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Our ref: 180119StamPB
Your ref:

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Dear Sir or Madam,

**Stroud District Council Local Plan Review (LPR).
Land to the East of Stamages Lane, Painswick**

This representation supports the draft LPR insofar that it does not designate my clients' land for green space or a similar restrictive land use. This is welcome and has been the conclusion of several local plan examinations. Further, Stroud District Council's pre-application advice which my clients received prior to the submission of an application for residential use on the site, did not object to the principle of development on the site. Therefore, we consider an opportunity has been missed not to allocate the site for residential use given the support received from Officers.

The site is located within Painswick's settlement boundary and Painswick is a proposed second tier settlement, as set out in the emerging LPR. We support the inclusion of Painswick moving from a tier 3 to tier 2 settlement. The site already has outline permission for 1no. 4 bedroom dwelling (S.17/0792/OUT). During the determination of the application, access to the site was found to be acceptable as was any impact on heritage or landscape. The development of the remainder of the site would be in keeping with National Planning Policy to locate development within those urban areas which are identified for growth- such as Painswick.

An application for the erection of 8 dwellings (2 affordable) has now been submitted to Stroud District Council (Ref-S.19/0050/OUT). The application was the result of two formal pre-application submissions (Ref 2018/0247/WIG- Enclosure 1; & 2018/0589/WIG – Enclosure 2). It can be seen Officers have been supportive of the principle of a residential scheme on both occasions.

Informal pre-application comments- post publication of the Council's SALA (which rejected the site as a possible allocation) -also remain positive (Enclosure 3). Our clients do not understand why the SALA conclusion conflicts so markedly with pre-application advice which was paid for, twice, but we are pleased that Officers still consider the principle of development on the site to be sound.

There is currently only one proposed allocation in Painswick. Other second tier settlements outlined in the LPR are planned to provide a much greater proportion of growth in comparison to Painswick, which is only allocated 20 dwellings. Berkeley proposes 120 dwellings, Minchinhampton proposes 150 dwellings and Nailsworth proposes 105 dwellings. Therefore it is

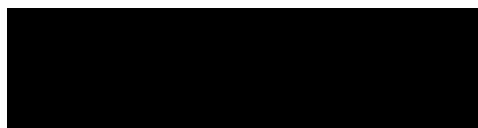


considered the housing need in Painswick could be better served by proposing further allocations in and around the town, including our clients' site.

The site is available and deliverable and it is suggested an allocation of up to 8 dwellings would reflect the positive pre application advice received. The planning application submission is provided at enclosure 4 to demonstrate the site is deliverable.

Should you have any queries please let me know.

Yours sincerely



Associate - Town Planner