

**Representations to the Stroud Local Plan Review, Emerging Strategy Consultation (November 2018) on behalf of Gloucestershire County Council Asset Management and Property Services (GCC AMPS) as land owner.**

**Land at Saniger Lane, Newtown Reference: SALA NEW003b (Emerging Potential Allocation PS36).**

**Introduction**

SF Planning Limited has been instructed by GCC AMPS as land owner to make representations to Stroud District Council as part of the Local Plan Reviews Emerging Strategy Paper Consultation which will inform the Stroud Borough Plan 2011-2031. GCC AMPS land is identified by the plan in Appendix A (the site).

This representation confirms that all of the land associated illustrated at Appendix A submitted by GCC AMPS to the Strategic Assessment of Land Availability (SALA) known as site ref. NEW003b is suitable, available, and achievable; and as such is deliverable in the timescale envisaged by the Local Plan Review.

The site is an acceptable location for future residential development and all parts of the original submission site (ref. NEW003b) should be considered deliverable within the Local Plan Review.

**The Site**

The site is located in Newtown and Sharpness and is noted in the Local Plan Review as being a tier 3, medium-sized to large settlement that is generally well-connected and accessible and which benefits from proximity to higher order settlements and good transport routes. The site is two triangular parcels of arable land either side of the B4066 located south of Newtown. The northern parcel is bounded by the railway line to the north and Saniger Lane/B4066 to the south. The southern parcel is bounded by the B4066 to the north, Saniger Lane to the west and farmland to the south. Both parcels are bounded by hedgerows and trees.

## **Draft Allocation**

As quoted in the Local Plan Review "*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, in order to meet the higher target over the 20 year plan period it will require the Local Plan to identify land for at least 12,800 new homes. All of site ref. NEW003b is deliverable to meet the Emerging Local Plan Review targets and National Requirements.

The 2017 (SALA) confirms that the site may have longer term potential for housing, provided that physical constraints can be overcome. Development would need to be considered as part of a wider development strategy.

**SALA site ref. NEW003b (as part of potential allocation PS36) is entirely owned by GCC AMPS and is available now, it is suitable and achievable; this makes it deliverable for the future development required within the Stroud District, the Emerging Local Plan and National Standard Housing Methodology 2018.**

## Appendix A



*Original Site Representation: The Site NEW003b*