

Representations to the Stroud Local Plan Review, Emerging Strategy Consultation (November 2018). On behalf of Cape Homes Limited for Land off Woeful dane Bottom, Minchinhampton.

Introduction

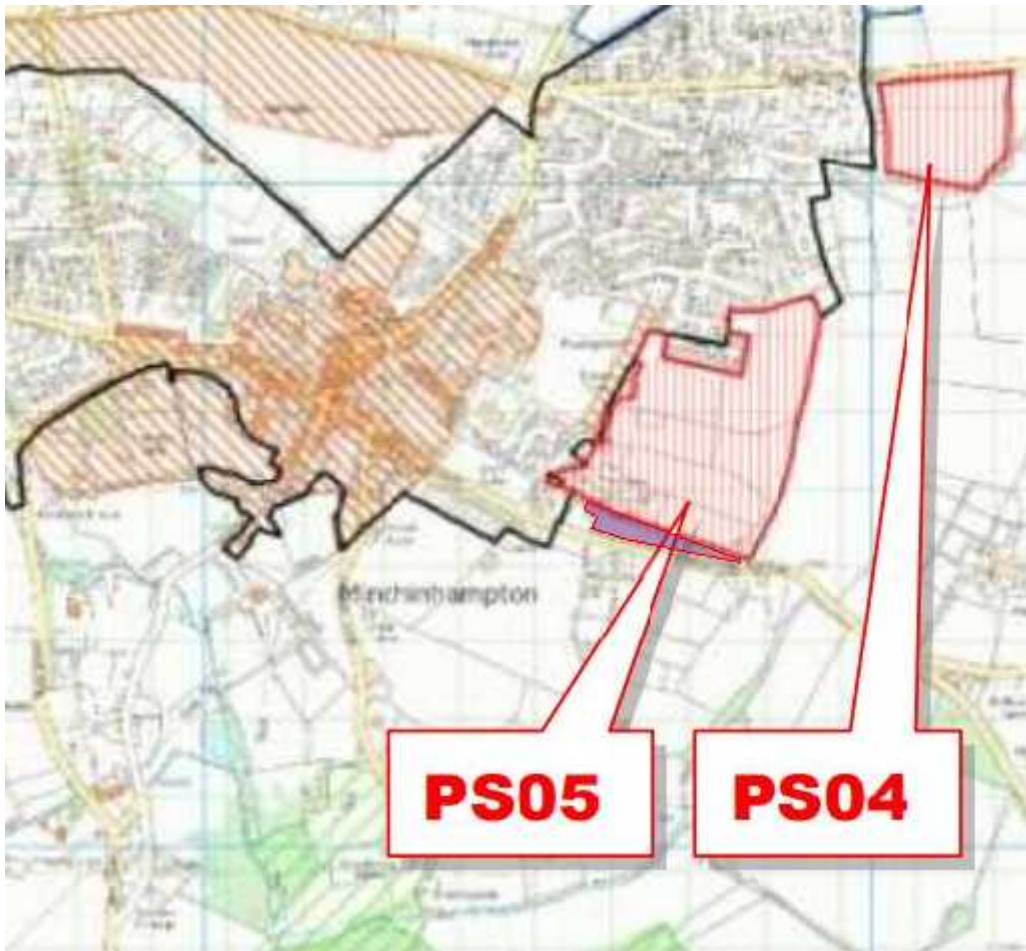
Following the recommendation of [REDACTED] via email on the 24th September 2018 to submit the above site for consideration on its own or as part of Strategic Assessment of Land Availability (SALA) ref. MIN005, SF Planning Limited has been instructed by Cape Homes Limited to make representations to Stroud District Council as part of the Emerging Strategy Paper Consultation for the Local Plan Review which will inform the Stroud Borough Plan 2011-2031. The land is identified by the plan in Appendix A (the site).

This is a new representation put forward at Woeful dane Bottom, Minchinhampton. It outlines the site location and expands upon the information contained within the Emerging Strategy Paper and evidence base, demonstrating the site is an acceptable location for future residential development. The site should therefore be allocated as such within the Local Planning Authority's Development Plan and recognised at this stage of the Local Plan Review for potential allocation.

The Site

The site is located within Minchinhampton and is located to the south east of the settlement. In the Local Plan Review the site is located below MIN005 (now PS05) which has been allocated for 100 dwellings, a doctors surgery, community uses and open space. This representation is to request that the site should either be included as part of the MIN005 (PS05) site allocation, extending it to cover land at Woeful dane Bottom, or it could also be a stand-alone allocation for residential development.

The site comprises of 2.26 acres, it is linear in shape and is bounded by Stone wall and mature hedging to the south. A large arable field is located immediately to the east; a campsite bounds the site to the north; and, the allotments, cricket club and residential properties bound the site to the west.



The site in relation to the potential allocation PS05

Site Planning Designations

The Strategy Paper states that Minchinhampton is a tier 2 settlement and one of the District's larger settlements which has a strategic role in providing services or facilities that serve a district-wide or wider than local catchment purpose.

The site is located adjoining the south-eastern edge of the settlement of Minchinhampton and connects well with it. It sits outside, but adjacent to the development limits of Minchinhampton and is within the designated area for the Cotswold AONB. The site is not located within a flood zone 2 or 3 and there are no flood zones to its boundaries. There are no listed buildings nor are there any Public Rights of Way crossing the site. It is also noted that within the Emerging Strategy Paper the preferred direction of housing growth in landscape terms is to the east.

Planning Justification

Sustainable Location

Paragraph 72 of the National Planning Policy Framework (NPPF) makes it clear for larger scale residential developments, key facilities such as primary schools and local shops should be located within walking distance of most properties, which this site delivers. While this site itself would not be a large-scale development it would enable a larger allocation site in this regard to the north with access from Woefulane Bottom. This would ensure that the sustainability and integration of the MIN005 allocation is secured through the provision of an essential access and offer of further housing and investment.

As quoted in the Emerging Local Plan "*currently, the Government requires the Local Plan Review to provide for at least 638 new homes per year*", through the Standard methodology. This is a 40% increase from the figure in the current Local Plan of 456 homes per year. Although 497 homes were built in the District last year, to meet this target every year over the 20 year plan period, it will require the Local Plan to identify land for at least 12,800 new homes

Key Benefits

This site can offer key benefits to the town, given its sustainable location and proximity to the settlement. The allocation (including the submission site) also has the potential to add to the viability of Minchinhampton and its services. The benefits of developing this site are compelling, with key matters summarised below;

- Additional places for the primary and secondary schools in the town;
- Assist the draft allocation with deliverable affordable housing to meet local requirements;
- Assist the draft allocation with deliverable housing for the elderly;
- Open market housing to meet local demands;
- Potential for new footpath routes to Minchinhampton from the draft allocation;
- Assist with bringing new public open space forward;
- Contributions to local infrastructure and facilities via CIL

Deliverability

The site is available now, it is suitable, and achievable; it is therefore deliverable in accordance with the definition in the National Planning Policy Framework for the future development required within the Stroud District, the Emerging Local Plan and the National Standard Housing Methodology 2018.

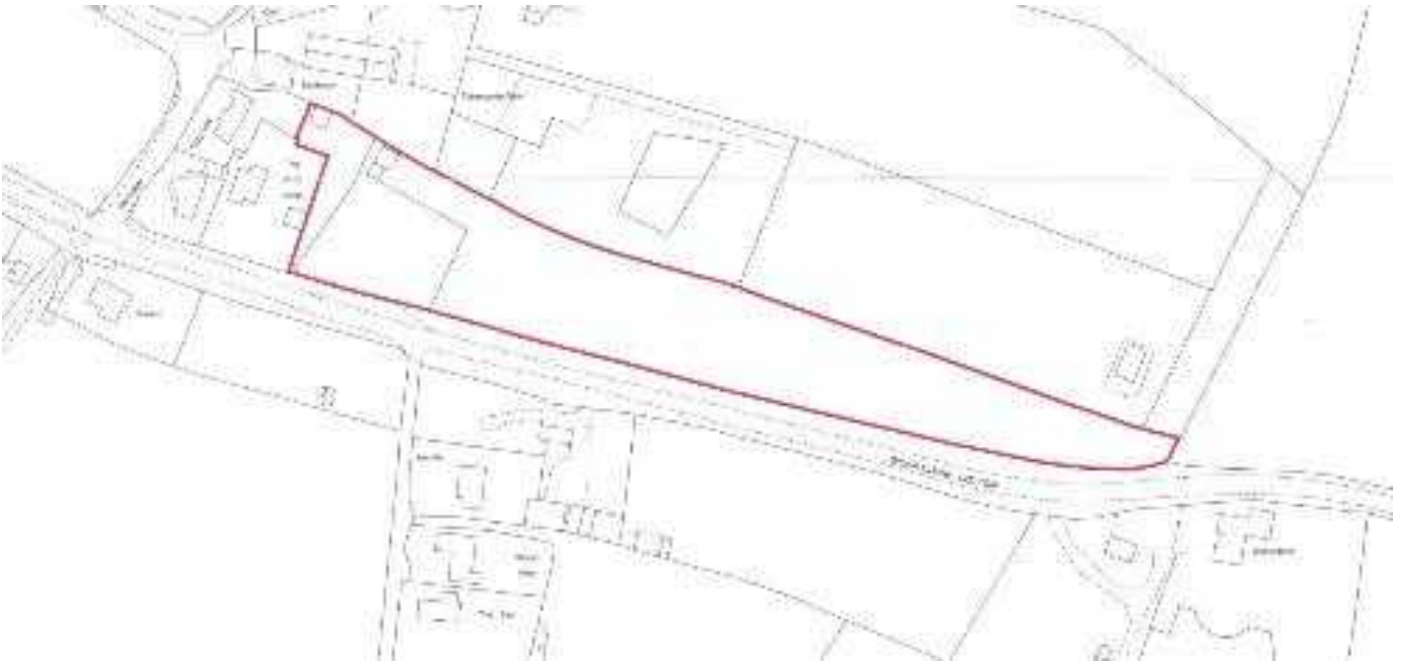
It is capable of delivering homes either as part of the potential allocation to the north, or as a stand-alone site. It is clear from the extracts at Appendix A that it is more than deep enough to provide suitably sized plots.

Conclusion

This Representation is for the Stroud District Plan Review, Emerging Strategy Paper Consultation (November 2018 - January 2019) and demonstrates the site comprises of land in a sustainable location in close proximity to the settlement and main urban area, its services, public transport routes and current draft allocated sites.

On this basis, we would urge Stroud District Council to allocate the land for housing either on its own or in combination with MIN005 (now PS05) which would also help to provide housing in the local area, customers to the existing services and places to the schools in Minchinhampton. We look forward to your response on these matters in due course as part of the on-going consultation process.

Appendix A – Site Plan



The Site: Woefeldane Bottom