



FAO The Programme Officer - Charlotte Glancy  
Examination of the Stroud District Local Plan Review

7<sup>th</sup> February 2023  
E-MAIL ONLY

Dear Ms Glancy

**Stroud District Local Plan Review – Response to Inspector’s Matters, Issues and Questions  
Berkeley Cluster (site ref: BER016/017)**

**HOOK STREET FARM, LYNCH ROAD, BERKELEY, GL13 9TF**

This submission provides a response to the Matter 6f, question 42 raised by the Inspector in respect of the sites identified for housing and open space on land at Lynch Road Berkeley (ref: BER016/BER017).

*“42. The site is allocated for upto 60 dwellings and open space”.*

- a. *What type and level of open space would be required or is this covered by other policies?*

**RESPONSE – Policy DHC7 of the Draft Local Plan Review sets out the requirements and standards for the provision of open space to support the delivery of new housing.**

**In respect of the site at Lynch Road (Hook Farm), a larger parcel of land is under the control of the same landowner and is therefore available to be delivered as open space adjacent to the allocated site. The location of this larger land holding is shown in image 1 and on the attached Masterplan. Its location is adjacent to the western edge of the existing extent of Berkeley (to the west of the houses on ‘James Orchard’). This land is within flood zone 3 but it is available to be used as informal open space to serve the development of the Hook Farm/ Lynch Road site and also the wider existing community of Berkeley.**

**The larger parcel of land compared to that set out in the Draft Local Plan can be included in the Local Plan as a minor modification. It remains in the same ownership as the remainder of the Hook Farm site and its inclusion will ensure that landscape and open space can be accommodated on site.**

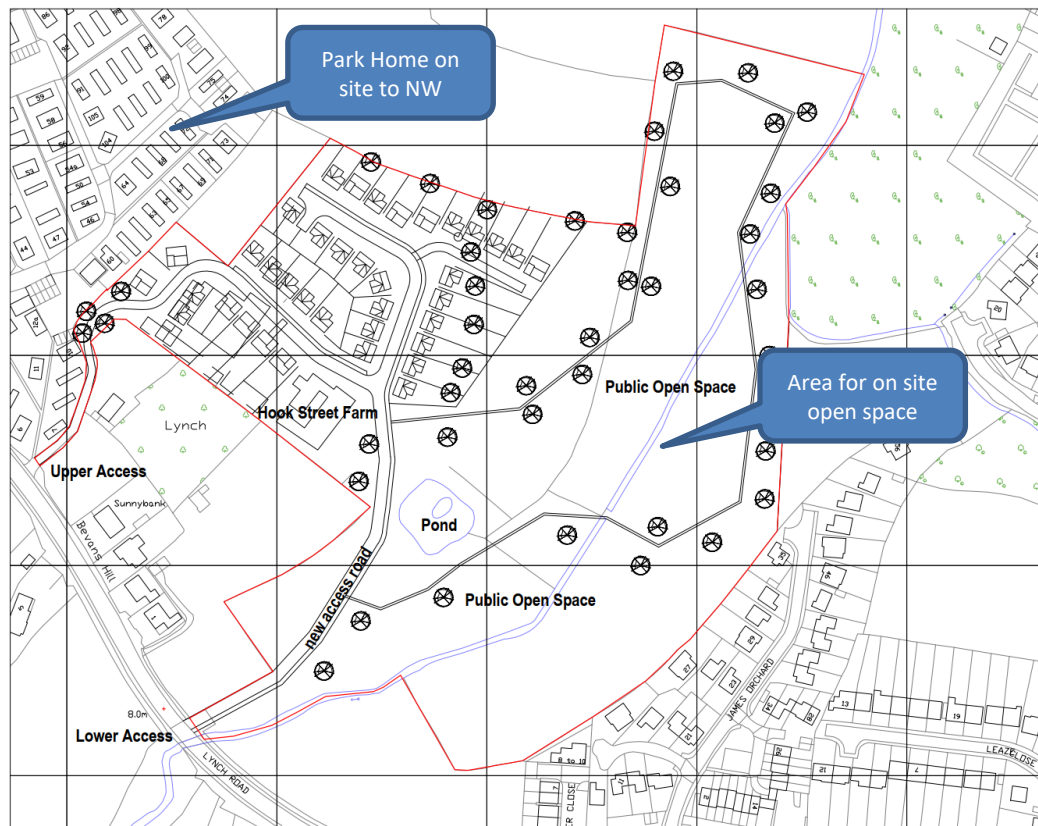


Image 1 – Extract of wider Masterplan showing land between BER016/BER017 and existing settlement boundary to be set aside as public open space

- b. *How will development be required to include structural landscaping to integrate the development into the landscape? What are the specific requirements, are they justified and do they need to be made clear in the policy or is this covered by other Plan policies?*

**RESPONSE – Policies ES7 (landscape character) and ES8 (trees, woodlands and hedgerows) provide the policy framework to control the landscape character impact of any development. Notably, on the site at Hook Farm/ Lynch Road there is sufficient land within the same ownership which can be made available to retain and enhance the existing and create new landscaping to ensure the new residential development is integrated into the existing area. The site slopes gently generally from east to west towards the Berkeley settlement and therefore views of the site are limited to those in the context and backdrop of Berkeley itself or the surrounding development, including the park home scheme to the north west of the allocation (also identified in image 1).**

- c. *The policy states that development should not increase flood risk on or off site. The supporting text seeks to ‘ensure no adverse impacts on the adjacent watercourse and area subject to flooding’. Do specific flood risk requirements need to be set out in this policy or are such matters covered by other Plan policies?*

**RESPONSE – Issues relating to flooding are controlled through Local Plan policies – ES1 (Sustainable Design and Construction); ES3 (Maintaining quality of life within our environmental limits); and ES4 (Water resources, quality and flood risk).**

**On the Hook Farm/ Lynch Road site, all residential development will be located on land within flood zone 1 i.e. at the lowest risk of flooding. Land within flood zones 2 and 3 is at the western part of the site where the suggested open space will be located, thus maintaining the existing flood plain.**

- d. *Some of the representations raise concerns about other issues relating to the development of the site, including increased traffic impact and the availability of local services and facilities. Have such factors been suitably assessed as part of the process to allocate this site?*

**RESPONSE – Issues relating to travel and transport are controlled by policies CP13 (Demand management and sustainable travel measures); and EI12 (Promoting choice and accessibility). The existing access points from the site onto Lynch Road serve the existing housing and development on the site which is well located in proximity to the main town centre of Berkeley. Coupled with the site’s location on the edge of Berkeley, issues relating to movements to and from the site, as well as the site’s sustainable location, can be considered during the determination of a planning application.**

### Summary

This update confirms and supports the proposed allocation of the sites at Lynch Road, Berkeley (refs: BER016 and BER017) and confirm that they remain available, suitable and deliverable and will contribute towards meeting the housing needs identified in this Tier 2 settlement which is within a sustainable location adjacent to the settlement boundary and close to the good range of local services and facilities and public transport and where modest growth is encouraged.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stuart Rackham'.

**Stuart Rackham**  
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Enc. Site Masterplan

CC: Prestige Developments Ltd