

EASTINGTON COMMUNITY LAND TRUST (CLT)

Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF

Draft Report to Parish Council, August 2015-07-28

Potential questions for Stroud Planners

1. Background

Stroud Planners (SDC) have offered to meet any representatives of Eastington Parish Council (EPC) through the auspices of Cllr Stephen Davies.

The CLT is an interested party in housing development and would like to offer some suggested lines of questioning/discussion for an EPC/SDC meeting

2. SDC view on the retention of Village Envelopes

The principles of developing affordable housing for local needs require that land be classed as “exception site” if a very high proportion of units are to be fully affordable. This is enshrined in SDC Policy HC4 and Appendix 5, Map 27 specifically.

SDC Policy HC4 requires us to be Tier 3 or above as per Policy CP3. Eastington is Tier 3.

Both CP3 and HC4 have come under question at the Examination in Public hence :

QUESTIONS How confident is Mark Russell that SDC can carry these policies to Adoption?

Is there an alternative way by which the Local Plan can define Exception Sites?

Is Mark Russell happy that , in bringing forward perhaps 100 affordable homes, the CLT can obtain Local Preference on all units as per para 4.38 of HC4?

3. Separation of Hamlets

Due to the success of the Bath Road Appeal, we have a precedent at Government level for retaining the gaps between Hamlets. This could have an effect on both Development Control and Strategy

QUESTIONS Does John Longmuir agree that the Appeal Decision is strong enough to resist further predation upon the proposed Local Green Space (LGS) east of Alkerton?

Does Mark Russell believe it appropriate to use LGS legislation to define the five areas in the NDP or should we have less or may we nominate more?

Is Mark Russell willing to discuss minor modifications to the site location for West of Stonehouse to accommodate a buffer zone between that and the historic hamlets of Nupend, Westend and Nastend (e.g. by shifting the locus of the site north-easterly)

(Note – the NDP Steering Group should also have a similar question)

4. Development in Hamlets within 1600 mtrs of Alkerton Cross

There is a strong view expressed in the NDP local consultation (May-June 2015) that Cress Green, Millend, Middle Street and Bath Road hamlets do not wish to encourage development. Most hamlets further away from Alkerton are said to favour “limited” development.

QUESTIONS Does John Longmuir believe that Policy CP3 (no strategic development in Tier 3,4,5) can be used to protect land outside the Alkerton Village Envelope OR does he feel this is vulnerable to the NPPFs various definitions of sustainability?

Has Mark Russell a view on whether an NDP policy can be framed which allows only e.g 5% development in hamlets beyond 1600 mtrs of Alkerton Cross

Note: this draft will be circulated to CLT Steering Group members immediately and additional questions may be added before Monday 1st August

Tom Low, Acting Secretary
Eastington CLT Steering Group

A committee of Eastington Parish Council.

Draft as at 28th July 2015-07-28