

Date: 21 January 2020  
Our ref:  
Your ref:

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

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Dear Sir or Madam,

**Representation for the Stroud District Draft Local Plan  
Land off Dozule Close, Marsh Lane, Leonard Stanley**

This representation to the SDC Draft Local Plan has been prepared by Bruton Knowles in support of the above site. The site in question has been brought forward for a draft allocation of up to 15 dwellings with associated community and open space uses. The draft allocation reference is PS42.

This representation has been put forward to illustrate why the above site should be retained as a proposed residential allocation in the upcoming publication plan (Reg. 19 consultation), and why a scheme of both Self-Build and Intergenerational Homes would be appropriate.

**Description and Deliverability of the Site**

The site measures circa 1.1 hectares and adjoins Leonard Stanley's existing settlement boundary to the west and public open space to the east which forms part of the built-out Barratt Homes Saxon Gate development of 150 dwellings.

In terms of the site's features it is currently shrubland and due to existing development and proposed housing allocations that surround it (illustrated in the location plan), the site has effectively become isolated and surplus to requirements for its agricultural use. As a result, it should be considered that the site has limited ecological and landscape value to the surrounding area.

In considering the surrounding land uses and the site's isolation, guidance set out in page 201 of the Draft Plan has earmarked for the site to be included within the development limits of Leonard Stanley. We support the site's inclusion within the proposed development limits of Leonard Stanley.

As officers will be aware, within defined settlement development limits, permission will be granted for residential development if proposals satisfy the provisions set out under adopted local plan policy HC1. The future development of the site satisfies policy HC1 and therefore the site should be retained as an allocation (PS42) so that its housing figures are used towards SDC's overall requirement up to 2031.

In addition, the proposed access point off the end of the cul-de-sac to the north west of the site can offer a through access for proposed housing allocation PS16. This proposed through access will ultimately free up congestion along Bath Road and will help free up traffic movements around Leonard Stanley C of E Primary School during peak times. Our site's future development will help improve the viability and deliverability of draft allocation PS16.

### Self-build – Concept, procedure and delivery

As set out in page 154 of the of the Draft Plan, proposed policy HC3 (Self-build and Custom Build Housing Provision) states that, *“the council supports the provision of self-build and custom build dwellings within settlement development limits. In addition, at strategic sites allocated within this Local Plan and in addition to the affordable housing component, a minimum of 2% of the dwellings shall be provided as plots suitable for self- or custom-build in order to meet Government aspirations”*.

Self-build and custom housebuilding is a key element of the government's agenda to increase supply and tackle the housing crisis, as evident by the Conservative government's aspiration to at least double the number of custom and self-built homes by 2020.

In support of the Government's Self-build and Custom Housebuilding Act (March 2015) it is the intention of our client, Intergen Homes, to provide Self-Build plots and to submit a planning application for 15 plots, as proposed in the draft site allocation.

All of the plots will be for Self-Build with up to 5 plots within the development being offered as

[REDACTED] ictive, Stroud District Council currently have an under [REDACTED] has been calculated using CIL exempt permissions as the [REDACTED] d plots that have been delivered.

A site layout will be submitted to the LPA which will include a number of indicative house types and styles together with a palette of materials that once approved will form the basis of the Self-build offering. Prospective purchasers will be able to customise their property to their own layout, functionality and appearance with the necessary Detailed Planning Consent.

The proposed dwellings will be Passive Standard timber frame constructed on preconstructed passive standard foundation slabs.

The site infrastructure will be provided by the developer to include access, utilities and plot boundaries.

### Intergenerational Homes – Concept, procedure and delivery

As up to 5 plots will be offered as 'Intergenerational Homes', we would like to briefly explain the concept.

There are currently three recognised groups of multigenerational households:

Group 1: Three generations of the same family living together – grandparent(s) living with two younger generations. For example, their children and grandchildren.

Group 2: Two adult generations of the same family living together, referred to as a two-adult-generation household. For example, these generations may be parent(s) living with their adult, non-dependent children, a two-generation adult-child household.

Group 3: Middle-aged people living with their elderly parent(s): a two-generation elderly-parent household.

Because of the nature of the Intergenerational Home concept, each house plot could be three independent units and in the case of bungalows they could be two independent units.

The Intergenerational Home consists of as many as three independent but inter-connected family units. The principle residence would accommodate 'down-sized' senior parents or a mature family with children and possibly grandchildren.

the elderly senior parents who choose to remain in their family.

modation for the young adult seeking to get onto the 'Affordable Housing'.

There are multiple benefits to delivering Self-build (Principle Residence), 'care in the community' (senior annexe) and Affordable Housing (junior Annexe) units. The provision of senior annexes and junior annexes could help towards the provision of extra care home facilities and starter homes required in the area.

### Community Liaison – Local community interaction and consultation

My client has and will undertake further consultation with local Health Care providers and Occupational Therapists.

Providing a scheme of Self-Build and Intergenerational Homes as proposed will help provide a bespoke development providing 'Care Facilities in the Community' and Affordable Housing which can become a significant solution within the local community.

Guidance provided in the Local Government Association Report, (September 2017) sets out that *"By 2025 England will have 14.7 million over 65s, and by 2035 the country will need 75% more specialist homes for older people."*

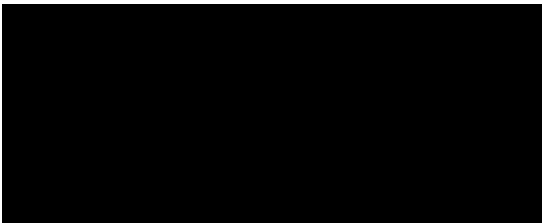
Our client Intergen Homes will continue to liaise with the local community, Health Care Providers and specialists to deliver desirable, affordable and 'Age Friendly' accommodation that can be delivered as part of this exciting project going forward.

### Summary

In considering the above, the site should be retained as a draft allocation PS42, because of its; surrounding features, benefits to draft allocation PS16, and because the site has a willing developer so that its delivery can be achieved over the next 5 years for both Self-Build and Intergenerational Homes.

Should you have any queries please let me know.

Yours sincerely



Planner