

# Representations for STRATEGIC ASSESSMENT OF LAND AVAILABILITY (SALA)

Site ref EAS-020 (Land to the South and East of Cressington Cottages, Grove Lane, GL10-3SJ)



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## Introduction

This presentation provides a supporting statement setting out our case for the land to the South and East of Cressington Cottages, on Grove Lane, GL10 3SJ to be considered as part of Stroud Council's Strategic Assessment of Land for future development.

The site comprises a field to the North of Grove Lane, sited between Cressington Cottages and Mulgrove Cottage.

The site measures approximately 0.7 Hectare.

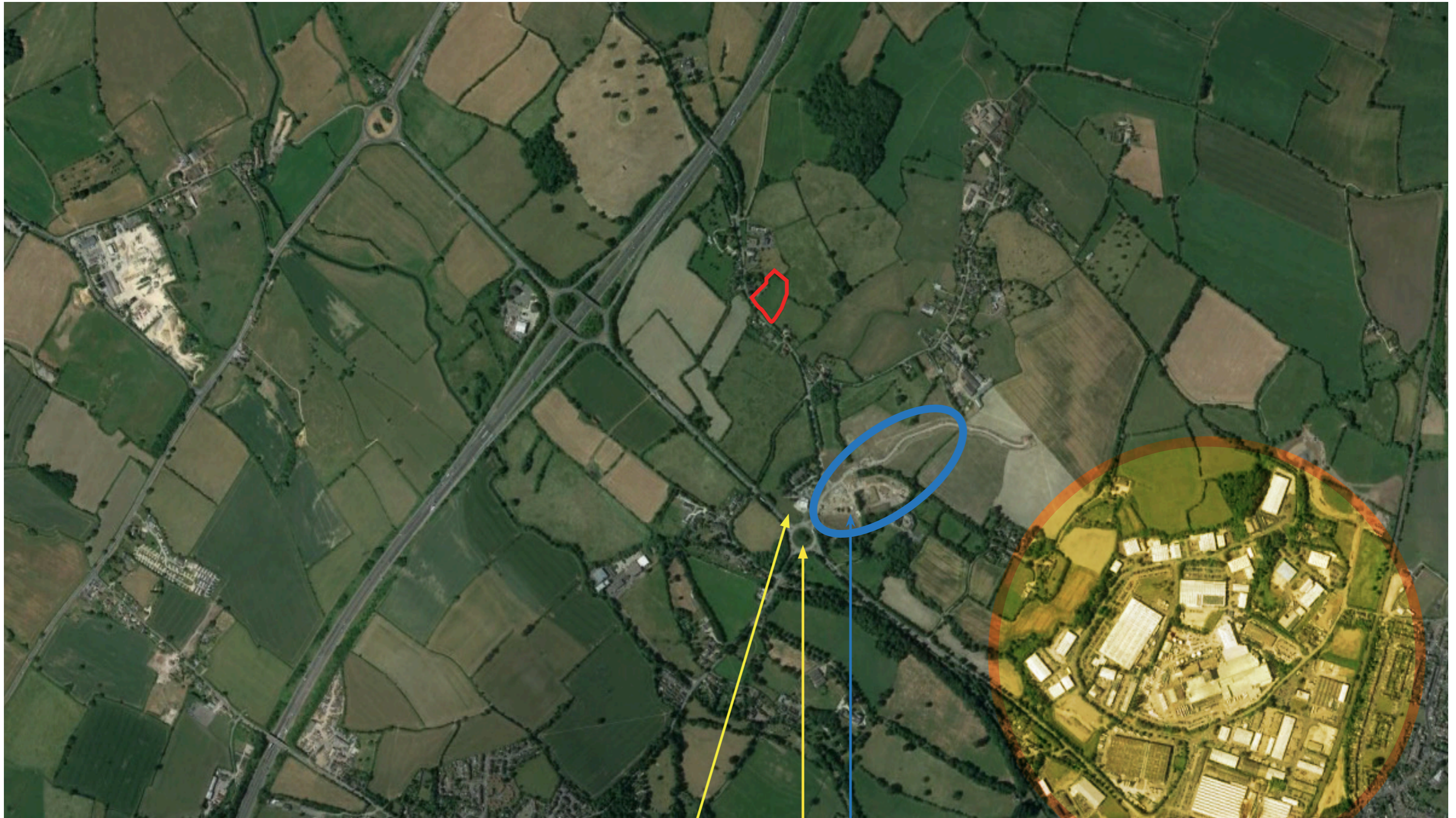
Past land use for the field, are agricultural.

The site is located within a group of properties stretching along Grove Lane to the west of the Westend Roundabout and Stonehouse.

Nearby is located, Westend Office suites providing small office suites, approximately 30No. The use proposed for the site is similar, but with the addition of some residential housing, and tourist accommodation within an eco-friendly rough grassland field landscape with more cultivated gardens limited to the front half of the site, thereby retaining the open country feel of the place. A central vegetable allotment patch could become the centre of the community. 10No local visitor studio chalets being spread out within a wild grass field landscape to the rear of the site.

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M5 Motorway

Shell Petrol Station

A419 Westend Roundabout

Housing constructed in 2019

STONEHOUSE

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Extract from Stroud District Local Plan

## Economy and Infrastructure

What do we want for the future?

### Strategic Objective SO2: Local economy and jobs

Providing for a strong, diverse, vibrant local economy that enables balanced economic growth, coupled with enhanced job opportunities across the District

- 5.1 It is the broad aspiration of the Local Plan to provide two jobs for every new allocated house built. The definition of "employment" within the strategy goes beyond the traditional B1, B2 and B8 uses and now incorporates a large and diverse range of jobs including retail, healthcare and tourism. In seeking to address some of the District's employment trends and commuting imbalances, the Council will actively promote growth in the following sectors:- construction, distribution, retailing, computing services, hotel & catering, transport, professional services, other business services, health and social work, engineering, creative and 'green' industries.
- 5.2 The Local Plan will create the opportunity to provide a range of units from large warehousing and distribution units down to smaller units, possibly as start up businesses. The co-location of employment alongside housing development in the District will be designed to create greater self containment and reduce the need to travel.
- 5.3 Our rural economy is an important element of our overall economic picture. The Plan tackles this through policies that specifically address farm diversification and rural employment sites, including leisure and tourism uses.

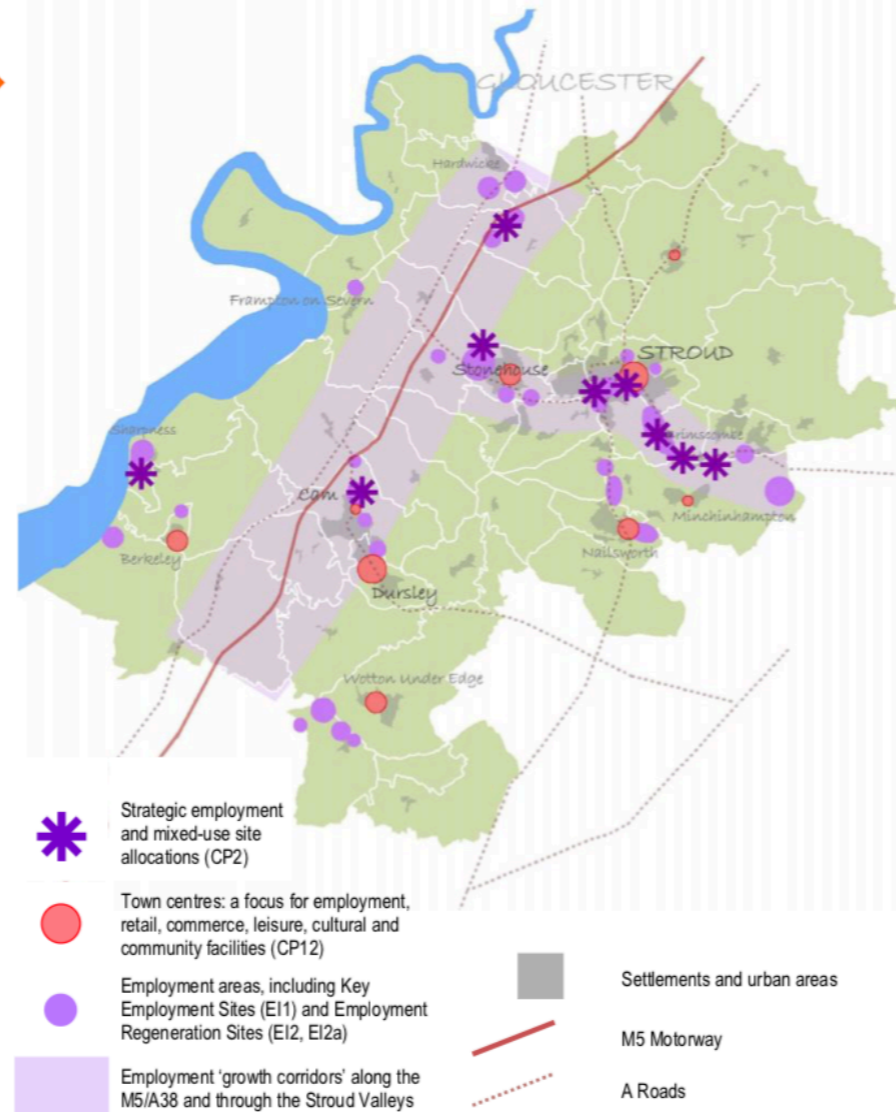


Fig. 5 (map): Key areas for employment growth during the Plan period (up to 2031), including protected employment sites and locations for strategic development.

### Local Plan Objectives

### How could the development of the site fit within these Objectives of the Stroud District Local Plan?

1. The site is outside the Cotswolds Area of Outstanding Natural Beauty (AONB)
2. Stonehouse benefits from good connectivity, being placed outside the congestion of the Stroud valleys, and close to the M5 and Stonehouse railway station.
3. The site is located amongst a group of other properties to the west of Stonehouse, an area of agricultural fields dotted with farm buildings, houses, and office uses already.
4. The size of the site enables it to be brought forward with an element of employment and residential use and retention of a large amount of the field.
5. The site stretches back from the road, some 120metres. It is envisaged that the front edge of the site along the road, would retain its country lane feel, and the rear half of the field would be kept as field, with the visitor studio chalets located in field grass landscape. The offices and housing can be kept within the area of the field, forward of the existing rear plot boundary of the neighbouring Cressington Cottages, avoiding greater encroachment into the landscape.
6. A growing demand exists for small business space for start-ups and small businesses growing from their home-start up offices. Grouping of these is important as young businesses thrive on each other, sharing ideas and networking.
7. Businesses need good transport links. The sites location near the M5, Stroud, Cheltenham, and railway provides this accessibility.
8. Development in this area will financially support existing local services within Stonehouse, protecting existing retail, and community uses.
9. A highly varied range of tourists visit the area taking part and visiting: Outdoor activities, The canal, local Arts and Crafts, Local produce markets, The River Seven, and Festivals, all generating a need for accommodation.

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Continued from previous page

## How could the development of the site fit within these Objectives of the Stroud District Local Plan?

Extract from Stroud District Local Plan

### Economy and Infrastructure

What do we want for the future?

#### Strategic Objective SO4: Transport and travel

Promoting healthier alternatives to the use of the private car and seeking to reduce CO<sub>2</sub> emissions by using new technologies, active travel and/or smarter choices, working towards a more integrated transport system to improve access to local goods and services.

5.7 The Local Plan will seek to deliver new and improved transport infrastructure, maximising the use of potential links to rail, other public transport systems and the strategic road network (managed by both Highways England and the Local Highway Authority). By concentrating development within or adjacent to the District's larger settlements, the strategy should make delivery of new and improved transport infrastructure easier and more viable (to serve both existing and new communities). Potential links to rail, bus and other forms of public transport and the strategic road network are all maximised by choosing to locate major employment growth at the larger settlement areas of Stroud, Cam and Stonehouse. Development in the Stroud Valleys will contribute funds to the restoration of the canals and towpaths, as well as potentially designing-in new links across the development sites, thereby improving direct access for surrounding communities as well as those occupying the development. This has the potential to reduce short car journeys, due to the availability of safe, off-road walking and cycling routes.

5.8 Where possible the development strategy will integrate housing and employment localities together, thereby reducing the need to travel and offering opportunities to live and work within the same neighbourhood.

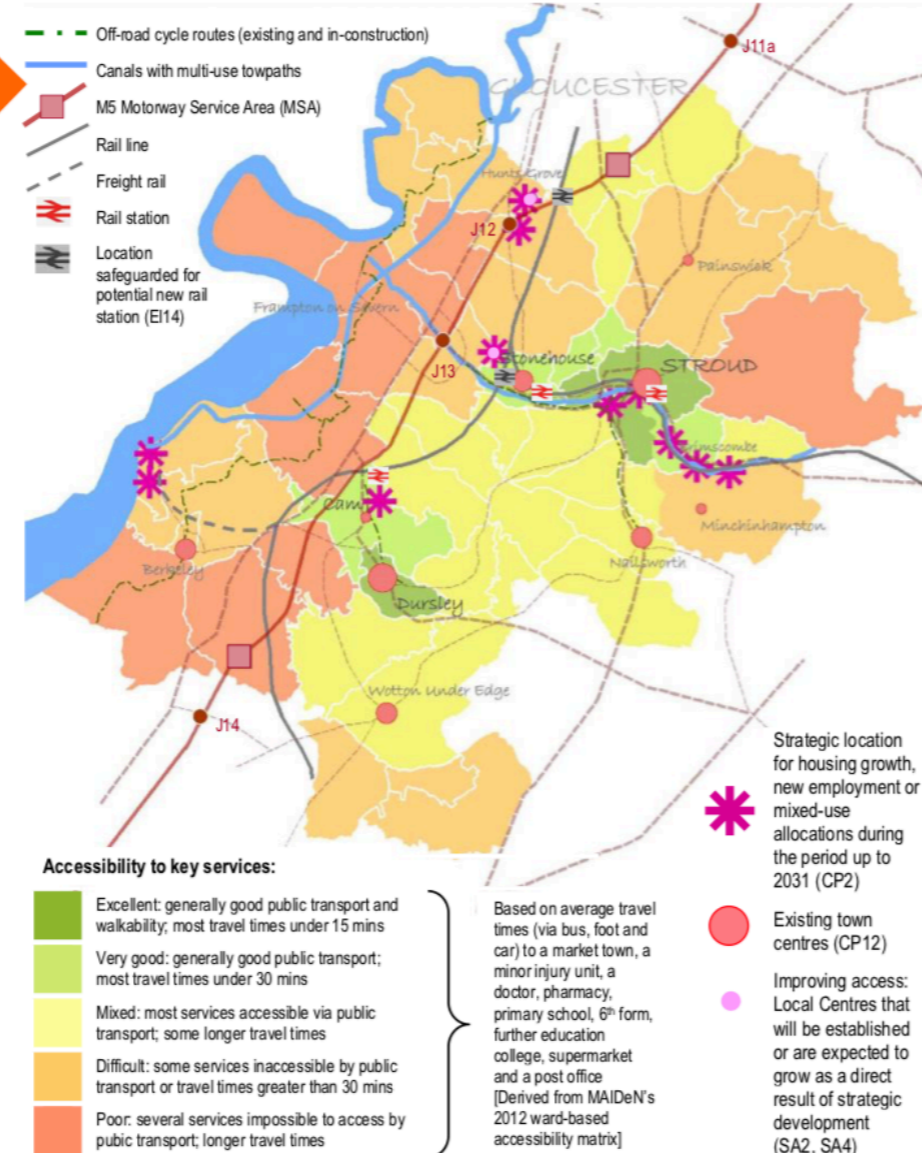


Fig.7 (map): Key transport routes and access to local goods and services

10. Strategic Objective SO1 Accessible Communities

11. Strategic Objective SO2: Local economy and jobs

12. Strategic Objective SO3: Town Centre and rural Hinterlands

13. Strategic Objective SO4: Transport and Travel

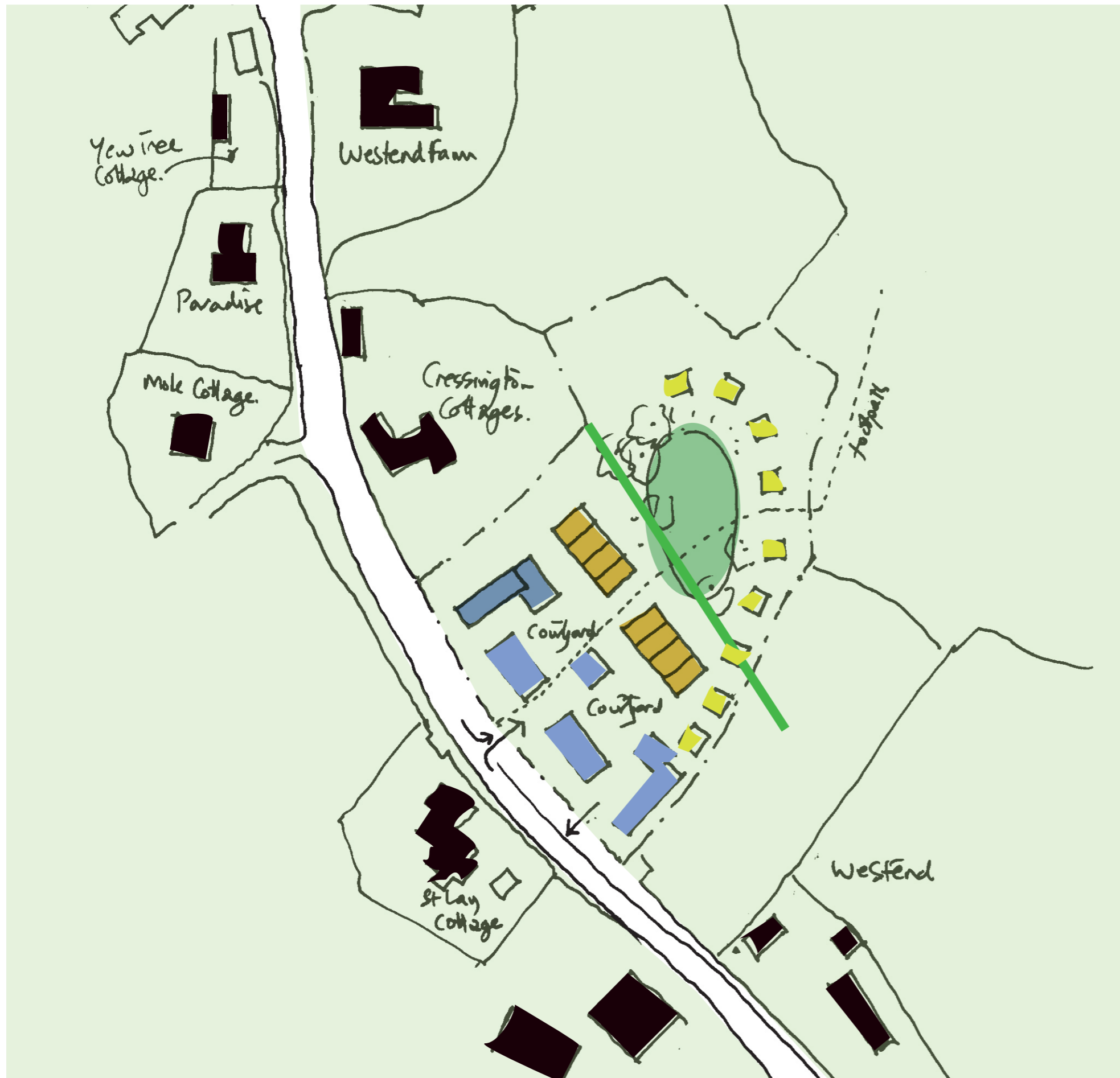
14. Strategic Objective SO5: Climate Change and Environmental limits

Yes, a mix of small businesses and dwellings on the same site would support the above Local Plan objectives.

The site is adequately sized to allow a mix of uses and its rural location suits a more eco-style housing development, with some short-term visitor accommodation using small single storey chalets set in the green landscape. This mix will also support local economic growth, employment, and contribute to the Council's housing quota needs.

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## Initial Concept Diagram

(subject to discussion with officers prior to any application coming forwards)

- Small Business Space Approx 900m<sup>2</sup> (9350sqft)
- Dwellinghouses 2storeys . Approx 8-10No
- Small single storey tourist studios. Approx 9-10No
- Communal gardens/allotments

Rear half of field beyond green line to be rough field-grass as existing, maintaining wild country setting.

## Precedent Images of Eco freindly community housing

