

Gloucester City Council

Meeting:	Planning Policy Sub-Committee	Date:	17th September 2015
Subject:	Stroud District Local Plan Consultation on Further Post Submission Proposed Changes (including further potential main modifications)		
Report Of:	Anthony Wilson, Head of Planning		
Wards Affected:	No		
Key Decision:	No	Budget/Policy Framework:	No
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Appendices:	1 – Hunts Grove Plan		

1.0 Purpose of Report

- 1.1 To provide an overview of the further post submission proposed changes and further potential main modifications (July 2015) and endorsement of Paragraph 4.3 as the Council's formal response to this consultation.

2.0 Recommendations

- 2.1 Planning Policy Sub-Committee is asked to **ENDORSE** Paragraph 4.3 as the Council's response to the Stroud District Local Plan consultation on further post submission proposed changes.

3.0 Background

- 3.1 Stroud District Council has prepared a Local Plan and Policies Map which it submitted to the Secretary of State for Communities and Local Government in December 2013. The Local Plan relates to the whole District and provides a strategy for delivering growth up to 2031. The document provides the vision, objectives and strategic policies for delivering new homes, jobs, facilities and infrastructure.
- 3.2 The Plan has now been examined by an independent Inspector to ensure it is legally compliant and meets the test of soundness. Stage 1 of the examination began in April 2014 and resumed in May 2015. Stage 2 hearings were held in June 2015.

- 3.3 Following the hearings the Inspector has recommended that the Council undertake public consultation on further Post Submission Proposed Changes (“Further Proposed Changes”). A Sustainability Appraisal Addendum (SA) and a Habitats Regulations Assessment (HRA) of the Further Proposed Changes have been prepared and representations are also invited on these documents.
- 3.4 Only comments relating to the Further Proposed Changes, the Sustainability Appraisal Addendum or the Habitats Regulations Assessment will be considered by Stroud District Council and the Inspector before he reaches his final conclusions about the legal compliance and soundness of the Plan.
- 3.5 The period for submission of representations ran for six weeks from Wednesday 29 July 2015 until Wednesday 9 September 2015.
- 3.6 An interim response was provided to Stroud District Council prior to the 9 September, and this response will be formalised following member agreement of this report.
- 3.7 The last report received by members on the Stroud District Local Plan was at the 28 November 2013 council meeting, which provides a useful context to this report which focusses only on the further potential main modifications.

4.0 Key Issues and Proposed Response

- 4.1 Officers have reviewed the consultation on further post submission proposed changes and consider the key issues of significance for Gloucester City to be the following:
1. The 2006 to 2031 housing delivery target is proposed to be increased from 9,500 to 11,400 dwellings;
 2. Stroud also propose to provide an additional 950 car home bed spaces during this period;
 3. The jobs provision figure for the period is proposed to increase from 6,200 to between 6,800 and 12,500 jobs;
 4. The employment land proposed to be provided has increased from 38ha to 58ha (B1-B8) 2006 to 2031;
 5. An early review of the plan is proposed within 5 years of adoption or by December 2019 whichever is the sooner;
 6. The Hunts Grove extension is proposed to increase from 500 to 750 dwellings (this will bring the total at Hunts Grove to 2,500 dwellings);
 7. New land is proposed to be released to the south of the Hunts Grove extension (approx. 7.6 ha) to facilitate the 250 dwelling increase. Please refer to the Hunts Grove plan at Appendix 1 which shows the Hunts Grove development area and the Hunts Grove extension comprising a total of 138 ha;
 8. The affordable housing target is proposed to remain at 30%, however affordable housing provision is now proposed to be on site for sites of 11+ dwellings, and off-site contributions are proposed to be sought for 10 units or less;

9. A Supplementary Planning Document (SPD) is proposed to be produced providing further detail for the affordable housing requirements.

4.2 The increases in the housing and employment needs for Stroud are not unexpected given the increased pressure that the Joint Core Strategy (JCS) is experiencing on these issues at the current time at its examination. Nevertheless the proposal to accommodate some of the additional housing need at Hunts Grove is unfortunate given our previous objections to Hunts Grove development and our concern expressed with regard to the level of infrastructure in this area and its relative connectivity to the city centre compared to the JCS allocations to the north and east of the city.

4.3 Our proposed response to Stroud is therefore as follows:

- With increasing population growth and the consequent pressure for housing in the Stroud area, the City Council recognizes the need for an increase in the housing delivery target, including the additional need for care home spaces.
- The City Council notes and agrees with the proposed changes to the affordable housing requirements, including the production of an SPD on the subject.
- The City Council accepts the need for an increase in the number of jobs to be planned for, and associated increase in employment land release proposed, given the background population growth and housing delivery targets.
- With regard to the proposed early plan review, the City Council would welcome the opportunity to work closely with Stroud council on the future growth issues of mutual concern, especially those that may arise in the vicinity of the Gloucester southern fringe area at Hunts Grove and Hardwicke.
- The City Council continues to object to the Hunts Grove development, and in this case the proposed increase of 250 dwellings to the Hunts Grove extension (which now comprises a total of 2,500 dwellings). This approach conflicts with the City Plan which seeks to focus growth around the north and east of the Gloucester urban area.
- The City Council continues to object to further major development allocations to the southern fringe of Gloucester. This area is not the most sustainable choice for addressing Stroud's housing needs, rather it contributes more to Gloucester's needs. Hunts Grove has expanded from its initial size of 1,250 dwellings to a proposal of 2,500 dwellings. That brings with it considerable additional demands for physical and social infrastructure. Currently, Hunts Grove residents seek much of their supporting facilities from Quedgeley and this places considerable 'stress' on these facilities. In addition, there is poor public transport accessibility from Hunts Grove and this creates the generation of a considerable amount of private car traffic in the area.
- Notwithstanding the above objection, the City Council would welcome the opportunity to work closely with Stroud on the master planning for the Hunts Grove area to ensure that the appropriate supporting infrastructure and linkages

to the surrounding area are put in place to support the level of growth proposed in the area for the benefit of Gloucester city.

5.0 Asset Based Community Development Considerations

5.1 These have been addressed in paragraph 4.3 of the report.

6.0 Alternative Options Considered

6.1 Not applicable.

7.0 Reasons for Recommendations

7.1 Officers have undertaken a review of the proposed changes to the Stroud District Local Plan and consider that the above responses represent an appropriate and constructive consultation response in order that the Stroud District Local Plan can progress towards soundness and legal compliance at its ongoing examination.

8.0 Future Work and Conclusions

8.1 Stroud district council and the Inspector for the examination of the Stroud District Local Plan will consider the consultation comments received. The Inspector will then be able to reach his conclusions about the legal compliance and soundness of the plan in his final report.

9.0 Financial Implications

9.1 None

10.0 Legal Implications (supplied by One Legal)

10.1 There is an ongoing duty to cooperate with our neighbouring authorities.

11.0 Risk & Opportunity Management Implications

11.1 No negative impacts identified.

12.0 People Impact Assessment (PIA):

12.1 No negative impact identified.

13.0 Other Corporate Implications

Community Safety

13.1 Not applicable.

Sustainability

13.2 As a development plan the Stroud District Local Plan has a legal responsibility to promote and allocate sites in order to deliver sustainable development in Stroud district up to 2031.

Staffing & Trade Union

13.3 Not applicable.

Background Documents:

Stroud District Local Plan: Consultation on further post-submission proposed changes (including further potential main modifications)

https://consultation.stroud.gov.uk/planning-strategy/local-plan-further-post-submission-proposed-change/consult_view