

5th December 2017

Planning Services Stroud District Council Ebley Mill Ebley Wharf Stroud GL5 4UB

Dear Sir or Madam,

Stroud District Local Plan review: Issues and Options consultation

SF Planning Limited General Response

Thank you for the opportunity to provide a response in relation to the "Issues and Options" consultation on the Stroud District Local Plan review. We have reviewed the document and provide the following answers to questions where relevant as listed below.

Question 1a

The key priorities for Stroud District in our view should be;

- 9. Meeting the District's identified future housing needs including the particular needs of the elderly and the needs of the travelling communities.
- 16. Providing opportunities for self-build/custom housing, smaller sized developments and new models for housing delivery, to diversify and stimulate the housing market.
- **17.** Maximising the potential of brownfield and underused sites to contribute to housing supply.

Other issues which need considering in our view should be;

- The current local plan is too restrictive in relation to new development in the more rural parts of the district (particularly current policy CP15) and conflicts with the more positive approach advocated in the NPPF.
- The current local plan is at odds with the guidance in relation to small sites, affordable housing and tariff style planning obligations in the PPG and unfairly prejudices developers from bringing forward small sites in a viable manner.

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Question 1b

Revert to the approach to development advocated in the NPPF in relation to rural sites, conversions and the national affordable housing threshold of 10 units / 1,000sqm as set out in the PPG.

Question 2f

Yes the current local plan is too restrictive and polices should allow for further diversification to reflect changing farming practices and to avoid rural dereliction and support local rural communities.

Question 2.3a

Polices should have a positive approach to starter homes, self-build and custom build.

Question 3.1

A mixture of options 2 and 3 will allow communities to thrive and promote small and medium size developers bringing sites forward.

Question 3.5a

The settlement development limits approach is too restrictive and doesn't allow for sufficient flexibility to boost housing supply in the District. Options 2 and 3 are therefore broadly supported.

We'd be grateful if you can take into account the comments within this letter and appreciate it if you could keep us informed of future consultation on the Local Plan review process.

Yours faithfully

Stroud District Local Plan Review Issues and Options Consultation October 11th – December 5th 2017

[For office use only]
ID ref. / comment no.

www.stroud.gov.uk/localplanreview



Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

You can download a PDF or an editable electronic copy of this form from our website www.stroud.gov.uk/localplanreview. You will also find the main consultation document on this web page, as well as some supporting material and further reading. Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).

The consultation closes on Tuesday 5th December 2017. Please email completed electronic responses to local.plan@stroud.gov.uk or post paper copies to Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

Consultation response form PART A

Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

Your r	name			
(title):	:	name		
Your c	company name o	r organisation (if applicab	ole)	
SF	Planning Limit	ed		
You r address (optional)			Your email address *	
			Your phone number (optional)	
If you	are acting on bel	nalf of a client, please sup	ply the following details:	
Your c	client's name			
(title):	:	name:		
Your c	client's company	or organisation (if applica	able)	
V.		data di		
Kee	ping you up	dated:		
Would	l you like to be no	tified of future progress on	the Local Plan review? (* we will do this via email)	
i)		When the findings from this consultation are made public Yes please $\boxed{{\sf X}}$ No thanks $$		
ii)	The next formal round of public consultation Yes please X No thanks			
iii)	No further conta	act please 🔲		

Stroud District Local Plan Review Issues and Options Consultation October 11th – December 5th 2017

Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

Your name				
Your organisation or company	SF Planning Limited			
Your client's name/organisation (if applicable)				
The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at www.stroud.gov.uk/localplanreview).				
We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:				
Question number: 1a, 1b, 2f, 2.3a, 3.1 & 3.5a				
Please use this box to set out your comments:				
(Attach additional sheets of paper or expand this box if you need to)				
See attached cover letter				