

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.

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

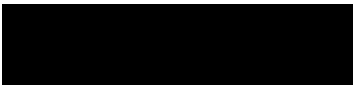
A mixture of options 2 and 3 will allow communities to thrive and promote small and medium size developers bringing sites forward.

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



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

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