

# Stroud Local Plan Review

## Land west of School Lane, Whitminster

### 1 Introduction

- 1.1 This paper provides additional information regarding a parcel of land to the west of School Lane being promoted for residential development through the Stroud District Local Plan Review by Robert Hitchins Limited (RHL).
- 1.2 Part of the site is proposed as an allocation in the emerging Stroud District Local Plan for 30 dwellings together with associated community and open space uses (Site PS46). The purpose of this additional information is to demonstrate that the allocation could be readily extended north-west and secondly the land currently proposed for allocation can accommodate up to 60 dwellings without harm and thereby making efficient use of the land in accordance with Section 11 of the NPPF.

### 2 Illustrative Masterplans

- 2.1 Scheme A overleaf shows how around 100 dwellings can be accommodated on a gross site area of 4.19 ha having regard to the setting of the designated Industrial Heritage Conservation Area to the south west, the Grade II\* Listed Wheatenhurst Church to the north west, and the desirability of maintaining separation between Whitminster and the group of buildings comprising Highfield House to the north west by providing landscaping/green infrastructure along the western and northern edges.
- 2.2 A comprehensive scheme for the whole parcel also makes sense from a design and landscaping perspective with more legible boundaries, and no 'left over' vulnerable areas.
- 2.3 Scheme B overleaf shows detailed layout for that part of the land proposed to be allocated in the emerging Local Plan and shows how up to 60 dwellings could be accommodated.



### **3 Summary**

- 3.1 In summary land west of School Lane Whitminster is unconstrained, can be readily delivered, and has the capacity to accommodate up to 60 dwellings on that part of the site proposed to be allocated in the emerging Local Plan (Scheme B) and around 100 dwellings should the allocation be extended northwards (Scheme A).

14<sup>th</sup> January 2020