

Planning Statement
Proposed Erection of Security Gates

at

Private Garage Block Site
Archway Gardens
Stroud



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Introduction

This Planning Statement supports the full planning application for the erection of security gates at Archway Gardens, Stroud. The proposed development is located at a recently acquired garage block, formerly owned by Stroud District Council. The installation of gates aims to enhance site security and safety for users and the surrounding community.

Planning Policy Context

The proposal is assessed under the Stroud District Local Plan adopted in November 2015, which sets forth the planning strategy up to 2031. Key policies relevant to this development include:

Policy CP1- National Planning Policy Framework - A Presumption in Favour of Sustainable Development

Policy Summary: Policy CP1 underlines the importance of steering development towards sustainable outcomes. It is derived from the National Planning Policy Framework (NPPF) and advocates for development that achieves economic, social, and environmental gains jointly and significantly. The policy supports decision-making that favours sustainable development where it accords with the local plan.

Application of Policy to the Proposed Security Gates at Archway Gardens:

Economic Sustainability:

- **Enhancing Property Value:** Secure and well-maintained premises often see an increase in property values. The introduction of security gates at Archway Gardens could lead to a perceived increase in the area's desirability for current and potential property owners.
- **Reduction in Vandalism and Theft:** By restricting unauthorised access, the gates reduce the likelihood of theft and vandalism, potentially lowering insurance premiums for garage owners and users, thus contributing to economic benefits.

Social Sustainability:

- **Safety and Security:** The primary function of the security gates is to enhance the safety and security of the property for its users. This aligns with the social dimension of sustainability by protecting residents' properties and contributing to their peace of mind.
- **Community Confidence:** Secure boundaries can lead to increased community confidence in the safety of their environment, fostering a stronger community spirit and greater social interaction among residents.

Environmental Sustainability:

- **Material Selection:** Choosing environmentally friendly materials and construction practices for the gates can minimise the ecological footprint of the development. Using recycled materials or locally sourced metals reduces transportation emissions and supports local businesses.
- **Long-term Durability and Maintenance:** Implementing durable materials that require minimal maintenance over time ensures that the gates will have a prolonged lifespan with less frequent need for replacement or repair, thereby conserving resources.

The proposed erection of security gates at Archway Gardens strongly supports the objectives of Policy CP1 by enhancing the economic, social, and environmental aspects of the local area. The development not only aims to improve the security and aesthetic appeal of the site but also ensures that these enhancements are achieved through sustainable practices. Approval of this planning application would uphold the principles of sustainable development as encouraged by the Stroud District Local Plan, providing significant benefits to both the immediate community and the wider district.

Policy CP3: A Hierarchy for Growth and Development Across the District's Settlements

Policy Summary: Policy CP3 establishes a hierarchy of settlements, detailing where and how development should occur across the district to best meet the community's needs while sustaining local services and infrastructure. It promotes development that enhances or complements the services available at each hierarchical level of settlement, from the main urban centres to rural villages.

Application to the Proposed Security Gates at Archway Gardens:

Appropriateness of Development:

- **Alignment with Settlement Hierarchy:** Archway Gardens is situated in an area that, according to the Local Plan's settlement hierarchy, is suitable for development that enhances community facilities and security. The installation of security gates directly supports this by contributing to the safety of the area and reducing anti-social behaviour.

Supporting Local Infrastructure:

- **Reducing Strain on Public Services:** By enhancing security, the gates help reduce potential demands on local law enforcement and emergency services, which might otherwise respond to incidents of theft or vandalism. This proactive measure supports the sustainable use of local public services and infrastructure.
- **Integration with Existing Developments:** The gates are designed to integrate seamlessly with the existing infrastructure, ensuring that they do not disrupt the local streetscape or create inconveniences.

Enhancement of Community Facilities:

- **Improved Access Control:** The gates enhance the functionality of the garage block by providing controlled access, thus making it a safer and more secure environment for storing vehicles and other property.
- **Visual and Aesthetic Improvements:** Besides security, the design of the gates will also consider aesthetic aspects, ensuring that they are in harmony with the surrounding environment, thereby enhancing the visual appeal of the area. This adheres to the policy's emphasis on development that respects and enhances the character of local settings.

The proposed erection of security gates at Archway Gardens is in full alignment with Policy CP3 of the Stroud District Local Plan. It not only meets the specific needs of a higher-tier settlement area by enhancing security and aesthetics but also supports the broader goals of the Local Plan by integrating with and enhancing the existing

infrastructure without adding undue strain on public services. By improving both functionality and visual appeal, the development supports the strategic objective of creating accessible, secure, and attractive community environments.

Justification for the Development

1. Security and Safety Enhancements:

- The gates will prevent unauthorised access and deter potential criminal activity, aligning with the Local Plan's goals to improve safety and security within the district (Policy CP3).

2. Aesthetic and Design Considerations:

- The design of the security gates will be sympathetic to the existing architectural style of Archway Gardens and the wider area, complying with Policy CP15 and ES3 which advocate for developments that respect local character and visual amenity.

3. Sustainability:

- While the primary function of the gates is security, the materials and design will be chosen to ensure minimal environmental impact, supporting sustainable development principles outlined in Policy CP1.

Conclusion

The proposed installation of security gates at Archway Gardens represents a well-considered and strategic development that is in full alignment with the Stroud District Local Plan. By adhering to the principles outlined in Policies CP1, CP3, CP15, and ES3, this project not only enhances the security and functionality of the site but also supports the broader goals of sustainable, environmentally sensitive, and community-focused development. The gates will provide substantial benefits including improved security, enhanced aesthetic integration, and minimal environmental impact, thus supporting the economic, social, and environmental pillars of sustainability advocated by the local plan. Approval of this planning application will ensure that Archway Gardens not only meets the current needs of its users but also adheres to the best practices of planning and development set forth by the Stroud District Council. This project is a positive step towards fostering a safer, more attractive, and sustainable community at Archway Gardens.

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