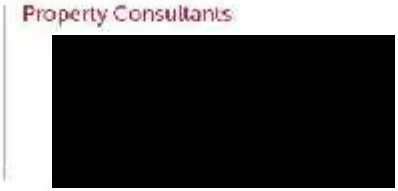


Date: 19 January 2019  
Our ref:  
Your ref:



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

Dear Sir or Madam,

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

This representation has been put forward to illustrate why Parcel B 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 B at Nupend, Stonehouse is in a sustainable location because it is located approximately 1.4 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 2.7 hectares and can provide a medium to large scheme, where if officers wish for the site to be naturally split into smaller parcels to mitigate any resulting impacts on the landscape, then our client would be more than happy to 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) and proposed allocation PS19a (Allocated for 500 dwellings plus 5 hectares of employment land in the Emerging Strategy) that will both adjoin the site.

As part of the 2017 Strategic Assessment of Land Availability (SALA) the site referred to as STO017 and was considered by officers to have future potential for development. Comments considered that by taking into account the character of the site and its surroundings, that the site could partly be developed for low/medium density housing development typically comprising a mix of

connected dwellings at an average density of about 20-25 dph, and  
t

Further, the site has been considered highly accessible and was given a score of 97 because it would naturally support the planned extension of the West of Stonehouse development.

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

### Heritage

Development of the site will not impact any heritage assets because the nearest (Nupend House (1090558)) is located circa 320 metres from the nearest point of the site's boundary.

### Landscape

Comments received as part of the 2017 SALA illustrate that the *"Landscape Sensitivity Assessment has identified the site as having a medium sensitivity to housing uses and as a result housing could be implemented but should avoid adversely affecting the watercourse corridor and surrounding Nupend or affecting its setting and character"*.

Further to this it should be considered that 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 and hedgerow planting in any future development.

### Access

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

Public footpath Eastington 7 runs through the site and it should be considered that a potential scheme will look to retain it.

[REDACTED]  
[REDACTED] 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 [REDACTED] 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 48 market and 20 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.

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 1.4 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 2.1a Do you agree with the ways in which the emerging Strategy intends to support the local economy and the creation of jobs?**

V [REDACTED] of Stonehouse to the west towards junction 13 of the M5  
r [REDACTED] opportunity to release further land which would benefit the local  
e [REDACTED]

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

[REDACTED]  
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