

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

[By email only to: local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk)

18th January 2019

Dear Sir/Madam,

HLM012/NF/ELW

RE: STROUD DISTRICT LOCAL PLAN REVIEW EMERGING STRATEGY PAPER

On behalf of our client, Hallam Land Management (HLM), we submit the following representations to the Regulation 16 Consultation of the Stroud District Local Plan Review Emerging Strategy Paper.

HLM promotes and delivers schemes across the UK and has an established reputation in delivering new investment in homes and infrastructure. HLM hold land in the west of the District; Land Adjacent to Cam and Dursley Railway Station.

HLM has recently submitted an application for outline planning permission for up to 42 dwellings, which was validated by Stroud District Council on the 21st December 2018 (reference 18/2697/OUT).

Key Issues (Questions 1.0A & 1.0B)

HLM wholly supports the broad strategy of the Local Plan to deliver more homes in sustainable locations.

HLM supports the objectives addressing the key issues in the emerging strategy, particularly Issue 1: '*Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development*'. The text supporting this issue includes an aim to 'concentrate housing development at locations where there is currently the best access to services, facilities, jobs and infrastructure.'

The Land Adjacent to Cam and Dursley Railway Station is in an ideal location in terms of its potential to contribute to the aims of Issue 1, particularly regarding proximity to sustainable transport and infrastructure. Adjacent land to the south, east and west is allocated for (or has recently been granted permission in various forms for) residential and employment uses associated with the Northeast Cam strategic allocation. This again places the HLM site in a favourable position to deliver homes alongside jobs, services and infrastructure, thus making a significant contribution to emerging objectives..

The Emerging Growth Strategy (Questions 4.2A & C)

DAVID LOCK ASSOCIATES LIMITED
50 North Thirteenth Street
Central Milton Keynes
Buckinghamshire
MK9 3BP

☎ +44 (0) 1908 666275

✉ mail@davidlock.com

🌐 www.davidlock.com

All four of the options for growth presented indicate land north of Cam to be suitable for housing. HLM commend Options 1 and 4, and agree with the supporting text which indicates these to be the most sustainable in terms of potential positive effects and fewer negative effects. These options show a potential for 1560-1750 homes to be concentrated to the north of Cam, to which the Land Adjacent to Cam & Dursley Railway Station can contribute. HLM consider that selecting Options 2 or 3 would fail to recognise the strategic and sustainable opportunity that exists to the North of Cam.

Page 34 of the consultation document clearly indicates the strategy for delivering more housing at Cam, mentioning specifically the improved facilities at Cam and Dursley railway station. This strategy is supported by Hallam, as it would enable sustainable growth by virtue of its location.

Potential Sites and Alternatives: Cam & Dursley (Question 5.1A)

HLM supports the principle of housing allocations to the north of Cam, and broadly agree with the potential sites for development that have been identified, as well as retaining allocations from the current local plan (SA3). However, the alternative sites of CAM016 and CAM015 (Land Adjacent to Cam & Dursley Railway Station) also merit outright allocation in the plan due to their highly proximal location to a sustainable transport hub and the fact that they are already the subject of outline planning applications. CAM016 has recently been granted permission, whilst an allocations of CAM015 would help to affirm a principle of residential development and thus help expedite planning consent for a number of homes that are ideally located in terms of contributing to the wider objectives of the emerging spatial strategy, and indeed Stroud's housing target.

Recommendations

Land to the north of Cam and Dursley is highlighted as being one of the most sustainable locations within Stroud District at which to concentrate growth, given the presence of Cam and Dursley train station and the fact that Cam and Dursley has the 'best access to key services and facilities of anywhere in the District.' It is therefore recommended that sites which are closest to the station (such as CAM015 and CAM016) are allocated in the plan.

We trust these comments are helpful and should you have any questions, or require any additional information at this stage, please do not hesitate to contact me.

Yours faithfully

