

Date: 19 January 2019  
Our ref:  
Your ref:



Stroud District Council,  
Ebley Mill  
Ebley Wharf  
Stroud  
GL5 4UB

Dear Sir or Madam,

**Representation for the Stroud District Local Plan Review (SDLPR)  
Parcel A at Nupend, Stonehouse**

This representation has been put forward to illustrate why Parcel A at Nupend, Stonehouse should be considered as a housing allocation in the Stroud District Local Plan Review.

The area of land was submitted as part of the Call for Sites (December 2015), and the site, which is identified in red on the attached location plan, should be considered still available and suitable for housing within the next five years.

Parcel A at Nupend, Stonehouse is in a sustainable location because it is located approximately 1.2 miles from junction 13 of the M5 motorway, and adjacent to Stonehouse's settlement boundary when housing allocation SA2 (land west of Stonehouse) is built out. Stonehouse is considered to be a Tier 1 Settlement/ Accessible Local Service Centre where housing growth should be focused in the district.

The site extends to circa 5.5 hectares and can provide a medium to large scheme which can be phased over the plan period in order the level of growth is proportionate. If officers wish for the site to be split into smaller parcels so that a buffer is retained between Nupend and future development to the south, then our client could accommodate this.

As set out in the Emerging Strategy Paper the future development of Stonehouse is being directed west along the A419 towards junction 13 of the M5 motorway.

This includes allocation SA2 West of Stonehouse (Allocated in the current Local Plan for 1,350 dwellings and 10 hectares of employment) which will adjoin the site, and proposed allocation PS19a (Allocated for 500 dwellings plus 5 hectares of employment land in the Emerging Strategy), which will be circa 280 metres east of the site.

Our client's site will effectively become isolated when current and proposed allocations are built out and as a result our client's site should come forward as part of Stonehouse's proposed urban extension, which will inevitably reach the M5 motorway in the future as this forms a natural barrier for forthcoming development.

A desktop appraisal of significant issues on and around the site has been undertaken to inform this representation:

### Heritage

The nearest heritage asset is Nupend House (1090558) which is Grade II listed and located circa 105 metres from the nearest point of the site's boundary. It is considered that a large buffer is in place between the asset and the site because of existing development separating the two and as a result the site is a satisfactory distance away not to impact this asset.

### Landscape

The site is not set within any sensitive landscape designations apart from being located in the open countryside and its development would provide a natural extension to the current and proposed allocations set out in the adopted Local Plan and Emerging Strategy Paper.

### Ecology

The majority of the site is in agricultural use with limited if any ecological benefit. The ecological benefit of the site is likely to relate solely to the boundary features of the site which will be retained and improved upon by new tree planting in any future development. As set out above if necessary a buffer can be retained between Nupend and future development to the south.

### Access

Access to the site can be achieved via an unclassified road to the west and north and via allocation SA2 which can provide a direct link to the A419 to the south.

[REDACTED] and 19 run through the site and it should be considered that a [REDACTED] and incorporate these footpaths.

### Drainage

[REDACTED] Environment Agency Flood Risk mapping for land-use planning, indicates that the site is located in a Flood Risk Zone 1. This indicates that the overall site has a low probability of flooding (less than 1 in 1,000 annual probability of river flooding) and can be developed. This is a significant benefit of our client's site, as much land to the south of the A419 is located in flood zone 3 which severely constrains Stonehouse's future expansion.

### Affordable Housing

The Stonehouse Neighbourhood Development Plan sets out in 2015 there were 359 applicants on the waiting list for affordable housing who chose Stonehouse as their first choice area. This coupled with a general shortfall in Stroud's District, where a need for affordable housing of 446 dwellings per annum is required, means additional affordable houses are required. At a density of 25 houses per hectare the site could deliver 79 market and 34 affordable units in line with policy at 30 percent.

In considering the above, there would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a medium to large scale housing scheme.

Bruton Knowles would like to express that the site is under single ownership and that it is immediately available and deliverable over the next 5 years. For these reasons the site would make an appropriate residential allocation. It is considered that the site could be developed with no greater impact on Nupend than there is from existing allocations.

Below we provide the following answers to your consultation document insofar as they relate to our client's site.

**Question 1.0a Have we identified the top 5 issues for you?**

Yes. The identified issues seem a reasonable approach especially by creating new sustainable communities at locations. Our client's site is 1.2 miles from junction 13 of the M5 motorway and will eventually adjoin Stonehouse when allocation SA2 is built out.

**Question 1.0b Do you agree with the ways we intend to tackle these issues?**

The promotion of development within the M5 corridor is supported, together with the expansion of large towns such as Stonehouse.

**Question 2.3a Do you agree with the ways in which the emerging Strategy intends to support the creation of jobs?**

We support the urban expansion of Stonehouse to the west towards junction 13 of the M5 motorway, however there is the opportunity to release further land which would benefit the local economy and the creation of jobs.

**Question 2.3a Do you agree with the ways in which the emerging Strategy intends to meet local housing need?**

The urban expansion of the large towns is supported by National Policy and it is agreed the housing strategy is a sensible way to meet housing need. In this instance, it is considered an opportunity is being missed to release a greater amount of land to meet this need.

**Question 2.3b Do you support an alternative approach? Or have we missed anything?**

As above, an opportunity is being missed to provide a greater area of land around junction 13 which will inevitably come forward for development, due to the expansion of Stonehouse, the non-flood risk, and the land's location to the wider motorway network. Our client's land would assist this, and would round off development where land is located between allocation SA2 and the M5 motorway.

**Question 4.2a Do you support the broad approach of the emerging growth strategy, in terms of distributing the growth required by national policy for Stroud District?**

In part noting the comments above regarding a greater amount of development around junction 13.

**Question 4.2c Have we identified the right towns and villages for growth? Or do other settlements have growth potential? (and 4.3a)**

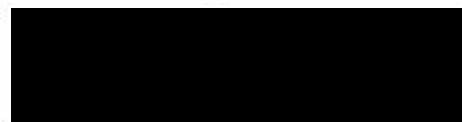
Insofar as relates to our client's land it is considered correct that Stonehouse should be considered a tier 1 settlement where growth is directed towards. Stonehouse's position in the settlement hierarchy is correct.

**Question 4.4c & d Do you support the proposals to allow some limited development beyond settlement development limits?**

Yes. Development beyond the settlement limits is welcomed.

Should you have any queries please let me know.

Yours sincerely



Associate - Town Planner