

Representations to the Stroud Local Plan Review, Emerging Strategy Consultation (November 2018) on behalf of Gloucestershire County Council Asset Management and Property Services (GCC AMPS) as land owner.

Land south of primary school, Saniger Lane/Bays Hill, Newtown Reference: SALA NEW003a (Emerging Potential Allocation PS36).

Introduction

SF Planning Limited has been instructed by GCC AMPS as land owner to make representations to Stroud District Council as part of the Local Plan Review Emerging Strategy Consultation which will inform the Stroud Borough Plan 2011-2031. The GCC AMPS land is identified by the plan at Appendix A (the site).

This representation confirms that all of the land identified at Appendix A submitted by GCC AMPS to the Strategic Assessment of Land Availability (SALA) known as site ref. NEW003a (PS36) is suitable, available, and achievable; and as such is deliverable in the timescale envisaged by the Local Plan Review.

The site is an acceptable location for future residential development and all parts of the original submission site (ref. NEW003a) should be considered deliverable within the Local Plan Review. It can either be delivered by itself or as part of a wider allocation (as currently identified as Policy PS36).

The Site

The site is located in Newtown and Sharpness and is noted in the Local Plan as being a tier 3, medium-sized to large settlement that is generally well-connected and accessible and which benefits from proximity to higher order settlements and good transport routes. The site is irregularly shaped pasture fields with hedgerow boundaries, located to the south of the primary school at Newtown and east of Saniger Lane. Land rises up from the west and a watercourse crosses site and public footpaths cross the site.

Draft Allocation

As quoted in the Local Plan Review "*currently, the Government requires the Local Plan Review to provide for at least 638 new homes per year*", through the Standard methodology. This is a 40% increase from the figure in the current Local Plan of 456 homes per year. Although 497 homes were built in the District last year, in order to meet the higher target over the 20 year plan period it will require the Local Plan to identify land for at least 12,800 new homes. All of site ref. NEW003a is deliverable to meet the Emerging Local Plan Review targets and National Requirements.

The 2017 (SALA) confirms that the site may have longer term potential for development, provided that physical constraints can be overcome and potential landscape and ecological impacts can be mitigated through a comprehensive landscaping scheme. This is achievable in the timescales envisaged by the emerging Local Plan Review.

Site NEW003a is entirely owned by GCC AMPS and is available now, it is suitable and achievable; this makes it deliverable for the future development required within the Stroud District, the Local Plan Review and National Standard Housing Methodology 2018.

Appendix A



Original Site Representation: The Site NEW003A