorway, and our client's land could assist this strategy. The site is located circa 250 metres north of the West of Stonehouse Strategic Allocation (SA2), which allocates a mixed use development of 1,350 dwellings and 10 hectares of B1, B2 and B8 employment land etc. The site is clearly located in a sustainable location.

Additional land as set out in the Emerging Strategy Paper is proposed to be allocated to the south of the site and is referred to as PS20a and PS20b at M5 junction 13. PS20a will include 10 hectares of employment land and PS20b will include 18 hectares of sports stadium and community uses.





## Affordable Housing

The Stonehouse Neighbourhood Development Plan sets out that 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.

In considering the above, there would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a large scale mixed use scheme.

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. For these reasons the site would make an appropriate residential/mixed allocation.

Below we provide the following answers to your consultation document insofar as they relate to our client's site.

### **Question 1.0a Have we identified the top 5 issues for you?**

Yes. The identified issues seem a reasonable approach especially by creating new sustainable communities at locations. As previously mentioned the site is 0.9 miles from junction 13 of the M5 motorway by car and 0.6 miles from Stonehouse.

### **Question 1.0a Have we identified the top 5 issues for you?**

Yes. The identified issues seem a reasonable approach especially by creating new sustainable communities at locations. Our client's site is 0.9 miles from junction 13 of the M5 motorway and 0.6 miles from Stonehouse.

### **Question 1.0b Do you agree with the ways we intend to tackle these issues?**

The promotion of development within the M5 corridor is supported, together with the expansion of large towns such as Stonehouse.

### **Question 2.1a Do you agree with the ways in which the emerging Strategy intends to support the creation of jobs?**

[REDACTED] of Stonehouse to the west towards junction 13 of the M5 motorway, however there is the opportunity to release further land by the motorway which would benefit the local economy and the creation of jobs.

### **Question 2.3a Do you agree with the ways in which the emerging Strategy intends to meet local housing need?**

The urban expansion of the large towns is supported by National Policy and it is agreed the housing strategy is a sensible way to meet housing need. In this instance, it is considered an opportunity is being missed to release a greater amount of land to meet this need.

**Question 2.3b Do you support an alternative approach? Or have we missed anything?**

As above, an opportunity is being missed to provide a greater area of land around junction 13 which will inevitably come forward for development, due to the expansion of Stonehouse, the non-flood risk, and the land's location to the wider motorway network. Our client's land would assist this, and would round off development where land is located between allocation SA2 and the M5 motorway.

**Question 4.2a Do you support the broad approach of the emerging growth strategy, in terms of distributing the growth required by national policy for Stroud District?**

In part noting the comments above regarding a greater amount of development around junction 13.

**Question 4.2c Have we identified the right towns and villages for growth? Or do other settlements have growth potential? (and 4.3a)**

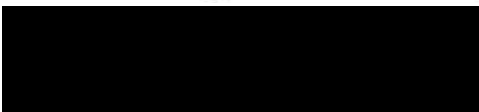
Insofar as relates to our client's land it is considered correct that Stonehouse should be considered a tier 1 settlement where growth is directed towards. Stonehouse's position in the settlement hierarchy is correct.

**Question 4.4c & d Do you support the proposals to allow some limited development beyond settlement development limits?**

Yes. Development beyond the settlement limits is welcomed.

Should you have any queries please let me know.

Yours sincerely



Associate - Town Planner