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**From:** [REDACTED]  
**Sent:** 13 January 2019 17:28  
**To:** \_WEB\_Local Plan  
**Subject:** Response to Stroud District Council Local Plan Review Emerging Strategy Consultation

Dear Sir/Madam,

Re: Potential sites, 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).

I would like to comment on the Potential Sites identified in Stroud, Stroud Valleys (p.59-60) of the Emerging Strategy Review Paper. Site PS10, Railway Land/car parks, Cheapside is identified as having the potential for development for 75 houses and town centre uses. Although some improvements might be possible in this area, for example, to provide better access to the railway station for all, this site is not suitable for housing for the following reasons:

1. The site is in an area with high historic environment sensitivity being in the Industrial Heritage Conservation area and next to the Grade II listed station, the Grade II\* listed Brunel Goods Shed and locally listed Hill Paul, which is included on Stroud Town Council's Local Heritage Asset List. The design and location of any housing would have to take account of this sensitivity and I doubt a satisfactory design or viable development could be achieved.
2. The car parks on the south side of the railway are needed to ensure the station can be easily used by commuters, shoppers, town centre workers and other visitors travelling to and from Stroud. It is extremely valuable to Stroud's economic, social and cultural life to have good provision of parking close to the station. The multi storey car park nearby would not "replace" the loss of this amenity. At busy times, the multi storey gets full and it is not pleasant or safe to use after dark. To cover the Cheapside car park, or a substantial part of it with housing would seem to be a very poor planning proposal which would have a negative impact on Stroud's economy and the functioning of its transport infrastructure..
3. On a point of information, I believe that a large town sewer runs under the car park. It was damaged (and mended) some time ago when the developer of Hill Paul was trying to develop land next to Hill Paul. There is also likely to be much of archaeological interest on this site. This is a complex site which would not be easy to develop for housing.

Generally, your efforts to ensure that Stroud District has an up to date Local plan are appreciated.

Regards

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