

# Draft Plan Site Submission Form

## Your Details

Q1. Name

[REDACTED]

Q2. Your company name or organisation

Tompkins Thomas Planning

Q3. Your clients name/company/organisation (where applicable)

*No Response*

Q4. Your e-mail address

[REDACTED]

Q5. Your telephone number

[REDACTED]

Q6. Your address

[REDACTED]

Q7. Client's name (if applicable)

*No Response*

Q8. Site name

Reliance Works

Q9. Site address

Reliance Works, Downton Road, Bridgend, Stonehouse GL10 2AT

## Your interest in the site

Q10. Please tick box to indicate

Planning consultant

## Site information

Q11. OS Grid reference (EENN)

380515, 204661

Q12. Total site area (hectares)

0.24

Q13. Developable area (hectares)

0.24

Q14. Has any part of the site previously been considered as part of the Local Plan Review or Strategic Assessment of Land Availability (SALA)?

No

Q15. Is the site in single ownership?

Yes

Q16. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

Vacant B1

Q17. Past uses

*No Response*

Q18. Planning history (please include reference numbers, planning application/ SHLAA site, if known)

*No Response*

Q19. Access to the site (vehicle and pedestrian)

Both via Downton Road

## Proposed development

Q20. Is the site proposed for RESIDENTIAL development? (Please tick all that apply)

	Yes	No
Market Housing	X	
Affordable Housing	X	
Self Build		

If YES, please indicate the TOTAL number of residential units:

c. 12

Q21. Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)

No

Q22. Is the site proposed for NON RESIDENTIAL development? (Please tick all that apply)

*No Response*

## Site constraints

Q23. Are there any constraints restricting the development potential of the site? (e.g. easements, footpaths, services, TPO's etc)

No

If YES, please provide details of the constraints, how they will be overcome, and the likely time frame:

Site is cleared and adjacent residential development on Abbots Way. Within flood zone 1

## Projected build rate

Q24. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

	Number of dwellings
2020/21	12
2021/22	-
2022/23	-
2023/24	-
2024/25	-
2025/26	-
2026/27	-
2027/28	-
2028/29	-
2029/30	-
2030/31	-
2031/32	-
2032/33	-
2033/34	-
2034/35	-
2035/36	-
2036/37	-
2037/38	-
2038/39	-
2039/40	-

## Market status

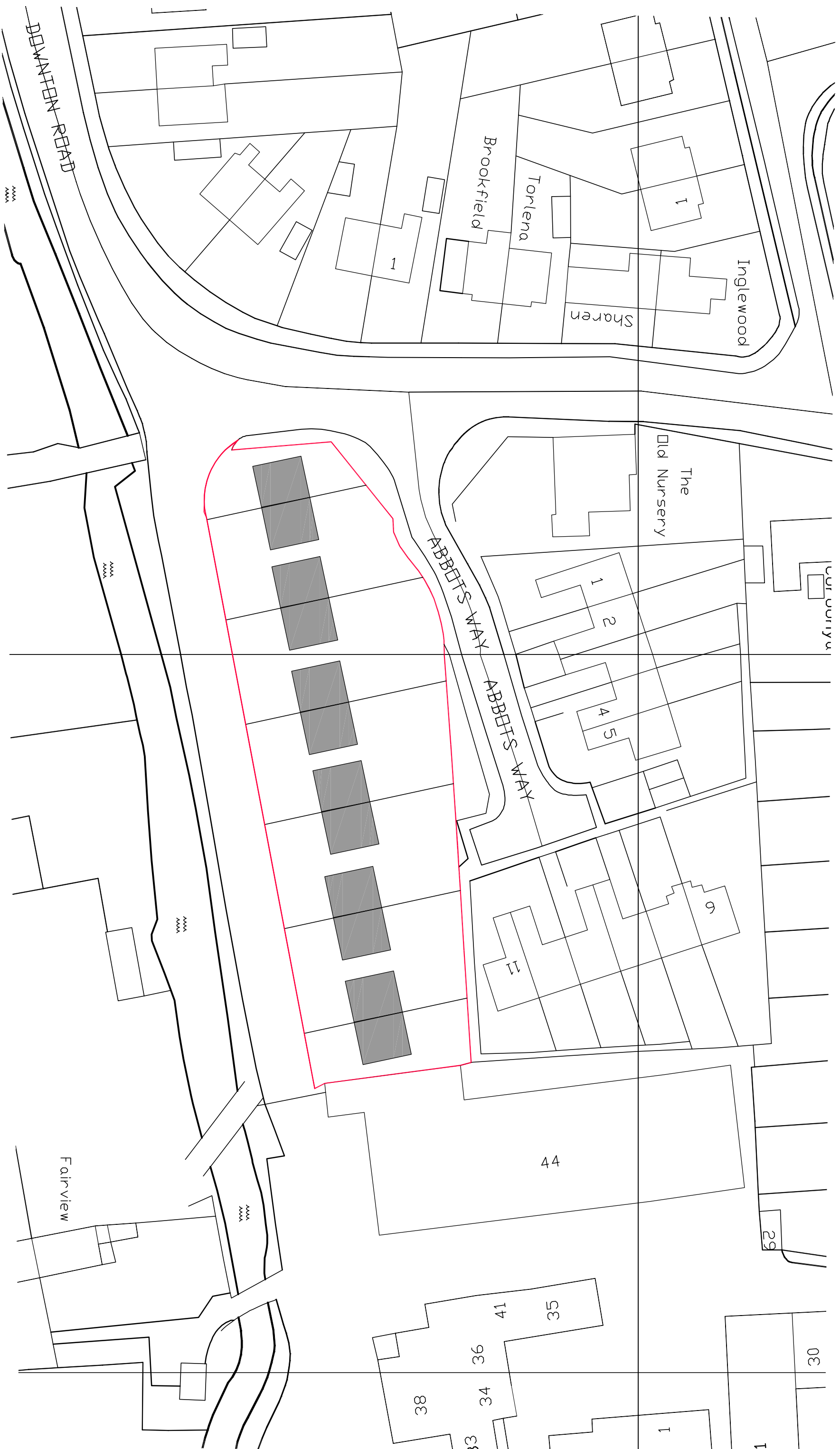
Q25. Please indicate the current market status of the site:

Site is under option to a developer

## Site location plan

Q26. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

- File: Stonehouse SITE (1).pdf - [Download](#)



all dimensions must be checked on site and not scaled from this drawing for use in precise named location only drawing remains copyright of the author

revision notes

**IN PRINCIPLE PRE-APP ADVICE FOR SITING OF UP TO 12 NEW RESIDENTIAL DWELLINGS**

client  
BGD PROPERTY LTD  
project  
SITE AT RELIANCE WORKS, DOWNTON ROAD, BRIDGEND, STONEHOUSE, GL10 2AT  
drawing  
SITE PLAN

date  
01/10/2019  
scale  
1:500 @ A3  
drawing no.  
**956-PL01**  
rev



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Stroud District Council  
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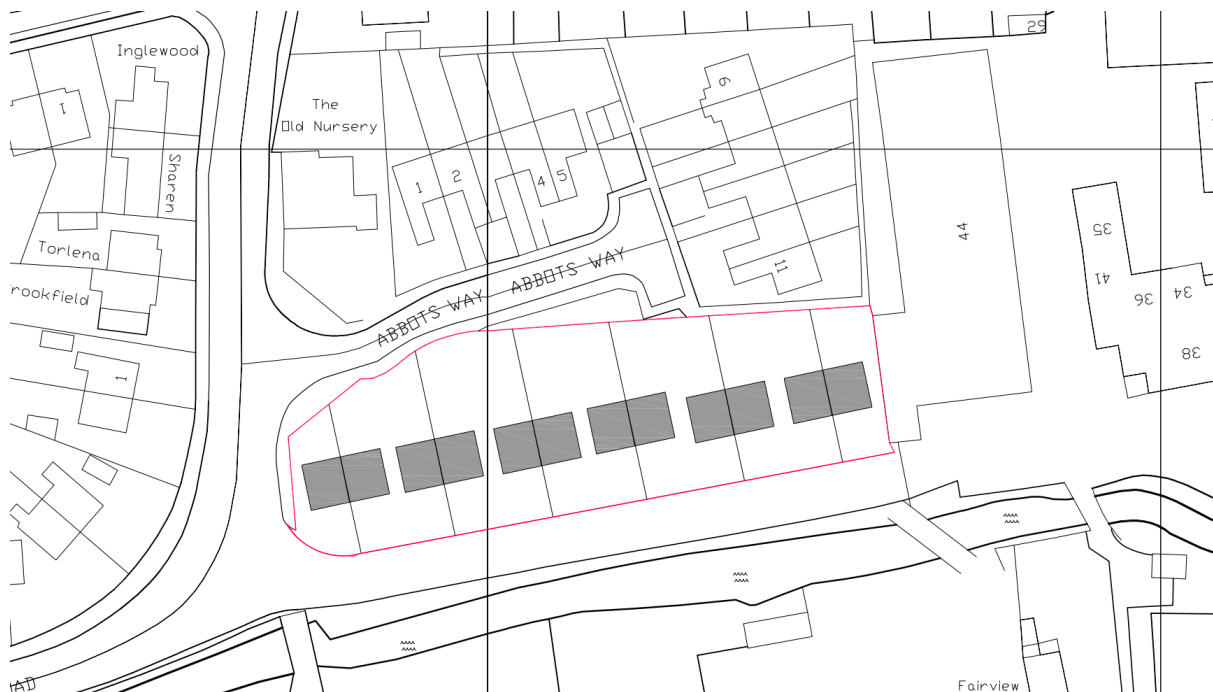
21 January 2020

Dear Sirs,

RE: LDP review consultation: Land at Reliance Works, Downton Road, Bridgend, Stonehouse GL10 2AT

We write in connection with the land edged in red below. The land, which extends to 0.24ha lies to the south of Abbots Way at the edge of the Upper Mills Industrial Estate.

Our client has an interest in the land and seeks to promote the site's inclusion within the LDP review as a site for residential development. As can be seen on the OS extract below, which also depicts a draft layout (the site enjoys a location well-related to existing residential development, within Flood Zone 1. It is adjacent to but not within the Industrial Heritage Conservation Area.



We are aware that the made Stonehouse Neighbourhood Plan at Policy EM1 acts to safeguard local employment sites for Class B uses, but also confirms that change of use to non-B Class use, including residential, will be acceptable subject to evidence of an appropriate marketing exercise.

The LDP review does not appear to make any equivalent provision for sustainable re-use of under-utilised (former) employment sites such as the land at Reliance Works and to this extent is absent the mechanism promoted by the NDP i.e. where it can be demonstrated that land is surplus to employment requirements, alternative uses will be supported. This brings about a degree of inconsistency between the two tiers of the Development Plan; and whilst the matter is usually settled in favour of the most recently adopted plan, it would appear desirable to avoid inconsistency

In this specific case, the land is particularly well suited to small-scale residential development. It is a parcel that is not easy to configure for employment use and given the proximity to the existing residential property to the north, clearly compatible with adjoining uses. Indeed, we'd imagine that residential redevelopment might be preferable to employment re-use for those existing residents.

Overall, we feel that the Council could allocate the land for residential development with a high degree of certainty in respect of housing delivery, without giving rise to any shortfall in the quantity or quality of available employment land within the district.

We trust this is of assistance, but please do not hesitate to contact me to discuss the matter further as required.

Yours faithfully,

