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15 January 19

Local Plan Review  
The Planning Strategy Team  
Stroud District Council  
Ebley Mill  
Stroud  
GL5 4UB  
**VIA EMAIL ONLY**

Dear Sir/Madam

**Stroud District Local Plan Review Emerging Strategy Paper (November 2018)**

McLoughlin Planning has been instructed by Asset Management & Property Services (AMPS) at Gloucestershire County Council to make submissions on the Stroud District Local Plan Review Emerging Strategy Paper, which is currently subject to public consultation.

AMPS land interest relates to a 0.9ha parcel of land to the south west of Bath Road in Leonard Stanley. The land is currently identified as a draft allocation in the current version of the Local Plan Review. The allocation is shown as PS16 (South of Leonard Stanley Primary School) and is allocated for up to 30 dwellings plus open space. AMPS are the sole owners of that land.

AMPS fully support this allocation. Leonard Stanley is a highly sustainable location and benefits from a good range of local services and facilities. This is reflected by its designation as a Tier 3a settlement in the current version of the Local Plan Review. Leonard Stanley also benefits from its close proximity to Kings Stanley and easy access to Stonehouse. In light of this, it is entirely appropriate that a modest level of development continues to be directed to Leonard Stanley in order to meet its housing needs.

As sole landowner, AMPS can confirm that the site is available for development and is currently in the process of preparing a planning application for housing development on the site in line with the allocation. Furthermore, the technical work that has been undertaken to date confirms that there are no overriding constraints to development. The site is therefore suitable for development and achievable.

It should also be borne in mind that small and medium sites can make an important contribution to meeting the housing requirement of an area and are often built-out quickly. In this context, the Framework advises that development plans should identify land to accommodate at least 10% of their housing requirements on sites no larger than one hectare. Allocation of sites such as PS16 will assist the Council in meeting this requirement.

With regard to the proposed settlement boundary for Leonard Stanley, the original boundary for Leonard Stanley was inherited from the previous 2005 Local Plan. This was drawn up prior to permission being granted on appeal in 2014 for 150 dwellings on land to the south of allocation PS16 (Appeal Ref: - APP/C1625/A/13/2207324). That development is now nearing completion and has completely changed the character and

appearance of this part of Leonard Stanley. As a result, allocation PS16 is now completely surrounded on all sides by existing development and sits at the heart of the Leonard Stanley.

As it currently stands, this creates a rather bizarre situation whereby the land is located well within the development limits of Leonard Stanley but is technically located outside of the 'development limits' as defined by Core Policy CP3 of the Local Plan. The proposed amendments to the settlement boundary at Leonard Stanley would address this anomaly and provide a logical boundary, which takes account of recent development at this settlement.

Yours faithfully

 **MA MRTPI**  
**Associate Director**