

Date: 13th December 2020
Our ref:
Your ref:

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Dear Sir or Madam,

Representation for the Stroud District Local Plan Review Draft Plan: Additional Housing Options: For Land at Sellars Rd, Hardwicke, Gloucester, GL2 4QD

This representation to the SDC Draft Local Plan has been prepared by Bruton Knowles in support of the above site. The site in question has been brought forward as an additional housing option for up to 15 dwellings. The housing option reference is HAR017.

As set out in the Additional Housing Options Paper, the Government's revised standard method means that SDC may need to increase their housing requirement from 638 homes per annum, to 786 homes per annum. Current monitoring sets out that they may have to find land for an additional 1,050 to 2,400 homes between now and 2040.

This representation has been put forward to illustrate why the above site should be retained and brought forward as a housing allocation in the upcoming publication plan (Reg. 19 consultation).

Stroud SALA 2020 Feedback

The site was submitted to Stroud's call for sites at the beginning of the year and commentary on it has been provided in the 2020 Strategic Assessment of Land Availability (SALA) (October 2020).

The site is considered to have future potential for development of 15 dwellings. The SALA states that although not currently policy compliant, the site has no known physical constraints and may have future potential subject to a sensitive layout for housing or community uses, retaining some openness to provide a transition between the urban area and the rural setting of the Canal, should the Local Plan strategy identify the need for growth in this location.

It goes onto state that taking into account the character of the site and its surroundings, this site could be developed for medium density development at an average density of about 30 dph, and the suggested yield is up to 15 units.

Need for Growth in this Location

On review of feedback received it should be considered that there is definitely a need for housing growth in Hardwicke.

Hardwicke is classified as a Tier 3a Settlement and currently has 1,200 dwellings proposed to its south under draft allocation G1 (South of Hardwicke).

The site is located circa 300 metres to the north of draft allocation G1, which is divided by Redrow's scheme of 175 dwellings (granted under application S.12/2528/REM).

Furthermore, the Additional Housing Options Paper sets out that 1,500 new dwellings could be brought forward between Moreton Valance and Hardwicke under housing option references HAR006-HAR009 and HAR0015-HAR0016.

It is clear from the above that Hardwicke has been an identified area of growth bolstered by its close proximity to Gloucester and junction 12 of the M5 motorway.

Summary

As previously mentioned, given the recent development of Redrow's scheme for 175 dwellings to the south, the site is very much now within the fabric of the built form of development. The site has effectively become isolated and surplus to requirements over recent years. Given there is an additional need for housing in Hardwicke, the site should be brought forward as a proposed housing allocation in the upcoming publication plan (Reg. 19 consultation).

Should you have any queries or require any additional information then please let me know.

Yours sincerely

