

Meeting re Land at Shakespeare Road, Dursley

Attendees:

Anita Gambie – Project Officer, Dursley Town Council

Cleo Newcombe-Jones - Planning Consultant, Place Studio

Mike Johnson - Dursley Neighbourhood Plan Steering Group

Jonathan Bird - Dursley Neighbourhood Plan Steering Group

Liz Alexander - Principal Planner at Bell Cornwell

James Clancy - Planner at Bell Cornwell

Simon Maher - Neighbourhood Planning Officer, Stroud District Council

Notes

The following note has been prepared to feedback on the meeting to the Dursley Neighbourhood Plan Steering Group on 28th June 2017. A short presentation is also available.

- LA and JC confirmed they were attending to represent their client (Avant Homes, formerly known as Gladedale), their client formerly submitted a planning application for the Shakespeare Road site in 2015 (before the Stroud Local Plan was adopted), which was refused at appeal largely due to the impact of the development on the AONB and the landscape. It was noted that the Inspector concluded that the scheme would represent sustainable development.
- Avant Homes had recently appointed Bell Cornwell to promote the site through the Neighbourhood Plan, taking a different approach, working more closely with the local community in Dursley to find out what they want to see on the site.
- It was noted that the site is contrary to the adopted Stroud Local Plan policy, it is not required to meet the current housing numbers for Dursley and the site is outside the development boundary. Stroud has a strong housing land supply position.
- Bell Cornwell are seeking to reduce the proposed level of development from around 100 new homes, to up to 60 new homes (bringing the capacity closer in line with the 60 homes indicated in the Stroud SALA). The main reason for this is to address the landscape impact issue as set out in the appeal, increasing the separation between the built development and the AONB. They also discussed the idea of focusing development at the rear of the primary school in the northern part of the site and retaining the southern part of the site in perpetuity as green space - this could include

play areas, allotments etc. They are looking for local people to help define these uses. The green space could then be managed by the Town Council, Stroud District Council or a third party management company, with this secured via legal agreements. As well as the potential benefits of the additional green space, it was also noted that if management arrangements were not secured this could present a financial management challenge going forward.

- The site is included in the Stroud SALA (which forms part of the evidence base for the Local Plan Review) as site DUR013, while it is noted as potentially suitable for development and the assessment shows that it is free from technical constraints. It is clear that the assessment is for future consideration, should additional housing land be required through the forthcoming review of the Local Plan.
- The benefits that the development of the land at Shakespeare Road would bring were noted as - provision of a mix of housing sizes and types, including the provision of 18 affordable homes, high quality design and the provision of safe walking routes to school and significant green space. The latter might help to deliver some of the objectives and policies of the emerging Neighbourhood Plan. The potential benefits of the additional green space were noted.
- It was noted that the Stroud SALA mentions that the preferred direction of future growth for Dursley would be to the south east; this is determined largely by landscape constraints, as some of the area (including this site), is outside the AONB and has been assessed as medium landscape sensitivity. Whilst, this is not a development strategy that is included in the current Local plan, the SALA is an important evidence source with all the sites within it assessed by the Council on a consistent basis.
- It was noted the ways in which the site could meet the policy in the NDP could be further considered by the developer, including the green infrastructure and parking policies.
 - Bell Cornwell is instructed to promote the site through the Neighbourhood Plan and the Stroud Local Plan. It was noted that the landowner they represent may own a larger landholding in this area (also being promoted in the SALA). This land adjoins the site but is not being looked at as part of the current brief.

Conclusions

- Bell Cornwell would ideally like to see the Shakespeare Road site either allocated in the Dursley Neighbourhood Plan, or noted as a reserve allocation of preferred direction of growth.

Wednesday, 21 June 2017

- However, it was noted that there is no requirement to allocate sites in the Dursley Neighbourhood Plan. The housing numbers for Dursley are already being met through the strategic allocation and windfall development, within the settlement boundary. It was suggested that this position was unlikely to change. The NDP Steering Group agreed to maintain contact with Bell Corwell and keep them informed of progress with developing the Neighbourhood Plan. The NDP Steering Group may re-consider this site in future, should the housing requirements for Dursley alter through the next Stroud Local Plan review, and potentially subsequently via their Neighbourhood Plan review.
- It was agreed that the note from the meeting would be shared with the Bell Cornwell and the other members of the Dursley Neighbourhood Plan steering group, and that their steer would be sought.