



Services

TOWN PLANNING

ENVIRONMENTAL IMPACT ASSESSMENT

Client:
 CREST NICHOLSON

Project

The promotion and delivery of a 2,500 dwelling urban extension on the southern edge of Gloucester, within the administrative boundary of Stroud District Council. The site forms the main strategic housing allocation within the adopted Local Plan.

What we did

Tony Clements, partner and project lead, has been acting on behalf of Crest on the site since 2004, during which time he has overseen all planning aspects of the instruction. This has comprised the initial allocation of the site through the Stroud Local Plan; the successful S.77 call-in public inquiry into the outline planning application for 1,750 dwellings; subsequent S.73 applications to vary the outline permission, including renegotiation of the S106 legal agreements; first phase reserved matters planning submission for 350 dwellings; and the allocation of a further 750 dwelling extension to the site via the Local Plan review. The project has required EIA and Appropriate Assessment under the Habitat Regulations.

Rapleys is currently responsible for delivery of all of the remaining reserved matters submissions that are being prepared to meet the requirements of the outline planning permission, due to be submitted by January 2020. These will comprise residential development, public open spaces, sports pitches and ancillary community buildings, access infrastructure, the neighbourhood centre and all site wide infrastructure required to facilitate delivery of the scheme.

The team conducts monthly Hunts Grove Forum meetings with the local residents' association, parish, district and county councillors to assist with the collaborative and managed delivery of the site.

Alongside delivery of the main 1,750 dwelling scheme, Rapleys is acting as agent for Crest and lead-consultant in the preparation of an outline planning application for the 750 dwelling extension to Hunts Grove, which is scheduled for submission during 2020.

Hunts Grove is a multi-layered and complex development project that has required extensive engagement with the local planning authority and County Council; statutory agencies including Highways England, the Environmental Agency and Natural England; and with the public and community groups.

Rapleys is retained to advise on all planning matters and in addition has provided commercial advice relating to the design of the neighbourhood centre and the demand for retirement and assisted living accommodation.

What we achieved

Since inception of the development in 2004, Tony Clements and team have achieved:

- Allocation of the initial Hunts Grove site in the Local Plan
- Allocation of an extension to the Hunts Grove site in the Local Plan Review
- Outline planning permission for 1,750 dwellings on the initial site via a successful S.77 call-in public inquiry
- Two successful S.73 applications, including the renegotiation of the S106 legal agreements
- Reserved matters approvals for residential development, areas of public open space and site wide infrastructure.