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Stroud District Local Plan Review – Joint Core Strategy response

Thank you for consulting the Joint Core Strategy (JCS) authorities (Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council) on the Draft Stroud District Local Plan. The following provides a response on behalf of all three authorities.

**What are the key challenges to this emerging strategy? Paragraphs 2.30 to 2.32.
The Gloucester fringe section**

The JCS authorities are pleased to see reference to the JCS and the commitment from Stroud District Council (SDC) to work together with the JCS authorities, and other district authorities in Gloucestershire, to identify the most sustainable sites to meet these future needs. This is further evidenced through the ongoing work around strategic growth options, which will provide the necessary evidence to define what the most sustainable development options are.

At this stage of the process, SDC has identified several sites around the southern fringe as development opportunities. These are:

- **PS30 – Hunts Grove Extension:** An existing allocation in the adopted SDC Local Plan for 750 dwellings, a primary school, associated community and open space uses and strategic landscaping.
- **PS32 – South of M5/J12:** Identified for 5ha of employment land and a strategic landscape buffer to the south east.
- **PS43 – Javelin Park:** Identified for 9ha of employment land and strategic landscaping.
- **G1 – South of Hardwick:** This site is identified as possibly having the potential to contribute towards future housing need, including approximately 1,200 new homes, a local centre, community uses, primary school, green infrastructure, open space and strategic landscaping
- **G2 – Land at Whaddon:** The proposed allocation is for approximately 2,500 new homes, local centres, secondary and primary schools, sustainable transport links, green infrastructure, open space and strategic landscaping.

Site G2 – Land at Whaddon is safeguarded to meet the future housing needs of Gloucester, should it be required, and consistent with the JCS Review. The other sites are all intended to provide for Stroud District's development needs.

Continued

JCS Review

The Adopted JCS identified that Gloucester has a shortage of land to provide for housing need between 2028 and 2031. This shortage amounts to around 1,000 dwellings. As you are aware, the JCS authorities are currently undertaking a review of the Plan, which will consider development requirements for an extended plan period, possibly up to 2041. Applying the Government's standard methodology of 657 dwellings per annum and aligning existing supply from both the JCS and Gloucester City Plan, there is a residual minimum unmet requirement of approximately 6,200 new homes during this period.

The review is at an early stage and, as such, the authorities are in the process of gathering evidence and exploring the potential for sites to fully meet these needs. In this regard, the JCS authorities are working the SDC and the Forest of Dean District Council in preparing the necessary evidence to support strategy options and the most sustainable site allocations to deliver development needs. The JCS authorities are committed to working actively and on an ongoing basis with SDC as the plan and evidence base progresses in regard to the need for land within Stroud District to contribute towards meeting the needs of Gloucester.

G2: Land at Whaddon

Notwithstanding the earlier comment regarding the JCS Review and consideration of strategy options, it is important to make comment on the potential allocation at G2 – Land at Whaddon. The site is located between Gloucester City's administrative boundary to the north, the M5 motorway and Naas Lane to the south, and the A4173 Stroud Road to the east. The JCS authorities support the safeguarding of this land to meet Gloucester's housing requirements, subject to the ongoing JCS Review and supporting evidence base.

Highways evidence prepared to underpin the adopted JCS and the Gloucester City Plan, showed that St Barnabas roundabout is operating beyond capacity. This remains a significant concern for Gloucester City Council in terms of highways safety. It is critical therefore, that in advance of any formal allocation, SDC and Gloucestershire Highways are comfortable that the additional traffic generated by the site on St Barnabus Roundabout, and the wider highway network, can be appropriately mitigated.

G1: South of Hardwick

It is noted that the site at Hardwick has been identified as an option to deliver development that contributes towards the needs of Stroud District. Again, notwithstanding the earlier comments regarding the JCS Review and strategy options, the authorities are of the view that this site should be considered as a safeguarded opportunity to provide for the unmet needs of Gloucester City. This is because of its proximity and functional relationship to Gloucester City and, inevitably, new communities in this location would use Gloucester's infrastructure.

The JCS authorities have no further comment at this stage on any of the other proposed allocations.

We look forward to working with you in a positive manner as the JCS Review progresses.

Your sincerely

