



Stroud District Local Plan Review

Issues and Options Paper

September 2017

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Local Plan Review | Issues and Options paper

What is this document about?

The Stroud District Local Plan identifies the housing, employment, retail and community development that is required to meet local needs up until 2031. It sets out the strategy for distributing development within the District and policies for protecting and conserving the natural and built environment.

The District Council is now starting the process of reviewing the current Local Plan. This consultation paper starts to highlight some of the main issues we will need to address as part of the review.

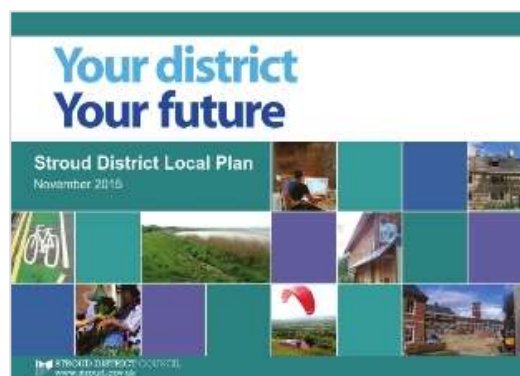
Why are we starting the review now?

The Government wants all local authorities to review their local plans every 5 years. Although the current Plan was approved in November 2015, an early review will ensure that it remains up-to-date and meets future needs for the 20 year period 2016-2036. Plans can take up to 5 years to produce and so it is important that we start now.

What is our programme?

We want to build in to the timetable plenty of time to discuss issues, options and proposals with local communities. Setting a realistic timetable upfront helps to provide certainty for the future. There will be ongoing engagement with organisations, but the main public consultation activities will be... ▶

The current Local Plan ▼



- **Issues and options consultation Autumn 2017:** An opportunity to discuss emerging issues and identify ways of distributing and managing future development needs.
- **Preferred options consultation Autumn 2018:** We should know much more about quantifying development needs by this time and about future preferred options and alternatives.
- **Final draft plan consultation Autumn 2019:** A final chance to check that we have the right draft plan in place.
- **Pre-submission consultation Autumn 2020:** The formal stages of making representations on the plan.
- **Modifications Summer 2021:** Consultation on any proposed modifications to the plan
- **Adoption:** It is anticipated that the new Local Plan will be adopted by Winter 2021/22.



How can I get involved?

The purpose of this issues and options consultation is to understand:-

- * *Which issues relating to the places you live, work or visit in Stroud District are of particular concern to you today?*
- * *Are there matters that are likely to grow in importance over the next 20 years?*
- * *What are the options for addressing them?*

We want people to engage early on in the process so that responses can be fed into the next stage of the review of the Local Plan.

This issues and options consultation will involve:

Public exhibitions... We are holding nine public exhibitions around the District during the consultation period. This will provide an opportunity to chat to officers working on the Local Plan review. Time and venue details can be found on the following page.

Town and parish council meetings... We will be meeting with groups of neighbouring town and parish councils to discuss issues across different parts of the District.

Direct communication... We will be emailing agents, developers, key stakeholders, local interest groups and members of the public who have expressed an interest in being kept informed.

Individual groups... We are particularly interested in making contact with groups and individuals who are often under-represented in consultation events, such as community groups and young people. We will be holding bespoke meetings to capture views. Please contact us if you know of a group that would like to get involved.

Documents... This document and background documents can be accessed through our web pages www.stroud.gov.uk/localplanreview. You can view paper copies at the following locations:

- Parish council offices open to the public
- Public libraries
- Stroud District Council offices, Ebley Mill
- The Tourist Information Centre at the Subscription Rooms, Stroud

If you have any queries or suggestions relating to the consultation please contact the Planning Strategy team on local.plan@stroud.gov.uk or phone the team on 01453 754143.

How can you make comments?

Throughout this document, we pose a number of questions, to help focus feedback. You do not have to answer every question. Please quote the question(s) you are answering in any correspondence. You can submit your feedback directly to us via our online survey. Alternatively, you can return your comments to us by email or by post.



Submit your comments via our online survey, or download a response form: www.stroud.gov.uk/localplanreview



local.plan@stroud.gov.uk



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Please respond by the closing date of **xx December 2017**.





How can I get involved? | Events and exhibitions

We are holding drop-in sessions and exhibitions around the District during October and early November. You will be able to chat to officers working on the Local Plan review and find out more about the issues affecting Stroud District.

Copies of all the documents we have published in connection with this consultation will be available to view and you'll be able to pick up consultation response forms too.

There will be a public event in each of these parish 'clusters'. You can come along to any one of these, but we are hoping that this grouping will help us to build up a picture of the particular issues and options that most concern different parts of the District.

Parish clusters

The current Local Plan is built around a series of eight 'mini visions' for eight distinctive parts of the District. Look out for the colour coding in this consultation document, which aims to help flag up issues and options that are of particular local relevance.

Severn Vale

Frampton Village Hall, The Street.
Thursday 9th Nov.
3pm – 6.30pm

Arlingham, Frethame-with-Saul, Frampton on Severn, Whitminster, Moreton Valence, Longney, Elmore

Gloucester fringe

Hardwicke Village Hall, Green Lane.
Thursday 26th Oct.
3pm – 6.30pm

Hardwicke, Haresfield, Harescombe, Brookthorpe-with-Whaddon, Upton St Leonards

Stonehouse cluster

Stonehouse Town Hall, High Street
Saturday 4th Nov.
9.30am – 12.30pm

Stonehouse, Standish, Eastington, Frocester, Leonard Stanley, Kings Stanley

Cotswold cluster

Painswick Town Hall, Victoria Square.
Tuesday 14th Nov.
3pm – 6.30pm

Painswick, Bisley-with-Lypiatt, Miserden, Cranham, Pitchcombe

Berkeley cluster

Berkeley Town Hall, Salter Street.
Thursday 2nd Nov.
3pm – 6.30pm

Berkeley, Ham & Stone, Alkington, Hamfallow, Hinton, Slimbridge

Stroud Valleys

Stroud Sub Rooms, George Street.
Saturday 28th Oct.
9.30am – 12.30pm

Stroud, Whiteshill & Ruscombe, Randwick, Cainscross, Rodborough, Brimscombe & Thrupp, Chalford, Woodchester, Minchinhampton, Horsley, Nailsworth

Cam & Dursley

Cam Parish Council Office.
Thursday 16th Nov.
3pm – 6.30pm

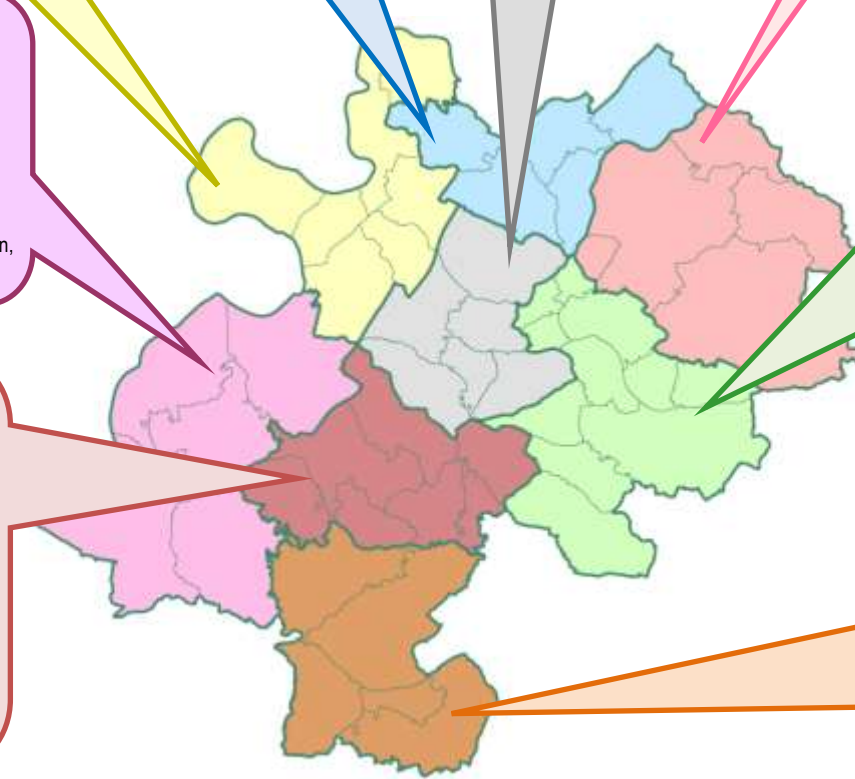
Dursley Methodist Hall, Castle Street.
Saturday 11th Nov.
9.30am – 12.30pm

Dursley, Cam, Coaley, Stinchcombe, Uley, Nympsfield, Owlpen

Wotton Cluster

Wotton-Under-Edge Town Hall, Market Street.
Saturday 21st Oct.
9.30am – 12.30pm

Wotton-Under-Edge, North Nibley, Kingswood, Alderley, Hillesley & Tresham



1. Key Issues

- 1.1 Economy
- 1.2 Affordable housing
- 1.3 Environment
- 1.4 Health and wellbeing
- 1.5 Delivery

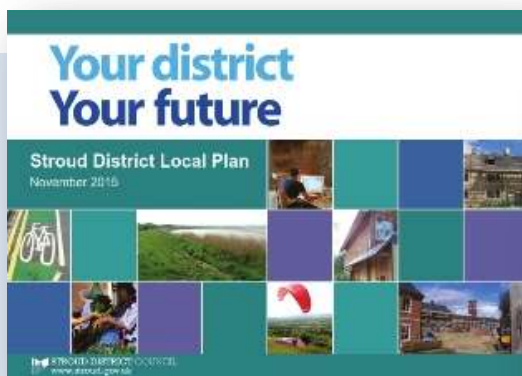


1. Key issues

The preparation of the **current Local Plan** involved the identification of a series of key issues, challenges and needs, which the Plan seeks to address. Many of those issues remain of relevance today. However, challenges and needs change over time and priorities for action can change too.

The purpose of this consultation is to understand which issues are of particular concern to you today in Stroud District, and which matters are likely to grow in importance over the next 20 years. Are there new issues emerging that we need to take account of in preparing the next Local Plan?

Building on the key issues set out in the current Local Plan (p9 - 14), and based on Stroud District Council's five **Key Priorities** for making Stroud District a better place to live, work and visit for everyone (**Corporate Delivery Plan 2017-21**), we have identified the following priority areas for the review to address:



The Corporate Delivery Plan has a 4 year horizon, while the current Local Plan has a development strategy that looks forward to 2031.

The next Local Plan must try to look even further into the future.

Providing for a sustainable and vibrant economy that works for all

- 1.** Continuing to provide for job opportunities across the district, with a focus on knowledge based industries, environmental technologies, engineering and manufacturing, creative industries and high quality social care.
- 2.** Rebalancing and regenerating the existing employment stock to secure modern office premises with business support services and freehold small industrial sites.
- 3.** Addressing the high level of daily commuting out of and into the district, particularly out commuting to Bristol, Gloucester, Cheltenham and Swindon.
- 4.** Working with other local authorities and statutory agencies to investigate transport improvements to link Stroud to Bristol, the Midlands and Wales.
- 5.** Improving the vitality and viability of our town centres within a changing environment of regional and on-line shopping.
- 6.** Continuing to develop the tourism potential of the district as a unique selling point for living, working, visiting and investing in the district.
- 7.** Responding to the requirements of the digital economy for super- fast broadband connections and good coverage across the District, together with the implications for living and working patterns.
- 8.** Ensuring that the local economy can respond positively to challenges and any new trading opportunities following Brexit.



Providing affordable, energy efficient homes for a diverse and changing population

- 9.** Meeting the District's identified future housing needs including the particular needs of the elderly and the needs of the travelling communities.
- 10.** Working with neighbouring authorities to meet the needs of the housing market area as a whole.
- 11.** Tackling the acute lack of affordable housing in the District.
- 12.** Ensuring new housing development is located in the right place supported by the right services and infrastructure to create sustainable development.
- 13.** Providing the right size of accommodation to meet local needs, particularly for smaller, cheaper market and affordable homes, and to help with social cohesion.
- 14.** Ensuring new housing design is flexible and adaptable to meet the changing needs of diverse households.
- 15.** Updating our existing housing stock to make it more fuel efficient, warmer and healthier to live in.
- 16.** Providing opportunities for self build/ custom housing, smaller sized developments and new models for housing delivery, to diversify and stimulate the housing market.
- 17.** Maximising the potential of brownfield and underused sites to contribute to housing supply

ILLUSTRATIONS

Illustrations: examples of how certain issues and pressures have been addressed in the past; and solutions that are successfully being delivered through the planning process...



Helping the District community minimise its carbon footprint, adapt to climate change and recycle more

- 18.** Achieving a better transport system to help reduce CO₂ emissions with an emphasis on limiting car use by extending the cycling and walking network and making improvements to public transport.
- 19.** Conserving and enhancing Stroud District's countryside, landscape and biodiversity including maximising the potential for a green infrastructure network across the District.
- 20.** Mitigating the impacts of climate change, adapting to change and providing resilience for the future.
- 21.** Protecting and enhancing our historic environment whilst adapting to modern demands.
- 22.** Promoting high quality and locally distinctive design, incorporating where possible innovative, space efficient and flexible forms for modern living and working.
- 23.** Reconciling the need for energy efficient and low carbon building technologies and design with the traditional character and local distinctiveness of places.
- 24.** Contributing to the provision of renewable and low-carbon energy generation in the District.
- 25.** Providing resilience to flood risk, releasing regeneration sites from the floodplain for housing and employment, and promoting natural flood management projects.
- 26.** Developing strategies to avoid, reduce and mitigate the indirect impacts of development on the natural environment.

Promoting the health and wellbeing of our communities and working with others to deliver the public health agenda

- 27.** Maintaining and improving the sustainability of our villages as places for living and working by improving access to services, such as health and education, and jobs.
- 28.** Meeting the needs of young people.
- 29.** Meeting the needs of an increasingly elderly population, enabling people to live independently for longer.
- 30.** Supporting and capitalising on the District's artistic, cultural and sporting assets.
- 31.** Improving the provision of good quality sports facilities to meet the District's needs and increase participation in sports and physical activity, particularly among children and young people.
- 32.** Developing a Green Infrastructure network of public open space provision throughout the District to increase accessibility, ensuring public open spaces are adaptable and capable of accommodating multiple uses.
- 33.** Achieving mixed, balanced and cohesive communities offering a sense of community identity and belonging, tolerance, respect and engagement with people from different cultures, background and beliefs.



ILLUSTRATIONS

Illustrations: examples of how certain issues and pressures have been addressed in the past; and solutions that are successfully being delivered through the planning process...



Providing value for money to our tax payers and high quality services to our customers

- 34.** Working with neighbouring authorities to meet the housing, economic and infrastructure needs of the wider market area.
- 35.** Working with public health providers to ensure that health and wellbeing is central to the planning and design of new development, including the provision of well designed and insulated homes, the creation of vibrant places, and a network of open spaces with opportunities for play, enhanced biodiversity and flood risk resilience.
- 36.** Working with neighbourhood groups to deliver improvements to local services and infrastructure, housing and jobs growth at the local level, including through Neighbourhood Development Plans.
- 37.** Continuing to ensure that the Cotswolds Canals restoration plays a positive role in the District, bringing health and wellbeing benefits and enhancing employment opportunities whilst conserving the historic and often rural character of the canal.
- 38.** Ensuring that changes in public sector service delivery provide continued and improved accessibility to services.
- 39.** Facilitating community infrastructure projects through innovative funding mechanisms.
- 40.** Developing mitigation strategies to fund environmental projects.

We would like to understand what you believe to be the key issues relating to places in the District and future land use needs. Are they broadly the same as those identified in the current Local Plan? Or are there new issues emerging that we need to take account of in preparing the new Local Plan?

Question 1.0a

*What are your priorities for Stroud District? Can you list your top 5 issues, challenges or concerns for the next Local Plan? You could pick five from **our list of 40...** Or tell us if we have missed something.*

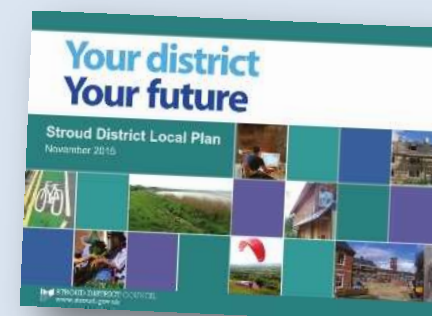
Question 1.0b

Do you have ideas and suggestions for how the Local Plan might tackle particular issues?

Where can I find out more about the key issues that informed the current Local Plan?

98 'Key issues' are set out in Chapter 1 of the current Local Plan, covering a range of topics ▶

You can also find more background information in the Evidence Base pages of our website.



www.stroud.gov.uk/localplan

2. Needs

2.1 Local economy and jobs

2.2 Our town centres

2.3 A local need for housing

2.4 Local green spaces and community facilities



2.1 Local economy and jobs

Stroud District has a strong and prosperous economy and is home to world class companies and an innovative, resilient and successful small business sector. The Council has a commitment to work closely with the business community to grow the local economy and increase employment. This is reflected in the Council's **Jobs and Growth Plan**.

The Local Plan has a role in providing certainty to the business community to make long term investment decisions, while also providing the framework for creating an attractive environment, including providing for a range and choice of sites and premises.

One of the key challenges facing the local economy of the future is the predicted sharp rise over the next 20 years in the number of older people living in the District compared with the very small rise in the number of younger people of traditional working age. Supporting local businesses and avoiding skills and job shortages will require a range of solutions including trying to retain our young people within Gloucestershire and encouraging inward migration. Both of these require suitable housing to be available to

discourage long distance commuting to work. A higher value economy and better quality jobs will also be part of the solution.

Question 2.1a

What do you think are the biggest challenges facing the local economy in Gloucestershire for the future? How can we help to address these? Does Stroud District have a specific role to play, relating to business start ups and specialist technologies or should we seek to compete with other locations for growth?

Sites and premises in the District range from ultra modern, high tech engineering facilities, to restored historic mills and from major industrial sites, covering many hectares, to former agricultural buildings providing space for micro businesses in rural areas. The new Local Plan may need to allocate further land for employment uses, to meet business needs from 2031 to 2036, including for local companies, start ups, established companies looking to grow and for companies wishing to relocate and invest in the area.

[ILLUSTRATIONS]



Although the amount and nature of requirements will be subject to detailed analysis, it would be helpful to understand if there are specific business requirements or local employment needs that are not currently being met within the District due to a lack of suitable sites that the new Local Plan could help deliver.

Question 2.1b

Do you think there is a need for further employment land allocations? If yes what types of premises are required and where should they be located?

The current Local Plan provides for new employment land located at the key employment property market areas: south of Gloucester; M5/A38 corridor and Stroud Valleys. These include areas adjoining existing successful business parks at Quedgeley East (Hardwicke), Severn Distribution Park (Sharpness) and Stroudwater Business Park (Stonehouse), together with areas next to proposed new housing at North East Cam and West of Stonehouse.

The Local Enterprise Partnership has a focus on the M5 corridor as a location for growth reflecting the good connections via the motorway network

to the Midlands and the South West. Although the Local Plan allocated land at Quedgeley East near M5 junction 12 in the District, other employment allocations represented more incremental growth adjoining existing sites within or on the edge of our towns to provide employment close to where local people live.

Question 2.1c

Do you think locating growth adjacent to M5 junctions should be supported; or would continuing expansion of employment land at existing settlements/sites be preferable?

The current Local Plan identifies 36 existing 'key' employment sites that are to be retained only for offices, industrial or warehousing uses (known as B class uses). Another 9 sites are identified as potential regeneration sites, where mixed use redevelopment would be allowed. Increasingly employment sites are the preferred location for a mix of occupiers, such as retail, gyms, cafes, hotel accommodation etc. Government policy has aimed to relax restrictions around change of use, mainly with the aim of increasing housing supply, but also between commercial uses.

While there is a need to ensure that existing sites can cater for the requirements of businesses in the B use classes there may be a case for relaxing restrictions further to allow other employment generating uses on more employment sites. However, sometimes this can create conflicts between the needs of businesses and those uses open to the general public.

Question 2.1d

Should there be increased flexibility to allow other job generating uses on all employment sites or would this limit the options for those companies operating in the B classes?

Should increased flexibility be allowed only on some sites? Please specify any sites where a more flexible approach could be taken.

Alternatively, a percentage threshold, in terms of units or site floorspace, could be identified for non B class employment uses, which might help to provide services to other businesses?

Stroud District has above average levels of self employment and home working. Changes in working practices, linked to the roll out of fast broadband, could see a further increase in home working and potentially a decrease in the requirement for large scale office space,



[ILLUSTRATIONS]

something that is in relative short supply within the District anyway. While highlighting the necessity for the deployment of superfast broadband across the District, this trend could potentially see an increase in the demand for co-working space, where facilities, desks etc. are shared by a number of, usually, self employed and home based workers; or live-work units, which are specifically designed to accommodate separate work facilities as well as residential accommodation.

Question 2.1e

Should the Local Plan look to promote further home working, encourage development of live-work units and co working facilities? Is there a specific need in your area?

Structural changes to the pattern of farming have seen many farms diversifying to include other employment enterprises on site. Whilst these can help to sustain existing farm businesses and local employment, they can also create adverse impacts on the landscape, local roads and to local communities. In the future there is the possibility of a reduction in agricultural subsidies leading to pressures for further diversification including on

arable farms which are typically within the Cotswolds.

Question 2.1f

Should the Local Plan look to promote further farm diversification to reflect changing farming practices and to avoid rural dereliction, or does the pattern of rural development need more control to avoid further adverse impacts on the countryside, landscape and local communities?



2.2 Our town centres

Nationally, shopping patterns have changed significantly since the 1970s. The rise of the out of town supermarkets and retail parks in the 1980s started a decline in the traditional role of high streets providing for all of our shopping needs. The more recent onset of e-retailing in all its forms: click and collect; home deliveries; and online shopping has provided a new and growing challenge. Services such as banks, building societies and estate agents are closing with the continued growth of on-line banking and web based services where a presence on the high street is no longer required.

However, there is also a positive story to tell with the rise in local food stores and food outlets, giving evidence to the trend of a newly emerging food and cafe culture. This is reinforced by the trend for increased 'eating out'. A further factor may be the growth in interest in locally sourced and organic foods and also the trend towards healthy eating.

The ongoing pattern of change suggests that for smaller centres such as those within our District, town centre strategies which support the evolution of the high street are vital so we can

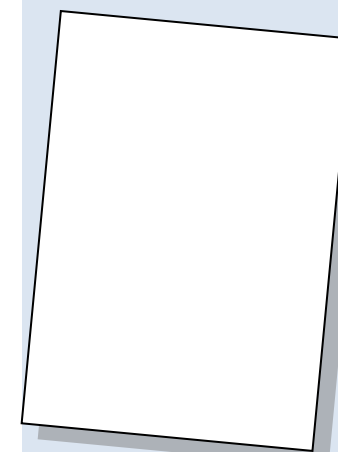
capitalise on what makes our town centres distinctive and unique.

A recent **Future of Town Centres report** which has looked at the top tier town centres of Stroud, Dursley, Nailsworth, Stonehouse and Wotton-under-Edge is suggesting the following options for helping our town centres to meet these challenges:

- Supporting existing retailers to make better use of websites and e-retailing to widen their appeal and increase footfall
- Marketing our town centres on-line for their leisure and tourism potential
- Reviewing town centre car parking charges
- Reviewing town centre planning policies and boundaries to reflect a smaller future retail area and to be more flexible to encourage other uses into town centres
- Supporting small town centre office uses which provide work spaces with flexible rental arrangements

These recommendations equally may apply to other town centres in the District.

[ILLUSTRATIONS]





Stroud

Stroud is by far the biggest shopping centre in the District, with nearly three times as many retail premises as the next biggest town. However, Stroud has a small food store offer and a non food sector that may be under threat by the potential withdrawal of national retailers, the impact of e-retail and competing larger regional centres. The forecast is a reduction in demand for non food floorspace and the service sector. However, the success of the weekly farmers market and the marked growth of the leisure sector perhaps signpost a refining of the future function of the town. Possible options for improving the town centre include:

- Marketing the town as a centre for arts and crafts, food and proximity to the Cotswolds Way
- Supporting new housing in the town centre for “young professionals”
- Capitalising on canal side opportunities
- Relaxing parking restrictions in the evening to boost the night time economy
- Better signage to assist motorists with finding car parking
- Implementing proposals in the Neighbourhood Plan for the development of sites for housing and town centre uses



Nailsworth

The second biggest retail centre in the District, Nailsworth functions as a local centre with evidence that the town is becoming a leisure centre with specialist food, cafes restaurants, gift shops and independent small fashion retailers. The loss of the local bank recently reflects national trends but vacancy levels are low. Possible options for improving the town centre include:

- Establishing a marketing strategy and long term town centre plan
- Better coordination of highways improvements with town centre plans
- Improving the town square area with the refurbishment/ redevelopment of retail units, enhancing open spaces and provision of apartments above shops



Dursley

Dursley functions as a local centre with a solid food and non food base. Although there have been bank closures and a rise in vacancies during the previous recession, there is evidence too of a rise in leisure uses in the centre. Possible options for improving the town centre include:

- Marketing the town for its tourism potential due to its attractive landscape setting and location on the Cotswolds Way
- Intensifying use of the historic Market Hall as a focus for local events and markets
- Enhancing the signage in the town for pedestrians and cyclists
- Better signage to assist motorists with finding car parking



Wotton-under-Edge

Wotton functions as a local centre with a stable food and non food base. Although there have been bank closures there is evidence too of a rise in leisure uses in the town centre. However, vacancy levels have risen. Possible options for improving the town centre include:



- Marketing the town for its tourism potential as a southern historic gateway to the Cotswolds
- Finding a solution for the lack of car and coach parking, including allocating a site

Question 2.2

Do you agree with the options set out for improving our town centres? Have we missed any important options? What do you consider to be the most important actions to undertake?

Stonehouse

The smallest of the town centres, with a stable food and non food retail offer. The overall number of leisure uses has grown but there has been a marked reduction in service uses such as banks. Possible options for improving the town centre include:

- Marketing the town for its proximity to the A38/M5 corridor and as an entrance to the Stroud valleys
- Enhancing cycle and footpath links from Stroud and along the canal corridor to the centre
- Enhancing signage from the A419/M5 to direct visitors to the town centre



2.3 A local need for housing

The review of the Local Plan provides the opportunity to consider whether there are housing needs in our neighbourhoods that aren't currently being catered for by the market. While many households aspire to owning their own home, not everyone will be able to achieve this in the short term, especially younger households or those on modest incomes living in our more expensive rural villages.

The 2017 Government White Paper **Fixing Our Broken Housing Market** gives the following example of the growing gap between earnings and house prices:

As recently as the 1990s, a first-time buyer couple on a low-to-middle income, saving five per cent of their wages each month, would have enough for an average-sized deposit after just three years. Today it would take them 24 years. It's no surprise that home ownership among 25- to 34-year-olds has fallen from 59 % just over a decade ago to just 37 % today.

As a result, the rented sector is of growing importance in Stroud District, as it is elsewhere in

the country. But many of our parishes show a lack of smaller or more modestly priced properties available to rent.

At the opposite end of the spectrum, older people can find themselves to be asset rich but income poor; trapped in larger properties that are unsuitable for them but with limited opportunities to move to a more suitable home, whilst remaining within the same, often cherished, community.

Options could include allocating sites for new housing to meet specific local needs.

There is also growing interest in self-build opportunities; not just for expensive 'grand designs' but from households with a desire to make the most of their available funds to create homes that are relatively cheaper and bespoke to their family's needs.

Options could include allocating sites specifically for self-build housing for people with a local connection.

Local housing solutions may require local delivery mechanisms and there is currently considerable interest in exploring the potential of co-operatives and community land trusts to address local needs.

Question 2.3a

Tell us about housing needs and opportunities in your area:

Does your neighbourhood provide opportunities for local people to access the housing market, bearing in mind the growing gap between local incomes and house prices?

Are there opportunities in your area for households to rent reasonably-priced properties?

Are younger people in your neighbourhood able to access housing without moving elsewhere?

If older people in your neighbourhood wished to downsize to smaller, more suitable properties in the area, are these opportunities likely to exist?

Would individuals or small groups be able to locate suitable land for self-build projects in the neighbourhood?

Do you know of other unmet housing needs in your neighbourhood?



If we don't do anything to address gaps in the housing market, there is a risk that younger people will abandon rural neighbourhoods in growing numbers. This leads to these places stagnating and losing local services, eventually becoming enclaves of elderly people who risk becoming isolated and finding it increasingly difficult to access essential local trades such as builders and plumbers, or people able to provide help with the home and garden.

New properties can be designed to be easily adapted to suit older people, or those with disabilities, by having level access to the front door and space available inside to fit downstairs showers or through-floor lifts. Design standards such as this, known as 'lifetime homes', could be promoted through the Local Plan review, alongside other flexible accommodation designs such as flats with easily removable partition walls so that they can be adapted from one bedroom to two – and back again.

One option to help us focus on a community's specific needs and how they might be met, is to use a local housing needs survey. This is a survey done to assess need at a parish level, and can help identify the type, tenure and cost of housing needed in a parish. Currently these surveys can be used as evidence to bring forward rural exception

sites for affordable housing, but there could be scope to use them to influence other developments, too.

Question 2.3b

Do you think that local housing need surveys should also be used to influence the housing mix on local for-sale housing sites?

Question 2.3c

Do you know of any suitable land for development to meet the housing needs of your neighbourhood, or do you have suggestions about how or where these needs might be met?

[ILLUSTRATIONS]

If you would like to know more about how to investigate local housing need, please contact us.



www.stroud.gov.uk/housing/housing-strategy



housing.strategy@stroud.gov.uk



01453 754099

Housing Strategy, Development Services, Stroud District Council, Ebley Mill, Stroud, Glos. GL5 4UB



2.4 Local green spaces and community facilities

The review of the Local Plan provides the opportunity to consider whether there are local community needs within existing towns and villages that are not currently being provided for. The loss of public houses, village shops and other facilities can often leave communities without places to meet and enjoy together. A more active or growing community can need more or differing play and sports facilities. Sometimes development can offer opportunities to deliver new community facilities in places where existing deficiencies exist.

Equally, there may be existing places and spaces that are valued by the community but are not explicitly recognised in existing plans. Existing community facilities can be identified for protection. Local green spaces can be identified for special protection. These are local areas of particular importance to local communities for their beauty, tranquillity and/or historic, wildlife or recreation value but should not involve extensive tracts of land.

Question 2.4a

Does your neighbourhood lack a particular form of community facility, open space or sports facility? If so we would like to know about that need.

Question 2.4b

Are there existing facilities or local spaces that you consider important for protection? If so please tell us and explain why they are of particular importance.

[ILLUSTRATIONS]



3. Future growth strategy

3.1 Future growth strategy

3.2 Gloucester's fringe

3.3 South of the District

3.4 Our towns and villages | settlement hierarchy

3.5 Our towns and villages | settlement development limits

3.6 Our towns and villages | broad locations and potential sites



3.1 Future growth strategy

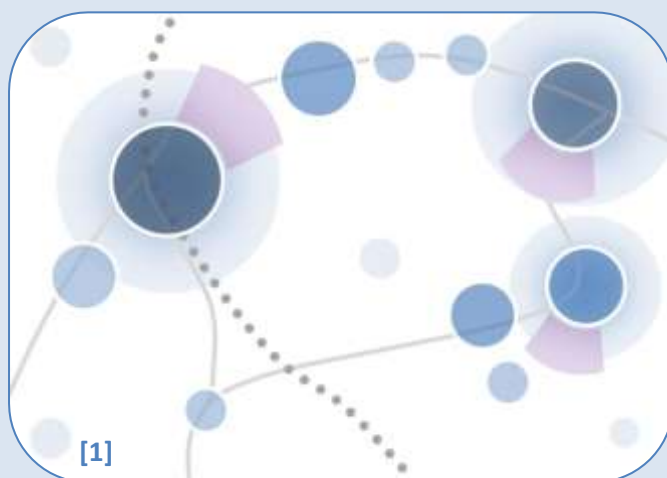
The amount of future housing and employment growth needed for the Local Plan review period 2016-2036 has yet to be identified and we will be working with our neighbouring authorities to quantify these needs over the next 12 months. However, it is important that potential strategies for distributing future growth and potential locations and supply options are thoroughly investigated at this early stage.

Much of the future development is expected to continue to come forward within our current town and villages, either through the redevelopment of existing so-called “brownfield” sites or through infill development. However, it is not possible for all future needs to be met this way.

The **current Local Plan** allocates land for housing and employment development on the edge of Cam, south of Gloucester, at Stonehouse,

at Sharpness and in the Stroud Valleys. The benefits of this kind of concentrated development strategy [1] include locating new residents close to places with the most facilities, services and jobs. Larger developments also provide more scope for creating a mix of uses and for funding new infrastructure needed by the new communities. However, large sites can take a long time to be developed and it can be challenging to integrate these sites into the existing local area.

Note: these images are purely illustrative and are not based on any settlements in Stroud District ▼



[1] Concentrated development?

Concentrating mixed-use development close to the District's larger settlements means new residents are able to access existing services and facilities. Meanwhile, the relatively large scale of each new development may mean that new facilities and amenities (e.g. a new primary school, public open spaces, community orchard or allotments, a doctor's surgery, nursery, neighbourhood shops) can be integrated alongside new homes and jobs – which benefits the existing settlement's community as well as occupants of the new development.

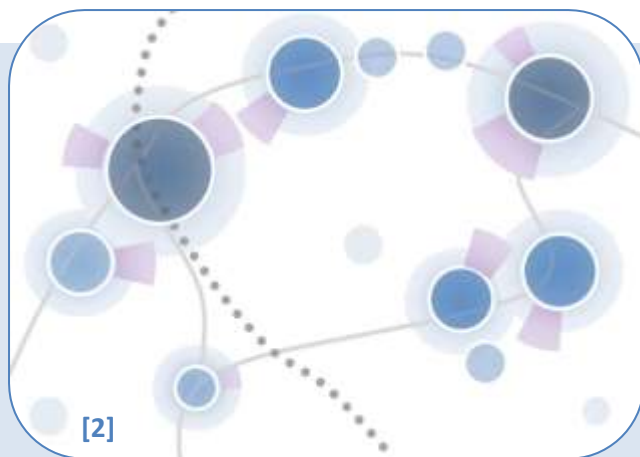
Right ▶

How might this kind of growth strategy impact at local level, with significant mixed-use development areas attached to existing communities?



An alternative strategy could be to plan for a greater number of smaller and mid-sized housing and employment sites, distributed to the larger villages in addition to the main towns [2]. This would provide more opportunities to deliver some new housing closer to where local needs are generated, although it is unlikely that a mix of uses could be achieved on every site.

The opposite of the current strategy would be to implement a wider dispersal strategy, identifying at least one site for housing and potentially for employment at most villages even with a limited level of facilities [3]. Whilst this might be an attractive way of organically growing existing settlements, it is unlikely that this pattern would overcome existing deficiencies in terms of local service provision.



-  Tier 1 settlements: the District's main towns
-  Tier 2 settlements: secondary towns and larger villages
-  Tier 3 settlements: villages with limited facilities
-  Tier 4 or 5 settlements: smaller villages and hamlets
-  Settlements that will experience growth
-  Growth and development areas / scale of growth

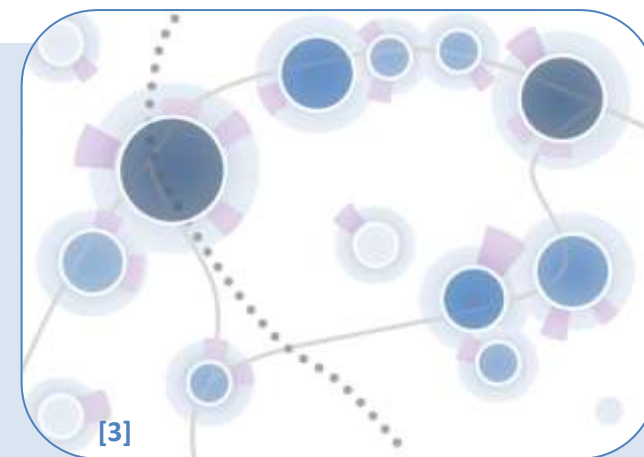


◀ [2] Wider distribution?

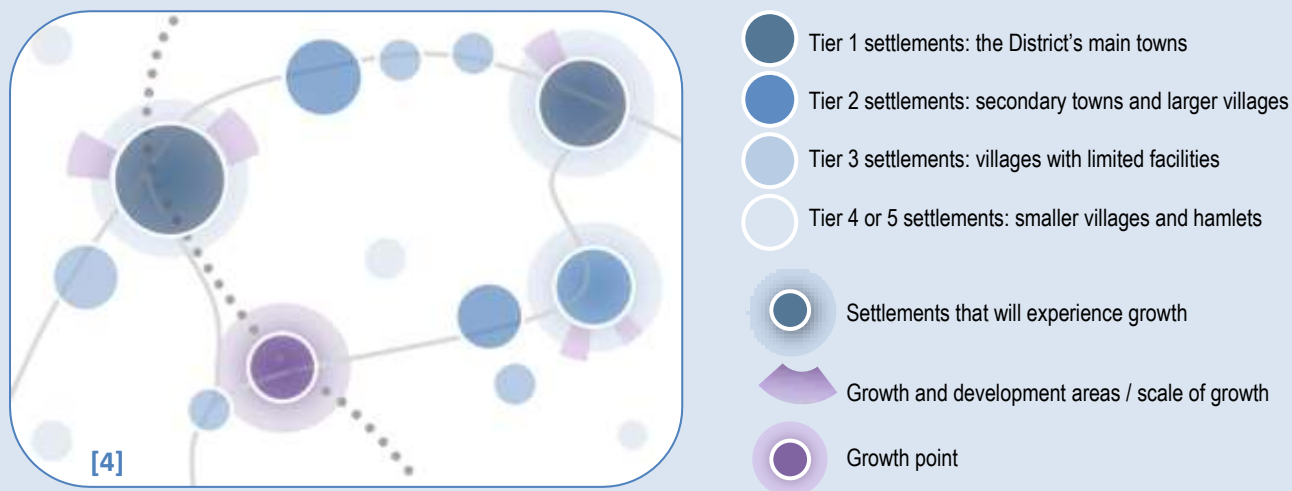
Smaller and mid-sized housing or employment allocations at the District's towns and larger villages are able to respond to local needs and might bring about some limited additional benefits, such as community open spaces.

[3] Dispersal? ▶

A wider dispersal strategy, where small housing or employment sites are located at most of the District's settlements, offers a more organic way of integrating future growth into existing communities and meeting very local housing and employment needs. However, such small scale development is unlikely to sustain ailing services and facilities and would not deliver significant service or infrastructure improvements for the community.



A more radical option might be to consider identifying a new growth point within the District, where significant growth could be planned for – in effect creating a new community [4]. A comprehensively planned growth point could avoid exacerbating existing infrastructure deficits but would need careful planning to avoid significant impacts on the natural environment. The growth point could take the form of a new town or village, a significantly expanded existing settlement or “super village” or perhaps a more linear pattern of growth along a transport corridor.



[4] Focus on a single growth point?

Identifying a new growth point could be a way of helping to meet the District's growth needs beyond the Plan period. Such concentration allows all kinds of elements to be efficiently and comprehensively planned, with new tailor-made facilities and infrastructure and a focus on place-making and community-building. This could be (although not necessarily) a “new town” or “garden village”, or it could be focused around an existing small settlement. It could potentially meet wider local needs for primary and secondary schools, sports and leisure facilities, green infrastructure, local or ‘town centre’ facilities, parks, playgrounds, allotments and healthcare, as well as homes and jobs. But this scale of development is also likely to visibly transform the landscape and surroundings.

We would welcome your views on these alternative patterns of future growth and whether some of these options could be implemented in combination with each other.

Question 3.1

How should we meet future development needs?

Option 1: Continue to concentrate housing and employment development at a few large sites located adjacent to the main towns in the district

Option 2: Take a more dispersed approach with some medium sized housing and employment sites on the edge of the larger villages, as well as towns

Option 3: Disperse development across the district with most villages including at least one small to medium site allocated to meet local needs

Option 4: Identify a growth point in the district to include significant growth, either as an expansion of an existing settlement, or to create a new settlement

Option 5: Do you have an alternative strategy option that you would like us to consider?

Do you have a preferred option? Or would some combination of these approaches be the best way to meet our future needs? Please explain why.





3.2 Gloucester's fringe

The very northern part of the District, including the settlements of Hardwicke and Upton St. Leonards, adjoins the city of Gloucester. There is a close relationship between the two areas, with many of the facilities and services that support residents living within the District located within or on the southern edge of Gloucester.

A new local plan is being finalised that covers the Gloucester City, Tewkesbury Borough and Cheltenham Borough areas, known as the **Joint Core Strategy**. This plan identifies that in the longer term additional sites will be required to meet Gloucester's housing needs beyond 2028. These could include sites within the Gloucester urban area, but might also include sites on the edge of Gloucester, either in Tewkesbury Borough and/or Stroud District or elsewhere within the Gloucestershire housing market area.

Landowners and developers are promoting land within the Gloucester fringe as potential sites for future housing and employment development to meet some of Gloucester's future needs and/or needs arising from within the District. One view is that these sites are relatively unconstrained, for

example not being within the Green Belt. An alternative view is that there may be more suitable sites located closer to Gloucester city centre to the north, northwest and east of Gloucester.

Stroud District Council is committed to working with Gloucester City and other adjoining authorities to identify the most sustainable sites to meet Gloucester's future needs. Your initial views on the suitability of the broad locations within Stroud District that are identified on the map (over the page) are welcome; and we would like to know whether you think there are other locations that should also be considered.

If development does occur at one or more of these locations, there may be opportunities through a masterplanning process to create a more permanent landscaped southern boundary to Gloucester and to protect the local character and setting of existing villages on the fringes of Gloucester within the District.

Question 3.2a

We welcome views on whether the following broad locations should be considered for development, if needed, or whether you can identify better sites in Stroud District or in neighbouring areas that should be assessed:

- G1 South of Hardwicke** (housing/community uses)
- G2 Whaddon** (for housing/ employment/ community uses)
- G3 South west of Brockworth** (for housing/ community uses)
- G4 South of M5/J12** (for employment uses)

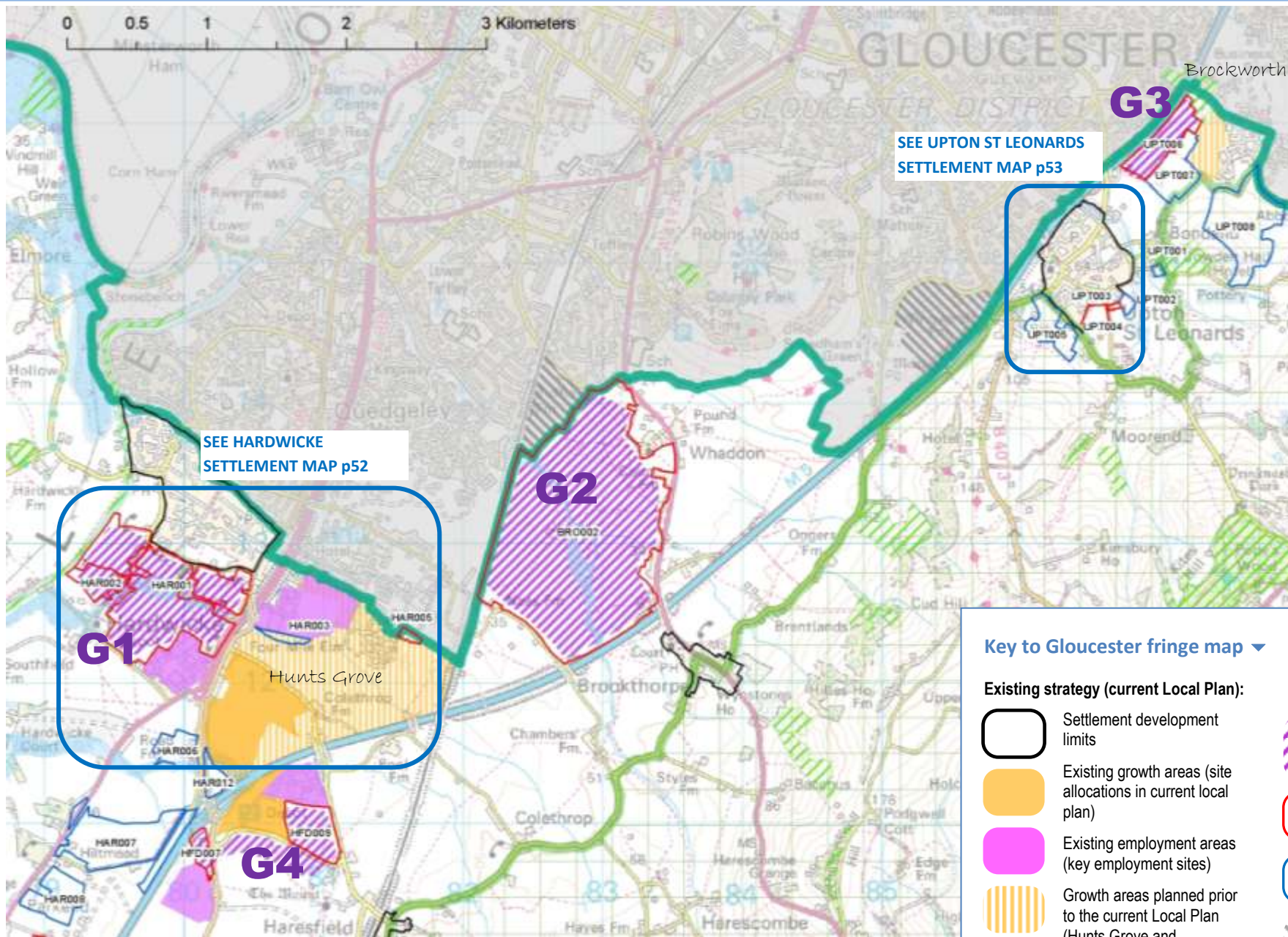
Question 3.2b

Could any further development help to establish a firm southern landscaped boundary to the city, in effect a "rounding off" of the urban area, or would it simply exacerbate further sporadic growth?

Question 3.2c






Are there any specific community needs arising from Hardwicke, Haresfield, Brookthorpe, Whaddon or Upton St. Leonards that could be met in these areas; and what safeguards could be put in place to protect the local character and setting of existing villages?













SEE HARDWICKE SETTLEMENT MAP p52

SEE UPTON ST LEONARDS SETTLEMENT MAP p53

-  Stroud District boundary
-  Gloucester City and Tewkesbury Borough
-  Cotswolds AONB
-  Flood zones 2 and 3
-  Natural environment constraints (including key wildlife sites, SSSI, ancient woodland)

Key to Gloucester fringe map ▾

Existing strategy (current Local Plan):		Potential Growth:	
	Settlement development limits		Potential broad locations for housing, employment and/or community facilities
	Existing growth areas (site allocations in current local plan)		SALA sites with some future potential
	Existing employment areas (key employment sites)		Rejected SALA sites
	Growth areas planned prior to the current Local Plan (Hunts Grove and Brockworth)		Planned housing growth (Gloucester City)

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3.3 South of the District

There is a clear relationship between settlements on the southern edge of the District and South Gloucestershire and Bristol further south. For example, the Bristol housing market area extends to include Wotton-under-Edge and southern parts of the Severn Vale. In addition, many residents living in the area commute southwards along the M5 and A38 to Thornbury, Yate, Bristol and beyond for work.

The West of England authorities are currently preparing a **Joint Spatial Plan**. The emerging spatial strategy is proposing future housing growth at Charfield and Buckover Garden Village, together with transport improvements at M5 Junction 14, the potential reopening of Charfield station and Metrobus and rural bus improvements.

Previous public consultations have identified local concerns within the District around the impact of growth at Charfield on local traffic, the local environment and on local services, particularly, within Wotton-under-Edge. However, growth may also provide opportunities to improve transport

connections north and south and to deliver new or extended local services.

Question 3.3a

We welcome views on whether there are opportunities to improve transport links between areas within Stroud District and South Gloucestershire, Bristol and beyond; or to provide new local services; and what development within the District might be appropriate to deliver these.

Question 3.3b

We welcome views on the most appropriate locations for housing and employment growth on the southern edge of Stroud District. Current Tier 2 settlements in the area are Berkeley and Wotton-under-Edge.

The current Local Plan identifies land at Sharpness Docks both for new employment growth and for new housing to support a tourism and leisure related regeneration scheme for the northern docks. Beyond this, there may be opportunities for further housing and employment growth at this location, taking advantage of underused

infrastructure in the local area and potentially delivering improved transport links to the A38, M5 and mainline railway network. However, there are constraints at Sharpness, including flooding issues and a sensitive estuarial landscape and habitat that would need careful handling. Any larger scale growth would need to consider the relationship with existing communities, particularly at Wanswell and Brookend.

Question 3.3c

Do you consider that there is more potential for further growth at Sharpness/Newtown? What are the opportunities and are there any potential barriers to growth?

Question 3.3d

We would also like to know whether there are specific community needs arising from Berkeley, Wanswell and Brookend that could be met at Sharpness/Newtown; and what safeguards could be put in place to protect the local character and setting of existing villages.



Key to South of District map

- Berkeley Parish cluster
- Wotton Parish cluster
- Cam & Dursley Parish cluster

Existing strategy (current Local Plan):

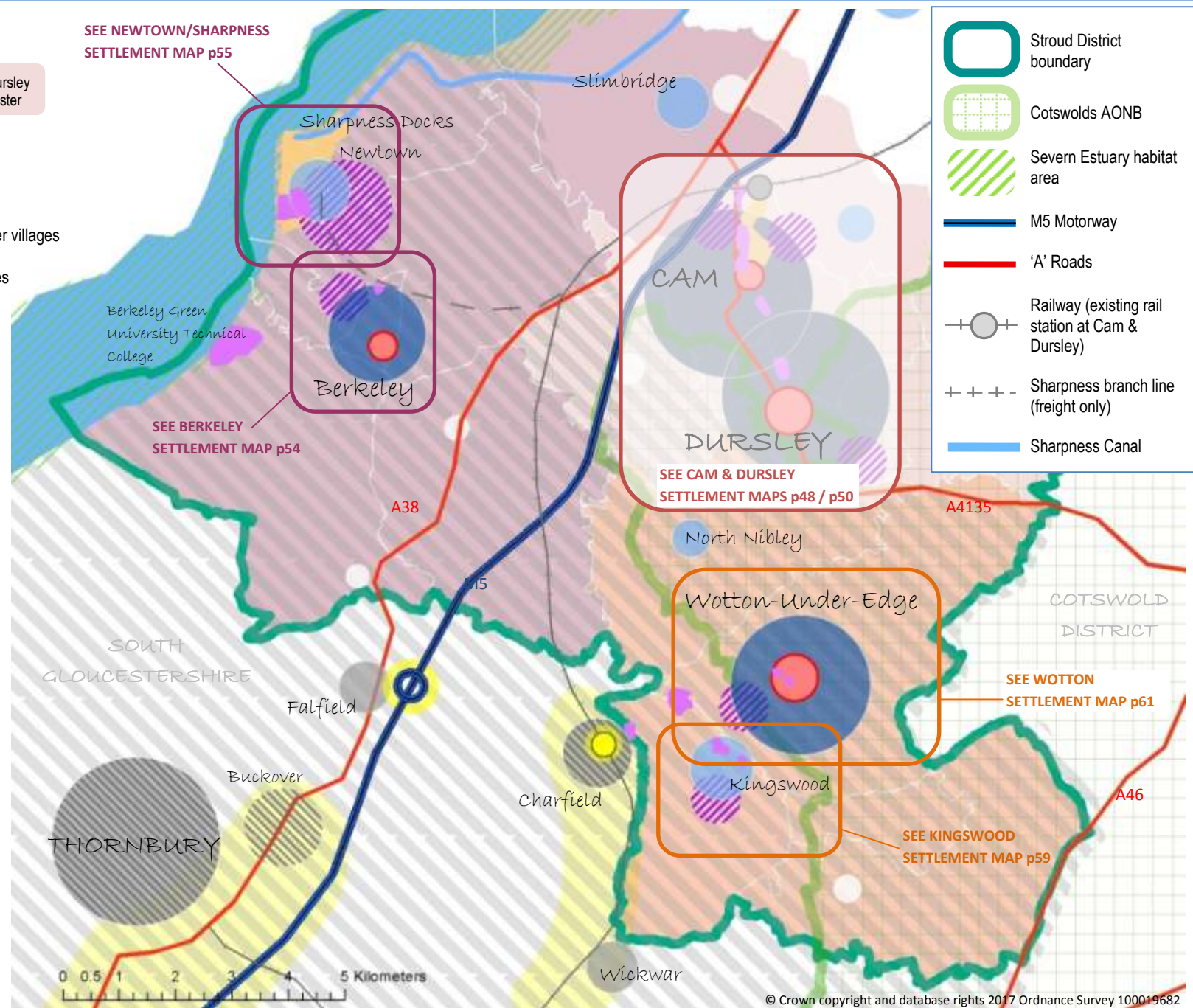
- Tier 1 settlements: Cam and Dursley
- Tier 2 settlements: secondary towns and larger villages
- Tier 3 settlements: villages with limited facilities
- Tier 4 & 5 settlements: smaller villages
- Town centres
- Existing growth areas (site allocations in the current Local Plan)
- Existing employment areas (including Key Employment Sites and Regeneration Sites)

Potential Growth:

- Potential broad locations for housing, employment and/or community facilities

West of England Emerging Spatial Plan:

- Bristol housing market area
- Existing settlements in South Glos.
- Proposed strategic development location
- Likely transport mitigations to include:
 - Junction improvements including M5 J14
 - New rail station
 - Strategic transport improvements



- Stroud District boundary
- Cotswolds AONB
- Severn Estuary habitat area
- M5 Motorway
- 'A' Roads
- Railway (existing rail station at Cam & Dursley)
- Sharpness branch line (freight only)
- Sharpness Canal

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3.4 Our towns and villages | Settlement hierarchy

Most of the need for new homes and jobs in Stroud District is generated by the existing population. Only a small number of homes and jobs are required by people arriving from outside of the District. It is therefore important that the Local Plan identifies opportunities for future growth at existing towns and villages where most people currently live and work.

The **current Local Plan** identifies a hierarchy of settlements, with the largest towns (containing the best range of services and facilities) considered to be the most appropriate locations for significant levels of new homes and jobs. By contrast, the smallest settlements (containing minimal facilities) are not identified to receive any growth, other than specific needs identified in Neighbourhood Plans.

The evidence for this hierarchy is contained within a **Settlement Role and Function Study** that compares each town and village against a range of criteria, including settlement size, employment role, access to retail and community facilities.

The current Local Plan 'hierarchy' is as follows:



Whilst the hierarchy reflects the current function of each town or village it does not reflect the environmental constraints that affect many settlements. For example, whilst Stroud may contain the most facilities in the District, future growth is severely constrained by landscape factors. Conversely, some smaller settlements have more options for growth, for example, due to their location outside the Cotswolds Area of Outstanding Natural Beauty (AONB) and flood risk areas. Should the hierarchy be amended to reflect environmental constraints?

The current approach identifies the descriptive level of growth considered appropriate at each tier of town or village, relative to other settlements; but is not prescriptive in terms of the amount of growth. For example, “primary”, “modest”, “lesser”, “limited” or “very limited” levels of growth are not quantified. An alternative approach might be to specify the minimum or maximum growth levels envisaged at each town or village, in terms of homes and/or jobs, based upon an assessment of local needs and capacity to accommodate growth. This might be a more quasi-scientific approach, but may be too prescriptive if opportunities or constraints not currently envisaged were to occur in the future.

Question 3.4

Do you agree with the current hierarchy-based approach towards identifying settlements suitable for different levels of development? Is there a different approach you would prefer?

Do you agree with the different tiers identified in the current Local Plan and the scale of development proposed for each tier?

Are any of the settlements in the wrong tier and, if so, for what reason?

Where can I find out more about the role and function of particular settlements?

You can find our Settlements Role and Function Study in the Evidence Base pages of our website ▶



www.stroud.gov.uk/localplan



3.5 Our towns and villages | Settlement boundaries

The **current Local Plan** manages growth on the edge of settlements by supporting development within tightly defined settlement development limits but resisting most forms of development beyond, except for a limited range of types of development defined as acceptable within the countryside.

The Plan argues that this approach provides certainty for the market and local communities and minimises urban sprawl, but it can be seen as too prescriptive and lacking flexibility to assess individual proposals. The Local Plan review offers the potential to reassess current settlement development limits or to consider a different approach.

One alternative approach might be to rely on criteria to judge the suitability of development, rather than whether a site lies within or outside a line on a map. For example, assessing a proposal by looking at landscape impact, setting of heritage assets, form of settlement, etc. Another approach might be to maintain settlement development limits but to widen the type of development that is suitable on the edge of settlements but outside

the limits, for example to give support to smaller developments such as barn conversions, live work units, exemplar carbon neutral schemes, etc.

Question 3.5a

How should development proposals on the edges of our towns and villages be managed?

Option 1: Continue with existing settlement development limits amended as necessary

Option 2: Assess proposals on a case by case basis using broader criteria (e.g. landscape impact; form of settlement, proximity to services, etc.)

Option 3: Continue with settlement development limits but expand the types of development that are allowed beyond them in the countryside

Option 4: Do you have an alternative approach that you would like us to consider?

You may have suggestions for minor changes to existing settlement development limits either to prevent unsuitable development or to allow for some limited development to create a better edge to a town or village.

Question 3.5b

Are there any changes to existing settlement development limits that you would like to suggest?

Where can I see the current settlement development limits?

The existing settlement boundaries are defined on the current Local Plan maps. You can access these and an interactive online mapping tool via our local plan web page:



www.stroud.gov.uk/localplan



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3.6 Our towns and villages | Broad locations and potential sites

Whilst some settlements may be suitable in terms of facilities and services for additional housing, employment or community facilities, not all locations may be suitable because of physical constraints or potential impacts, for example, many of our settlements are located within areas known for their landscape beauty or for their biodiversity. However, additional open space may be appropriate.

In preparation for this consultation, the District Council has undertaken an initial broad assessment of land around the main towns and the larger villages in Stroud District – those identified in the **current Local Plan** as Tier 1, Tier 2 and Tier 3 settlements. Potential sites put forward by landowners, developers and parish councils have been assessed. Where it has been possible to identify potential broad locations for future growth, these are set out. Only the areas shown in purple are considered to have future potential. The detailed site specific results are set out within the 2017 **Strategic Assessment of Land Availability (SALA)**.

Please note that the identification of broad locations and sites in this document is for the purposes of public consultation only. It does not indicate Council support for development at these locations.

We would like to know your views on whether, if future housing, employment or community uses are required, we have identified the best broad locations at each settlement and whether any of the SALA sites may be suitable. Alternatively, you may wish to suggest a different location and/or site for consideration.

At this stage, we have not looked at small villages and hamlets (Tier 4 and 5 settlements) because of the very limited or minimal range of local services and facilities there. However, we would welcome suggestions if you believe any village or hamlet not mentioned in this consultation paper could benefit from future development and, if so, what type of development and where it could be accommodated.

Question 3.6

Read through the settlement summaries over the following pages and tell us whether you agree with the potential broad locations for growth, if future housing, employment or community facilities are needed.

You may identify an alternative or additional location or site by indicating so on a map.

You may also identify broad locations or sites at smaller villages that you think are appropriate for some development.

In all cases, please specify whether the site is appropriate for housing, employment, retail and/or community uses including open space.











Where can I find the SALA report?

You can find our 2017 Strategic Assessment of Land Availability (SALA) in the Evidence Base pages of our website ▶



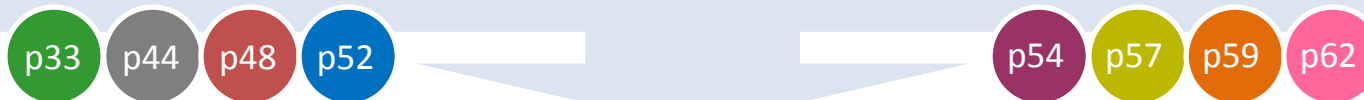
www.stroud.gov.uk/localplan

Key to settlement maps ▼

-  Existing settlement development limit (settlement boundary)
-  Potential broad location for future growth
-  SALA sites with some future potential
-  Rejected SALA sites
-  Heritage constraints (including conservation areas, listed buildings, scheduled monuments...)
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)
-  The Cotswolds AONB
-  Flood zones 2 and 3
-  Site allocations in the current Local Plan

3.6 Broad locations and potential sites: give us your views...

Are you interested in a specific settlement? Over the following pages, the settlement summaries are grouped into 'parish clusters' (see p3) and are then ordered alphabetically by settlement name.



If future development is needed at a particular settlement, do you agree with the potential broad locations for future growth that are shown on the map?

Yes

If you agree, you don't necessarily need to comment, but you may wish to tell us why you agree, or if there are more than one potential broad location, which is the best option.

No

Please explain why you disagree with some or all of a potential location for future growth. (You may also reference a specific SALA site).

Visit stroud.gov.uk/localplanreview to submit your written comments or download a response form to send via post or email.

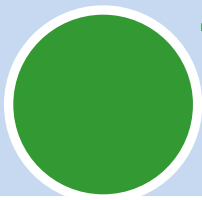
Would you like to identify an alternative broad location for growth or to promote an alternative site?

The maps show potential sites that were considered through the 2017 SALA process.

If you have useful evidence about a specific site or if you would like to suggest an alternative broad location for growth or to promote an additional site (including at smaller settlements not covered by the settlement summaries), please submit your written comments as above, accompanied by a map.

Please attach a map along with your written comments. The site boundary and / or your proposed broad location for growth must be clearly marked on your map.





...Amberley

Planning constraints and designations

Physical constraints include the steep topography on the partly wooded western valley sides.

The Amberley Conservation Area covers the whole of the village. There are a number of listed buildings within the village and on the boundaries. Minchinhampton Common on the eastern boundary is designated as a Scheduled Ancient Monument.

Minchinhampton Common is also a Site of Special Scientific Interest (SSSI) which includes land to the east and west of the village. There are Tree Preservation Orders (TPO) on the western edge of the village.

The Cotswolds AONB designation covers all of the village and surrounding land.

The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or employment allocation in terms of landscape and visual factors.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

There is no significant retail role and a basic level of services and facilities.

Access to services and facilities elsewhere is rated **good**.

Amberley accommodates a **small** number of jobs.

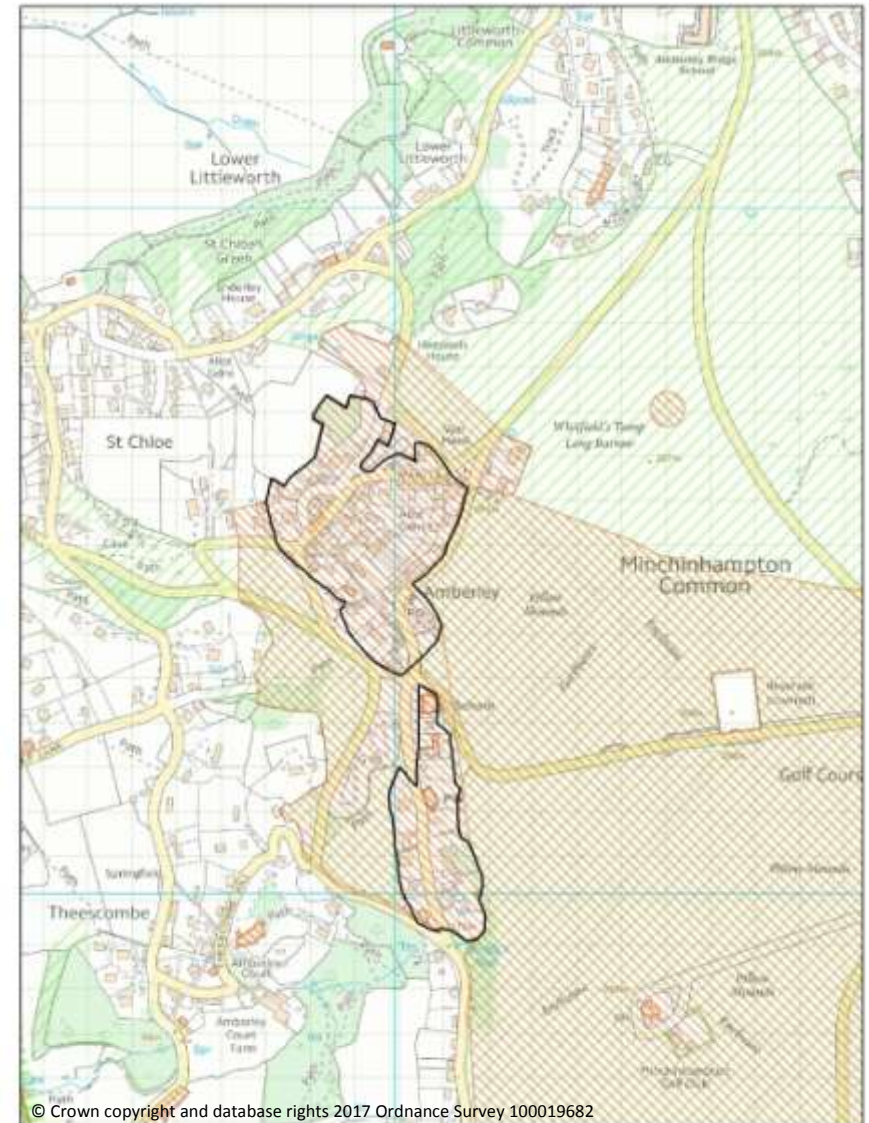
Broad locations for future growth

There are no identified locations for growth at Amberley.

Limited infill development within settlement development limits and other development appropriate to the settlement's rural location is expected to continue.

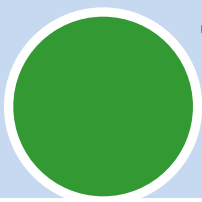
Sites with future potential

No SALA sites were promoted at Amberley.



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...Brimscombe

Planning constraints and designations

Physical constraints include the floodplain that runs along the River Frome valley; the steep topography on the valley sides and brownfield site conditions.

The Industrial Heritage Conservation Area runs through the settlement. There are a number of listed buildings principally related to former mills located along the river.

The River Frome Key Wildlife Site lies along the river and canal corridor. There are a number of unimproved grassland Key Wildlife Sites located on the northern slopes.

The Cotswolds AONB surrounds the settlement on three sides.

There is a protected open space to the west. The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

Landscape sensitivity indicates that there are only limited opportunities for housing, including an enclosed field to the south of the settlement; and there is no identified preferred direction for employment growth.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

There is a basic level of local retail provision and a limited range of local community services and facilities.

Access to services and facilities elsewhere is rated **fair**.

Brimscombe accommodates a **large** number of jobs.

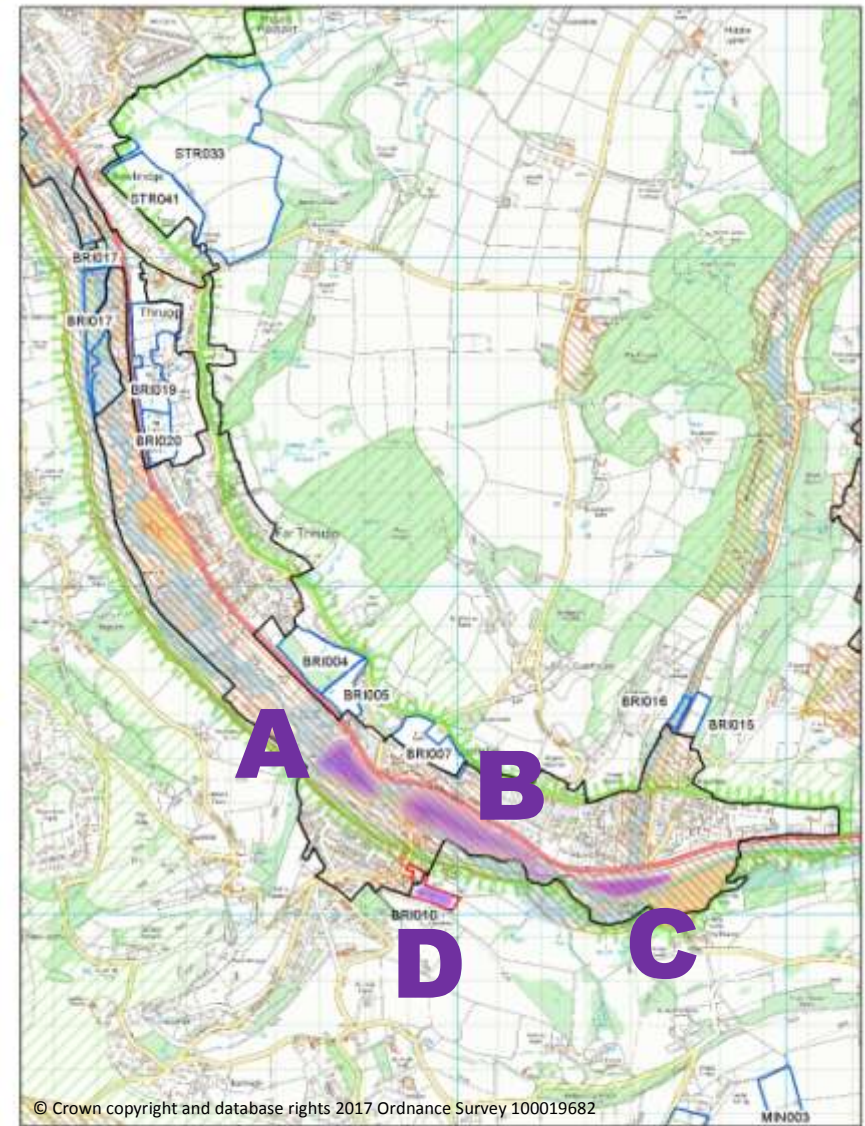
Broad locations for future growth

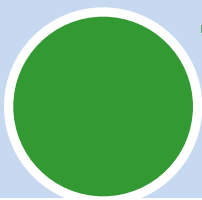
There may be the following broad locations for further growth around the settlement, should growth be required:

- BRI A** Brimscombe Mill
- BRI B** Brimscombe Port / Bourne Mills
- BRI C** Dockyard Works
- BRI D** Brimscombe Farm (for housing and/or community uses only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...Chalford

Planning constraints and designations

Physical constraints include the Frome valley-bottom floodplain; steep valley-side topography; and brownfield site conditions.

Four conservation areas cover the south and west of the settlement: the Industrial Heritage Conservation Area; Chalford Vale; St Mary's & Belvedere; Chalford Hill. Many listed buildings along the canal/river corridor and within Chalford Hill CA.

River Frome and Thames & Severn Canal Key Wildlife Sites (KWS) on the valley bottom (within settlement). To the east, south and west, Ancient Woodland and four other KWS adjoin or lie close to the settlement.

Within the Cotswolds AONB.

Four protected play spaces lie to the east (three at Burcombe Way; one in the Golden Valley)

The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the northwest.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

There is a basic level of local retail provision, and a limited range of local community services and facilities.

- Access to services and facilities elsewhere is rated **poor**.
- Chalford accommodates a **large** number of jobs.

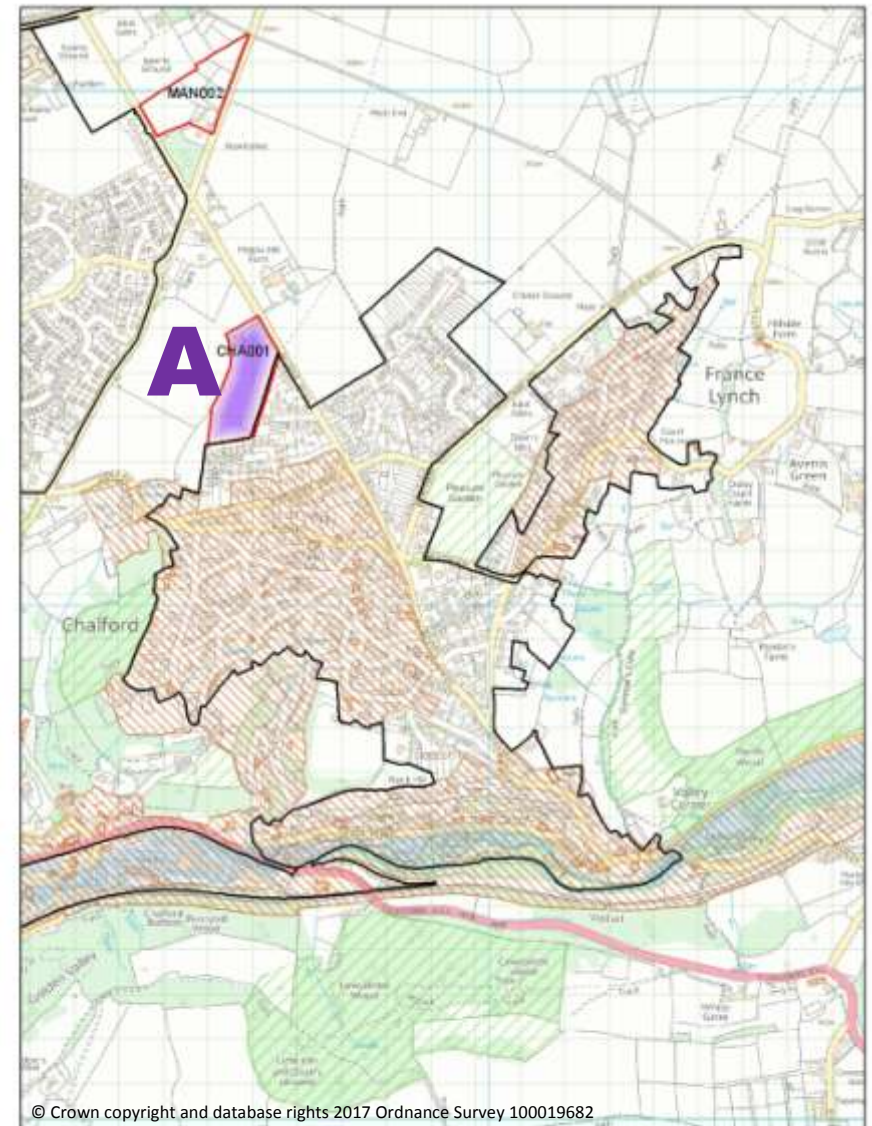
Broad locations for future growth

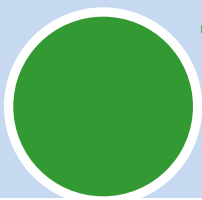
There may be the following broad locations for further growth around the settlement, should growth be required:

- CHA A** West of Middle Hill (for housing and/or community uses only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...Horsley

Planning constraints and designations

The principal physical constraint is the floodplain to the east of the settlement.

There are a number of listed buildings including the church, Horsley Court and a number of dwellings.

The Sandgrove Cottages and Hartley Bridge Wood Key Wildlife Site wraps around the south east corner.

The settlement is within the Cotswolds AONB.

There is a protected open space to the southwest.

The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

Landscape sensitivity indicates that there is only limited opportunity for housing growth, along the B4056.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

Horsley has no significant retail role (there is a village shop), but provides a reasonable range of local services and facilities.

Access to services and facilities elsewhere is rated **fair**.

Horsley has the **smallest** number of jobs of any Tier 1-3 settlement.

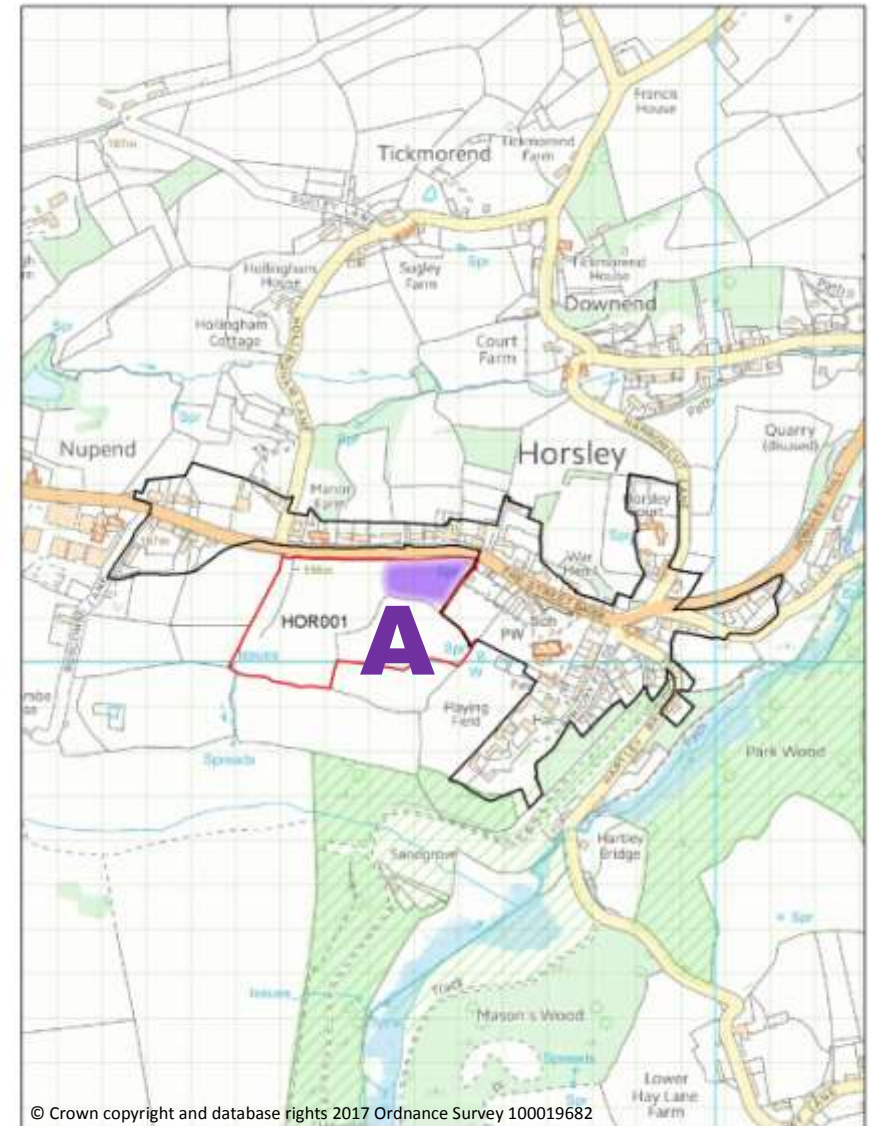
Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

HOR A South of The Street (for housing and/or community uses only).

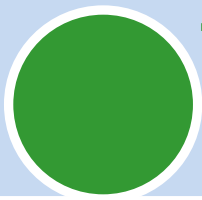
Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.



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... "Manor Village"

Planning constraints and designations

Physical constraints include the steep valley-side topography to the northwest.

The Brownhill & Bussage Conservation Area abuts the western side of the settlement and Eastcombe Conservation Area abuts the north. Chalford Hill Conservation Area lies very nearby to the southeast.

Frith Wood, (designated as Ancient Woodland and a Key Wildlife Site) is a significant intrusion into the southern part of the settlement.

The settlement is within the Cotswolds AONB.

There is protected outdoor play space at both schools within the settlement and further sites lie north east at Middle Hill and southwest at The Frith.

The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the northeast and secondarily to the southwest, close to the settlement edge.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

There is a basic level of local retail provision, and a limited range of local community services and facilities.

Access to services and facilities elsewhere is rated **fair**.

Manor Village accommodates a **medium** number of jobs.

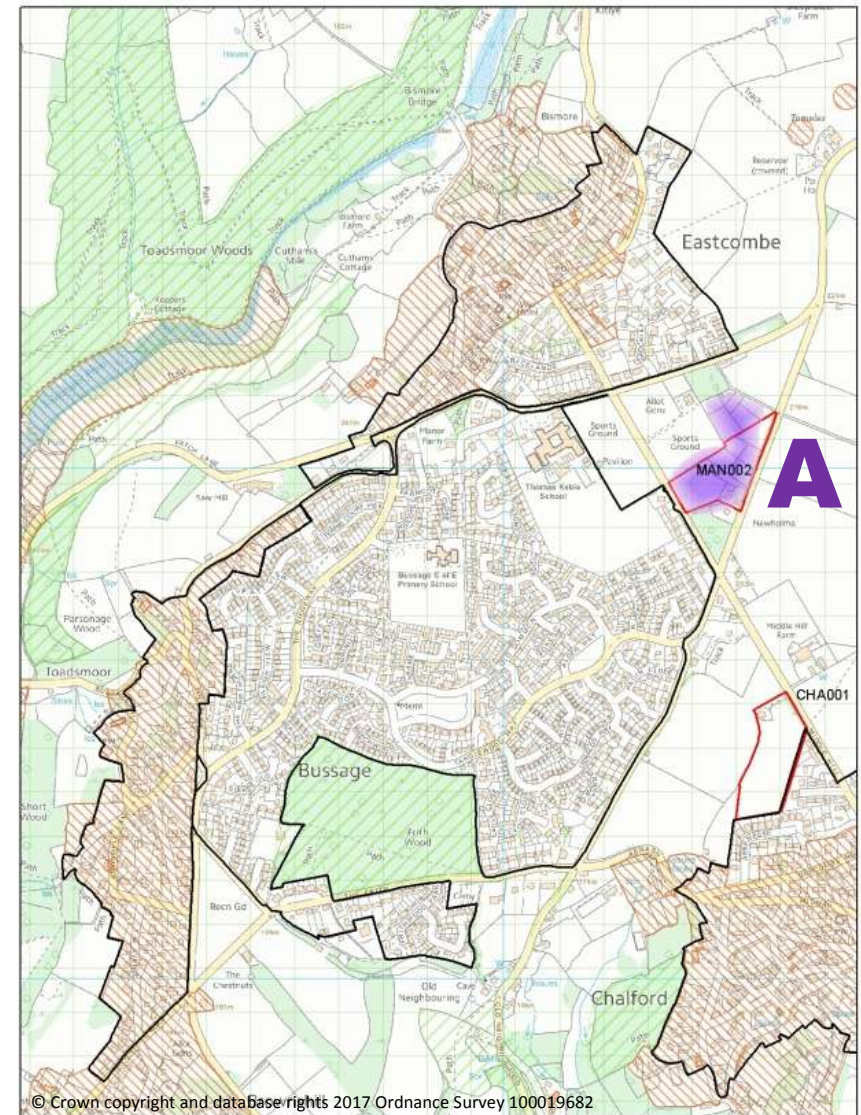
Broad locations for future growth

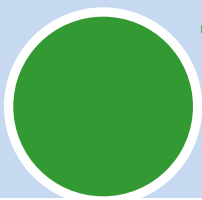
There may be the following broad locations for further growth around the settlement, should growth be required:

MAN A East of Middle Hill (for housing and/or community uses only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





The Stroud Valleys | Broad locations and potential sites

...Minchinhampton

Planning constraints and designations

The principal physical constraint is Minchinhampton Common, which extends to the north and east of the settlement.

Minchinhampton Common is designated as a Scheduled Ancient Monument and SSSI.

Minchinhampton Conservation Area covers the centre of the town. There are numerous listed buildings within and to the north and south of the settlement, together with the Bulwarks Scheduled Ancient Monument on the eastern edge.

The settlement is within the Cotswolds AONB.

There are protected open spaces within and to the west of the town.

The town is identified in the Local Plan as a Second Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the east.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as a Local Service Centre in the Local Plan.

The town has a limited strategic role but offers an excellent level of local services and facilities.

Access to services and facilities elsewhere is rated **poor**.

Minchinhampton accommodates a **large** number of jobs.

Broad locations for future growth

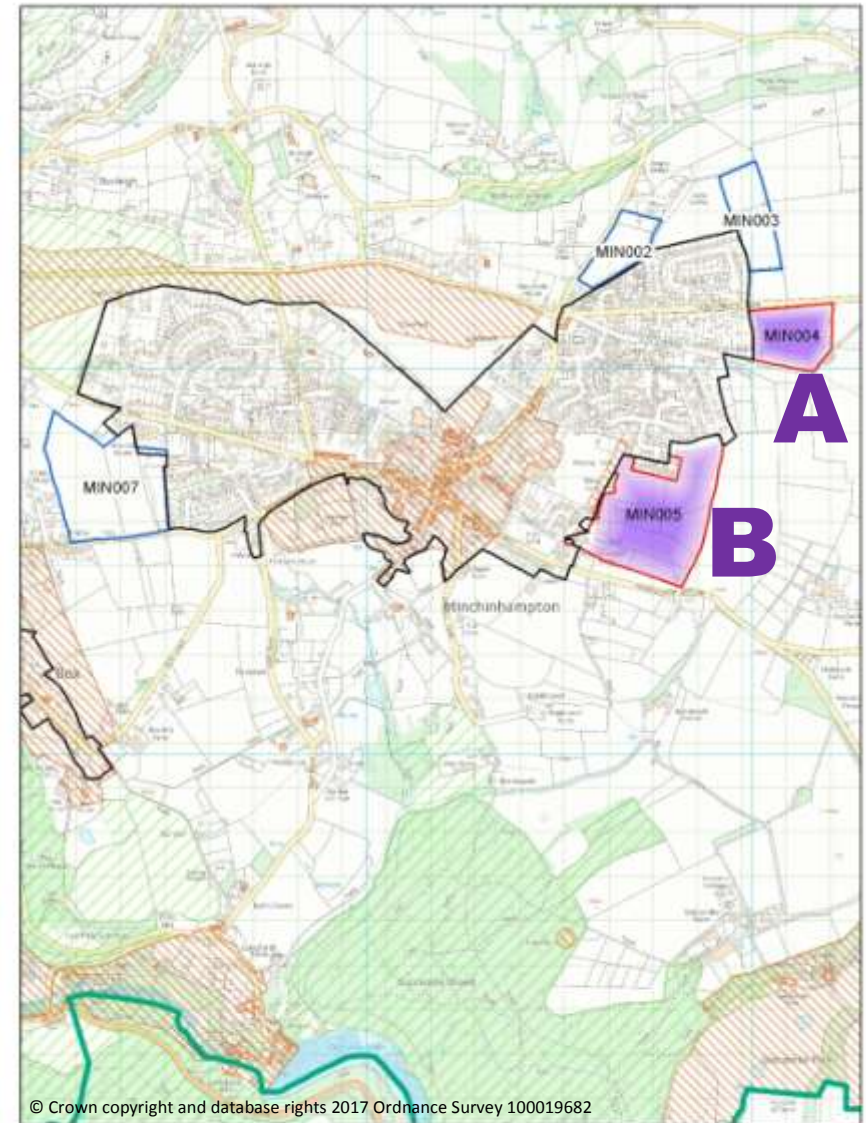
There may be the following broad locations for further growth around the settlement, should growth be required:

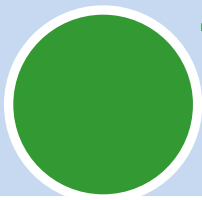
MIN A South of Cirencester Road (for housing and/or community uses only)

MIN B East of Tobacconist Road (for housing and/or community uses only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...Nailsworth

Planning constraints and designations

The principal physical constraint is the floodplain to the east and south of the settlement along the River Frome Valley

The Industrial Heritage Conservation Area covers the eastern edge of the settlement containing listed buildings.

The settlement is surrounded by the Cotswold AONB.

There are protected open spaces scattered around the settlement.

The settlement is identified in the Local Plan as a Second Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the west.

Small areas within the valley bottom offer the only opportunities for employment growth.

Accessibility

The settlement is identified as Local Service centre in the Local Plan.

Nailsworth offers a reasonable range of “strategic” facilities, as well as a full range of “local” services. Nailsworth has a strong community role in meeting the needs of other settlements.

Accessibility (contd...)

Access to services and facilities elsewhere is rated **fair**.

Nailsworth accommodates a **very large** number of jobs.

Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

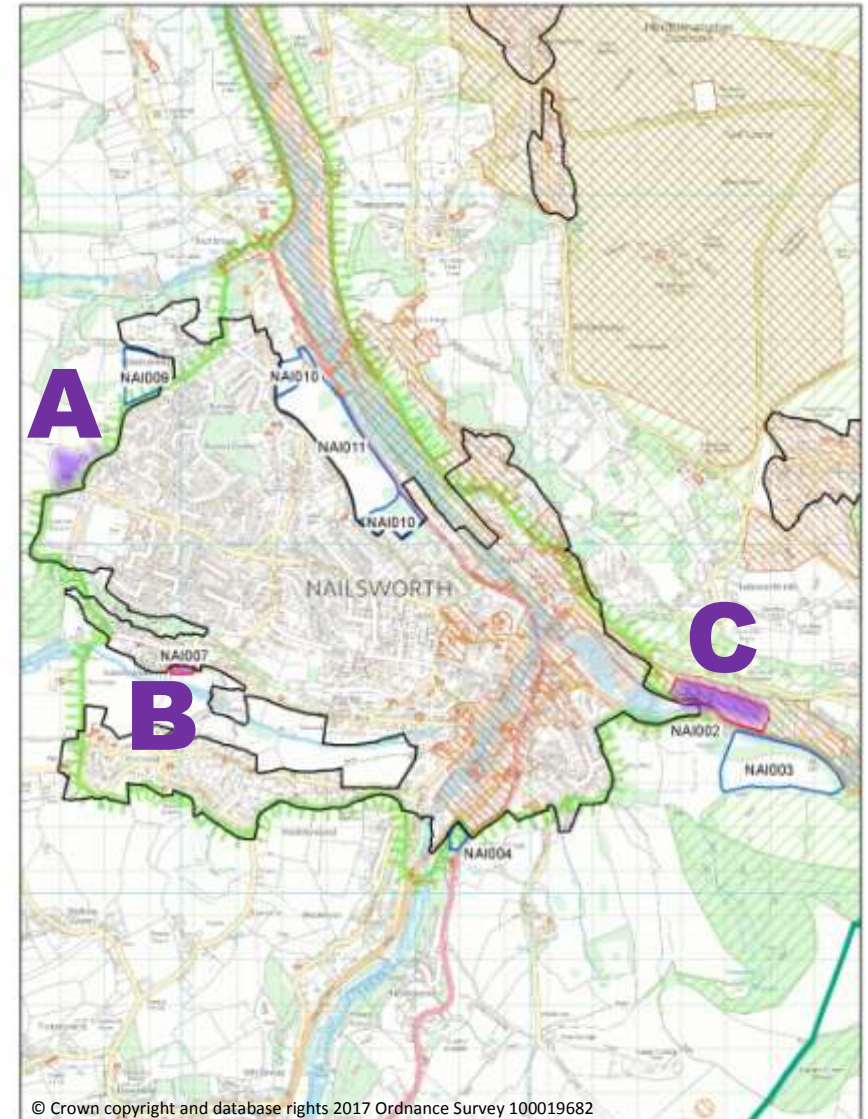
NAI A North of Nympsfield Road/ Nortonwood junction (for housing and/or community uses only)

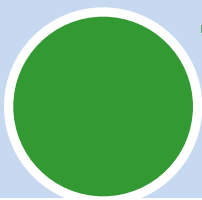
NAI B South of Lower Newmarket Road (for housing and/or community uses only)

NAI C North of Avening Road (for employment only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...North Woodchester

Planning constraints and designations

The principal physical constraint is the floodplain to the east of the settlement along the River Frome valley

The Industrial Heritage Conservation Area covers the eastern edge of the settlement and South Woodchester Conservation Area lies to the south. There are numerous listed buildings in and around the settlement; and Woodchester Roman Villa, a Scheduled Ancient Monument, adjoins it to the north.

The Nailsworth Brook Key Wildlife Site (KWS) lies to the east of the settlement and Rabbit Warren Wood KWS beyond to the west.

The north west and the eastern edge of the settlement are within the Cotswold AONB.

There is a protected open space to the south.

The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

Landscape sensitivity indicates that the only potential for housing growth is to the northwest, for a few well spaced properties with indented edge, west of Lawns Park.

The only potential for employment growth may be to the north, where very small commercial premises may be acceptable adjoining the existing buildings.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

The settlement has no significant retail role (there is a village convenience store), but provides a good range of local services and facilities.

Access to services and facilities elsewhere is rated **very good**.

North Woodchester accommodates a **medium** number of jobs.

Broad locations for future growth

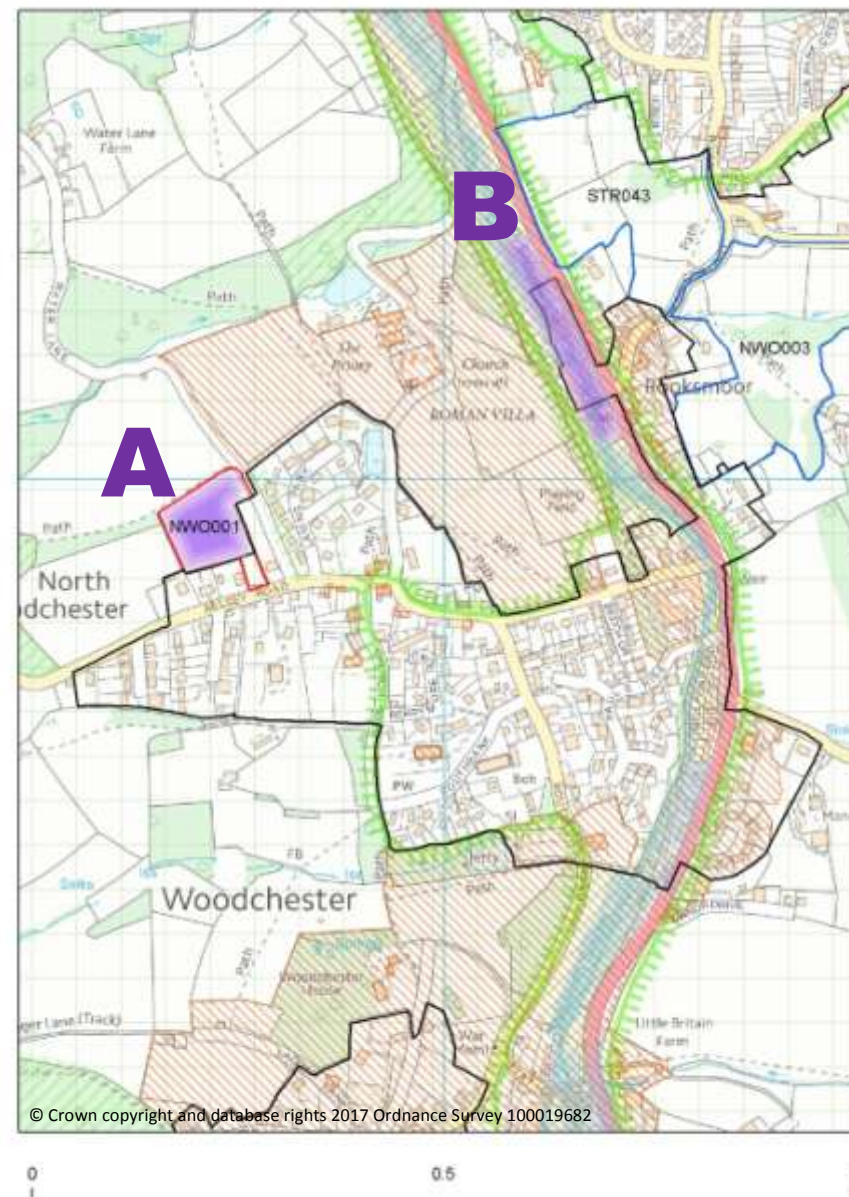
There may be the following broad locations for further growth around the settlement, should growth be required:

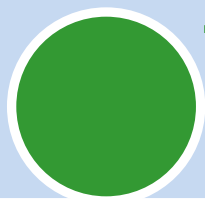
NWO A West of Lavins Park (for housing and/or community uses only)

NWO B Rooksmoor Mill

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...Stroud

Planning constraints and designations

Physical constraints include the River Frome floodplain; the steep valley topography and brownfield site conditions.

There are multiple conservation areas: Ebley Mills; Industrial Heritage; Lodgemore & Fromehall; Stroud Station; Top of Town and Town Centre. Many listed buildings within and near to the town centre and along river/canal corridor.

Rodborough Common SAC / SSSI to the south. Key Wildlife Sites (KWS): River Frome KWS along the river corridor; Bisley Road Cemetery, The Folly, The Horns Bank and Wood and Slade Wood KWSs to the east. Rodborough Fields KWS to the south of the centre. Nailsworth Brook KWS to the south. The Cotswolds AONB surrounds the town. There are protected open spaces within the town.

The town is a First Tier settlement and has settlement development limits.

Landscape sensitivity

Landscape sensitivity indicates that there are limited options for housing growth, but modest interventions may be possible within parcels to the west; north east and south east. Small scale interventions are possible within the canal corridor. If employment growth is necessary, there are only very small scale options within the canal corridor.

Accessibility

The town is identified as an Accessible Local Service Centre in the Local Plan.

The settlement has a strategic retail role and is the District's principal town centre. There is also a good level of local retail services to support its satellite communities.

The settlement has the most extensive range of strategic (e.g. further education college and hospital) and local services and facilities as the District's principal service town.

Stroud's access to services and facilities elsewhere is the **best** in the District.

Stroud accommodates the **largest** number of jobs of any Tier 1-3 settlement.

Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

STR A Central river / canal corridor:

A1 Rear of Avocet business park

A2 Lodgemore / Fromehall Mills / Lower Wharf

STR B South of Stroud:

B1 Daniels Industrial Estate

B2 Bath Road Industrial Estate (for employment only)

STR C West of Devereaux Crescent (for housing and/or community uses only)

STR D North of Grange View/Delmont Grove (for housing and/or community uses only)

Sites with future potential

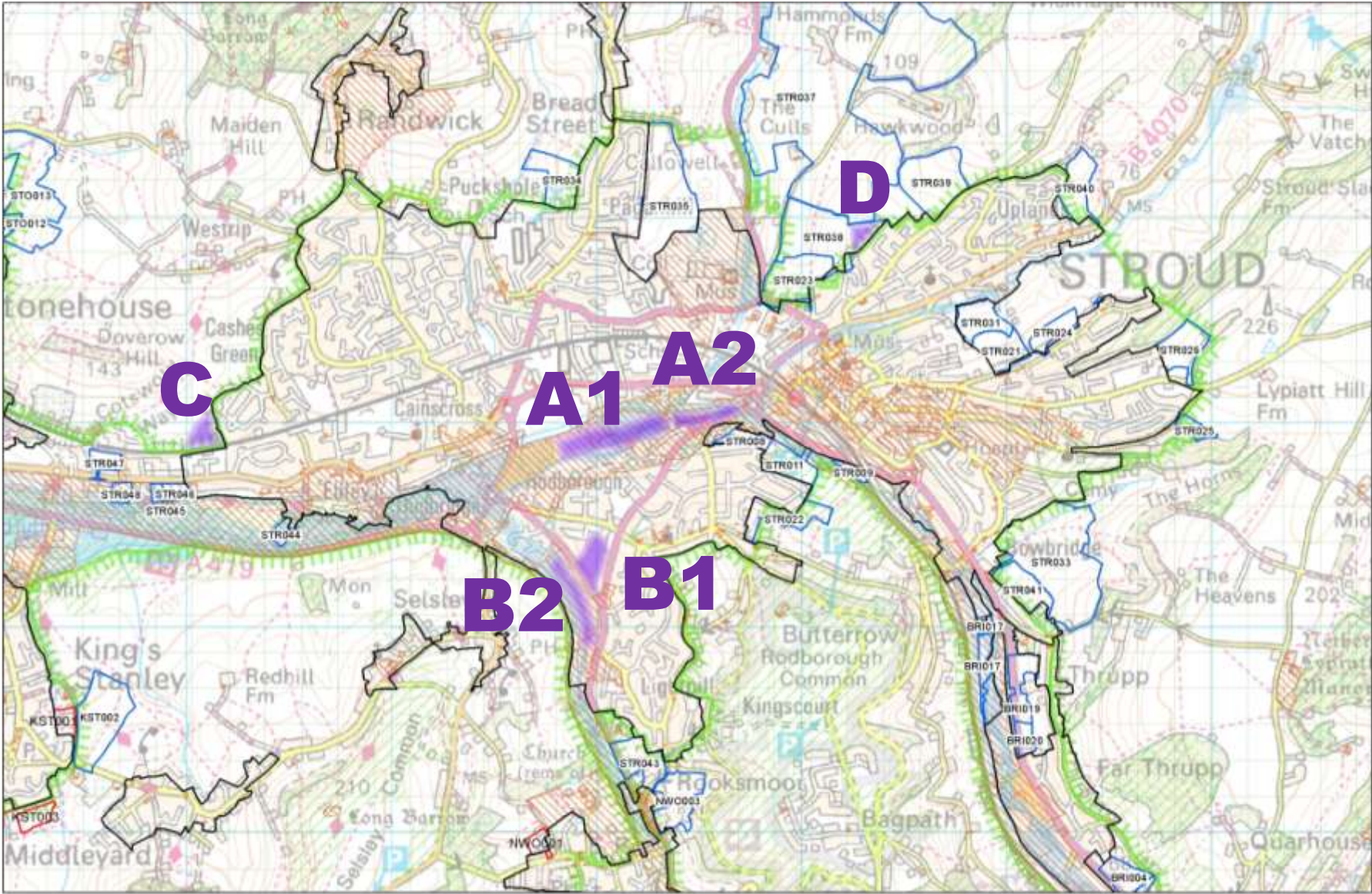
Sites identified through the 2017 SALA are shown on the following map (over the page). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





The Stroud Valleys | Broad locations and potential sites

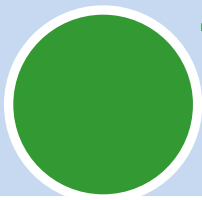
...Stroud



0 0.5 1 Kilometers

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...Whiteshill & Ruscombe

Planning constraints and designations

Physical constraints include the steep topography on the valley sides and wooded areas to the north and west.

There are listed buildings within the villages and on the southern edge of Whiteshill.

There is ancient woodland to the north west of Ruscombe. There are three Key Wildlife Sites: Ruscombe Woods to the north west; The Throat Meadows and Quarry to the north and Ruscombe Meadows between the villages. There are TPOs on the southern and western edge of Whiteshill

The Cotswolds AONB designation covers all of the villages and surrounding land.

There is a protected open space to the west of Whiteshill.

The villages are identified in the Local Plan as Third Tier settlements and have settlement development limits.

Landscape sensitivity

The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or employment allocation in terms of landscape and visual factors.

Accessibility

The settlements are identified as Accessible Settlements with Limited Facilities in the Local Plan.

There is a basic level of local retail provision and a reasonable range of local services and facilities.

Access to services and facilities elsewhere is rated **very good**.

Whiteshill & Ruscombe accommodate one of the **smallest** numbers of jobs of any Tier 1-3 settlement.

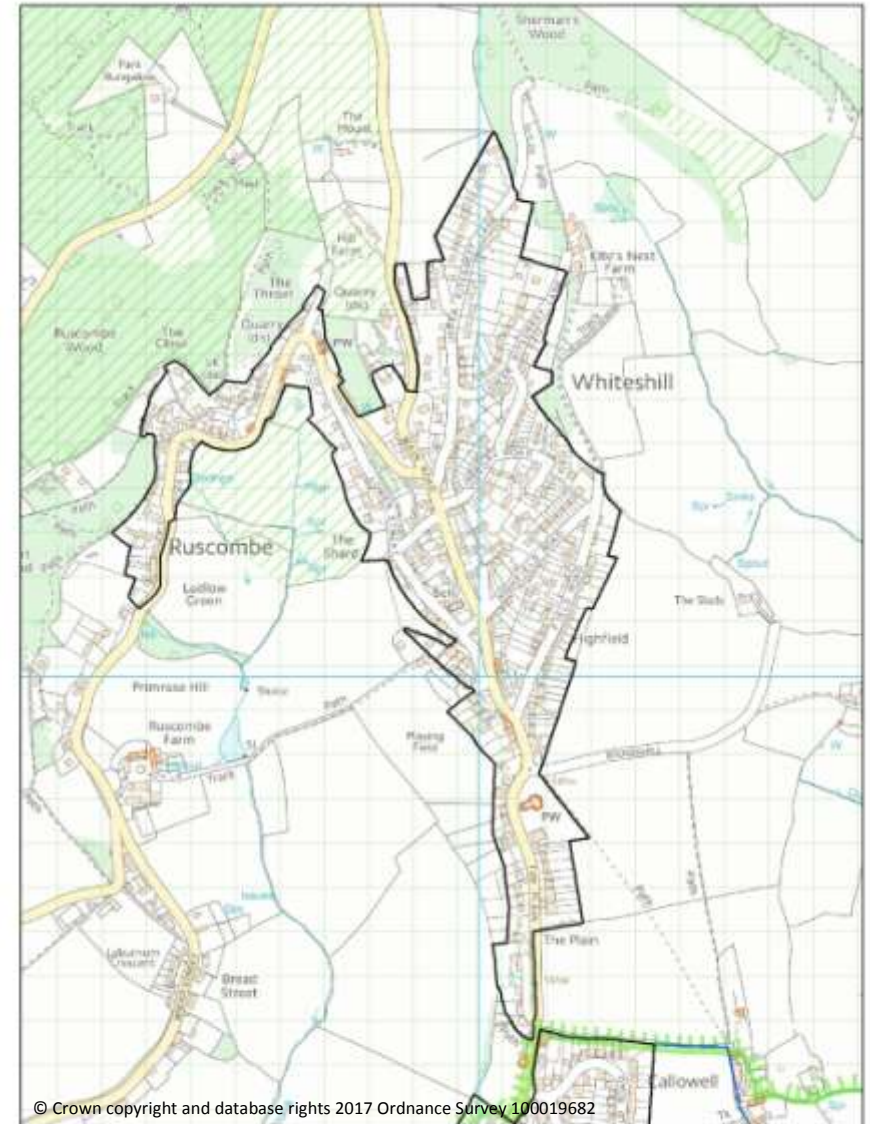
Broad locations for future growth

There are no identified locations for growth at Whiteshill & Ruscombe.

Limited infill development within settlement development limits and other development appropriate to the settlement's rural location is expected to continue.

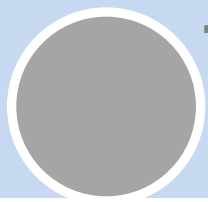
Sites with future potential

No SALA sites were promoted at Whiteshill & Ruscombe.



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The Stonehouse cluster | Broad locations and potential sites

...Eastington (Alkerton)

Planning constraints and designations

The principal physical constraint is the floodplain, which runs to the north east of the village, along the River Frome valley.

The Industrial Heritage Conservation Area abuts the eastern part of the village. There are a number of listed buildings at Millend, to the east of the village, and along the Bath Road, to the south and west of the village.

The River Frome Key Wildlife Site lies to the north of the village.

There are protected open spaces within and to the west of the village.

The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity


The preferred direction of housing growth in landscape terms is to the south east of the settlement. There may be some opportunities to the northwest.


The preferred direction of employment growth in landscape terms is to the northwest.

Accessibility

The village is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

There is a basic level of local retail provision, and a reasonable range of local community services and facilities but no strategic role.

 Access to services and facilities elsewhere is rated **poor**.

 Eastington accommodates a **large** number of jobs.

Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

EAS A South east of Swallowcroft (for housing and/or community uses only)

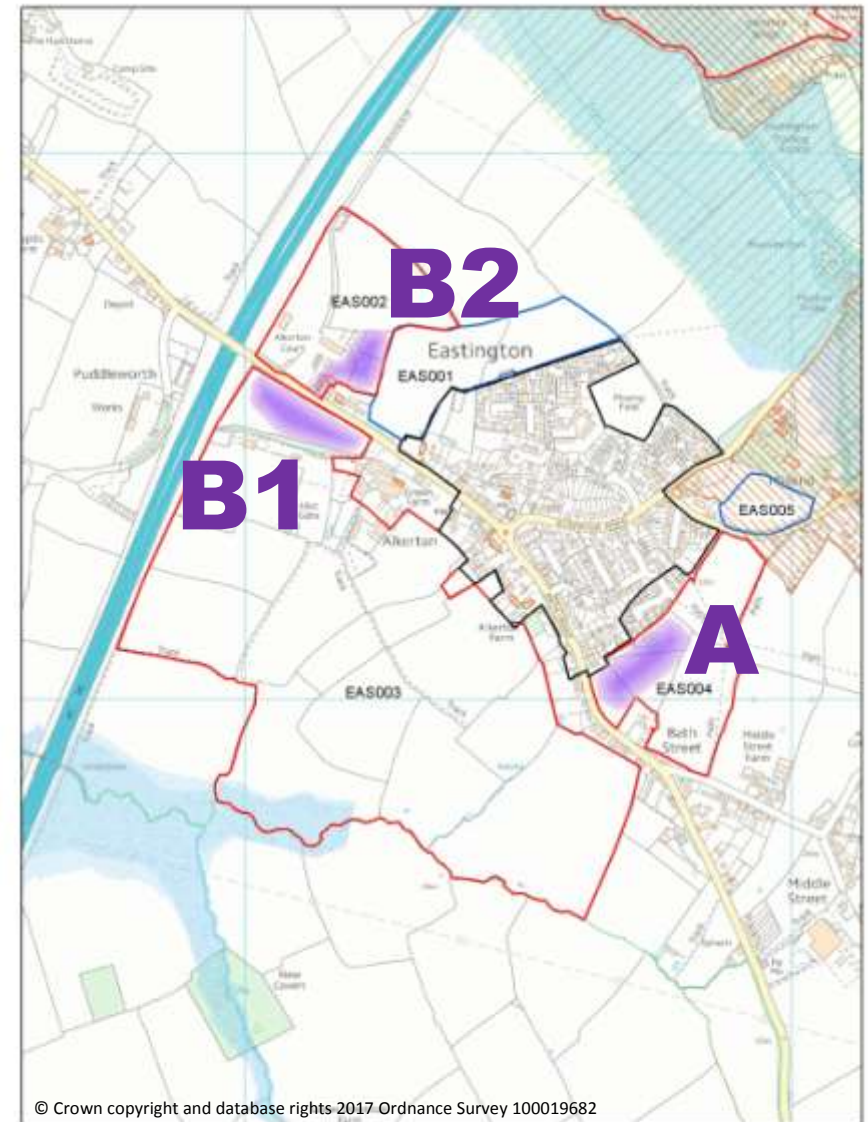
EAS B West of Alkerton:

B1 South of Bath Road (for housing and/or community uses only)

B2 Alkerton Court

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.



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...Kings Stanley

Planning constraints and designations

The principal physical constraint is the floodplain to the north of the village along the River Frome valley.

The Industrial Heritage Conservation Area abuts the northern part of the village. There are a number of listed buildings within the village and on the northern and eastern boundaries.

The River Frome Key Wildlife Site abuts the village to the north.

The Cotswolds AONB lies immediately to the east and south of the village.

There are protected open spaces within the settlement.

The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the north of the settlement. There may be some small opportunities to the south and east.

The preferred direction of employment growth in landscape terms is to the north.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Plan

There is a good level of local retail provision, and a good range of local community services and facilities.

Access to services and facilities elsewhere is rated **fair**.

Kings Stanley accommodates a **small** number of jobs.

Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

KST A Stanley Mills (for housing and/or community uses only)

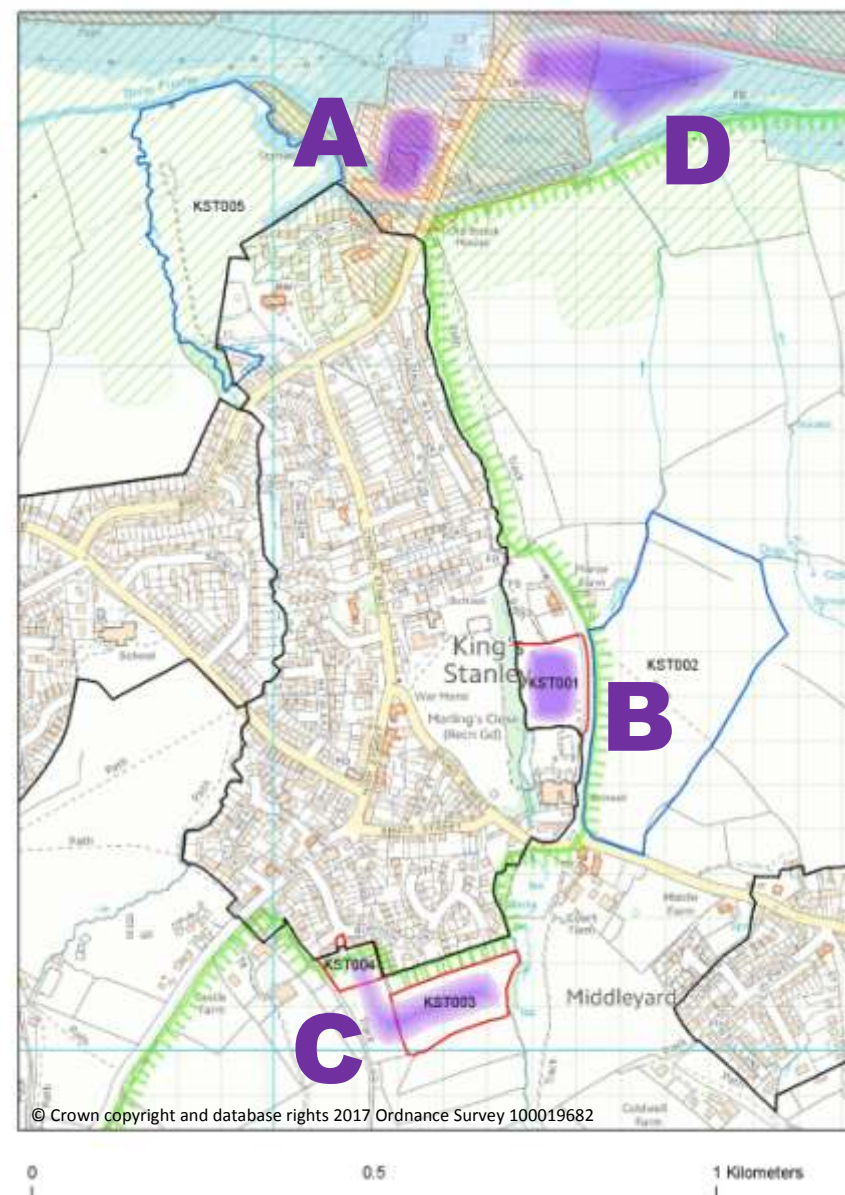
KST B North of Primary School (for housing and/or community uses only)

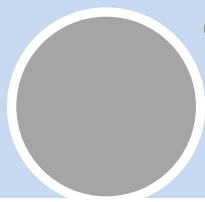
KST C Rear of Borough Close (for housing and/or community uses only)

KST D Brunsdons Yard (for employment only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites in blue are considered unsuitable or not available.





...Leonard Stanley

Planning constraints and designations

There are no significant physical constraints.

There are a number of listed buildings within and to the south west of the village.

The River Frome Key Wildlife Site lies beyond the village to the north.

The Cotswolds AONB lies beyond the south of the village.

There are protected open spaces within the settlement.

The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the north and northwest of the settlement.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

The settlement has no retail facilities and relies on those within neighbouring Kings Stanley. There is a reasonable range of local community services and facilities.

- Access to services and facilities elsewhere is rated **fair**.
- Leonard Stanley accommodates one of the **smallest** numbers of jobs of any Tier 1-3 settlement.

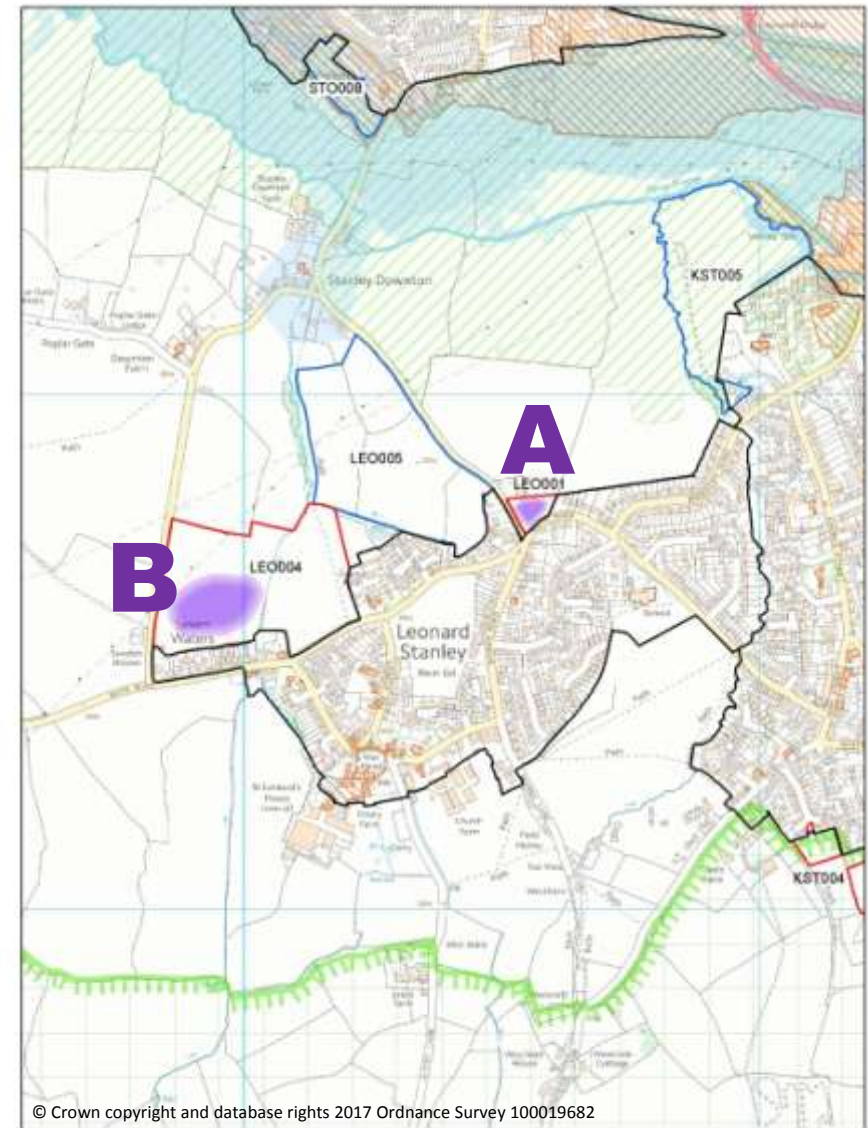
Broad locations for future growth

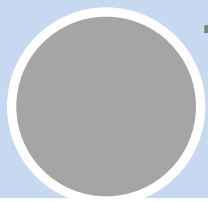
There may be the following broad locations for further growth around the settlement, should growth be required:

- LEO A** North of Bath Road (for housing and/or community uses only)
- LEO B** Severn Waters (for housing and/or community uses only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...Stonehouse

Planning constraints and designations

The principal physical constraint is the floodplain to the south of the town along the River Frome valley.

The Industrial Heritage Conservation Area adjoins the southern edge of the town. There are a number of listed buildings within the town and on the rural boundaries.

The River Frome and the Verney Meadows Key Wildlife Sites lie along the southern and eastern edges of the town respectively.

The Cotswolds AONB lies adjacent to the eastern and northern edge of the town.

There are protected open spaces within the town.

Stonehouse is identified in the Local Plan as a First Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing and employment growth in landscape terms is to the west and/or to the north of the settlement.

Accessibility

The town is identified as an Accessible Local Service Centre in the Local Plan.

The settlement offers a reasonable range of strategic facilities as well as a full range of local services. Access to services is not as

Accessibility (contd...)

good as it is in Stroud, Dursley or Cam (e.g. access to a minor injuries unit, 6th form or further education facilities).

The town has a strong community role in meeting the needs of other settlements.

Access to services and facilities elsewhere is rated **good**.

Stonehouse accommodates the second **largest** number of jobs, after Stroud.

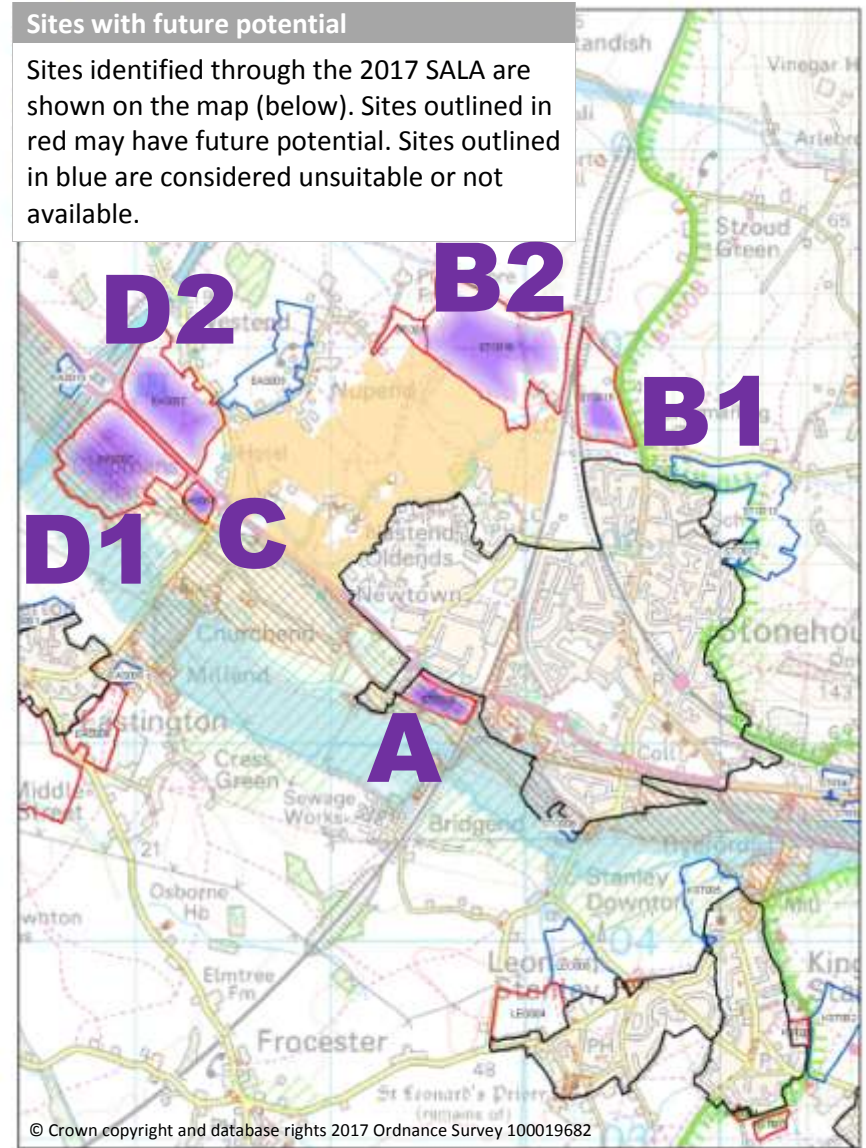
Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

- STO A** South of Bristol Road
- STO B** North/north west of Stonehouse
 - B1** East of railway line
 - B2** West of railway line
- STO C** Chipmans Platt (for housing and/or community uses only)
- STO D** M5 junction 13 (for employment, open space and community uses only):
 - D1** South of A419
 - D2** North of A419

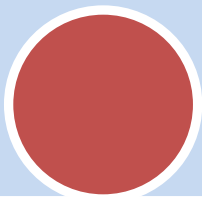
Sites with future potential

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...Cam

Planning constraints and designations

Physical constraints include the floodplain that runs along the River Cam, together with the topography of the valley sides to the east, and the Cotswold escarpment to the southeast and southwest.

There are a number of listed buildings, primarily within Upper and Lower Cam.

Westfield and Bownace Woods and Cam Peak and Longdown Key Wildlife Sites lie to the southwest and southeast of the town respectively.

The Cotswolds AONB adjoins the southern edge of the settlement and lies to the southeast.

There are protected open spaces within the settlement and to the northwest.

The town is identified in the Local Plan as a First Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction for housing growth in landscape terms is to the north/north east and east of the settlement.

The preferred direction for employment growth in landscape terms is to the north/northeast.

Accessibility

Cam is identified as an Accessible Local Service Centre in the Local Plan.

The settlement has a very strong local retail role. The main line rail station is the only strategic facility but there is very good accessibility to most key services and facilities, within the town and elsewhere.

Access to services and facilities elsewhere is rated **very good**.

Cam accommodates a **large** number of jobs.

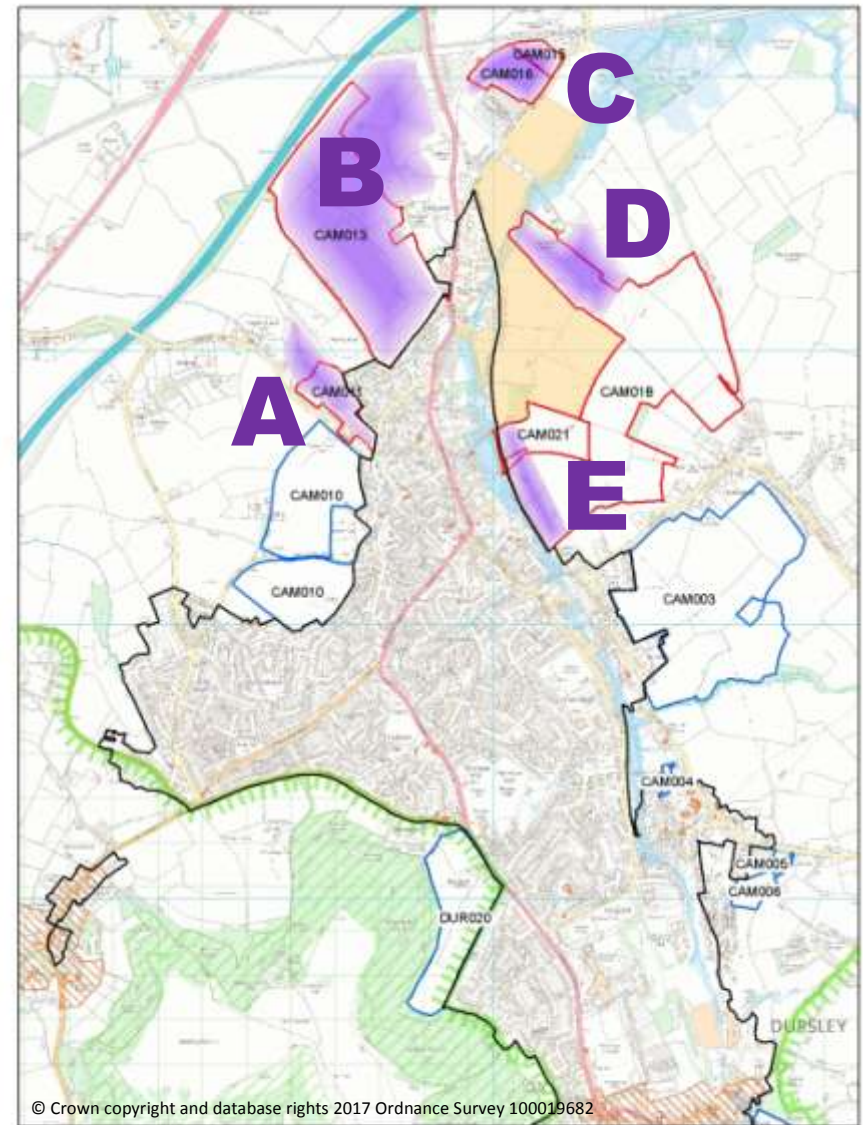
Broad locations for future growth

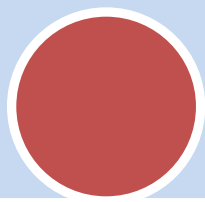
There may be the following broad locations for further growth around the settlement, should growth be required:

- CAM A** South west of Manor Close (for housing and/or community uses only)
- CAM B** West of Draycott
- CAM C** North of Box Road
- CAM D** South of Draycott Farm
- CAM E** East of River Cam (for housing and/or community uses only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...Coaley

Planning constraints and designations

There are no significant physical constraints.

There are listed buildings within the north of the settlement, clustered around Grade II St Bartholomew's Church. There are listed buildings at Betworthy Farm and Field Farm, immediately south of the settlement edge.

The recreation ground, north of The Street, and the open space off The Close (in the Betworthy Estate) are both protected outdoor play spaces.

The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the south.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

Coaley has a basic level of local retail provision but a good range of local community services and facilities.

Access to services and facilities elsewhere is rated **very poor**.

Coaley accommodates one of the **smallest** numbers of jobs of any Tier 1-3 settlement.

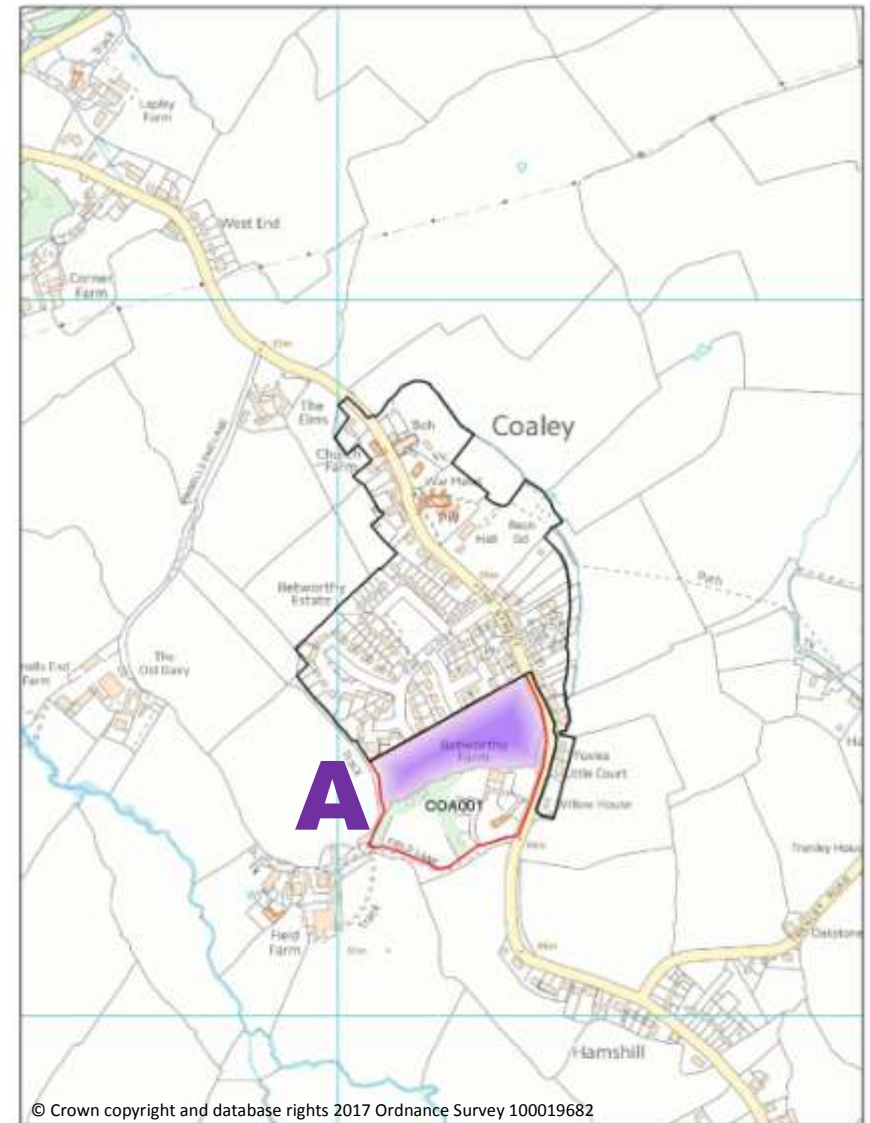
Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

COA A Land between Betworthy Farm and The Close (for housing and/or community uses only)

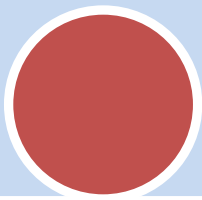
Sites with future potential

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...Dursley

Planning constraints and designations

Physical constraints include the floodplain that runs along the River Ewelme, the topography of the valley sides to the east, and the Cotswold escarpment to the south and southwest.

Dursley Conservation Area lies at the centre of the town with Woodmancote Conservation Area to the south. There are a number of listed buildings within the built up area and to the east.

Hermitage Wood, Gravelpits Wood and Dursley Woods Key Wildlife Sites follow the Cotswold escarpment to the south west and south.

The Cotswolds AONB encloses the town to the west and south.

There are protected open spaces within the settlement.

The town is identified in the Local Plan as a First Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction for housing growth in landscape terms is to the southeast.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The town is identified as an Accessible Local Service Centre in the Local Plan.

The town performs a strategic role, offering an extensive range of services and facilities. There is very good accessibility to most key services and facilities.

Access to services and facilities elsewhere is rated **very good**.

Dursley accommodates a **very large** number of jobs.

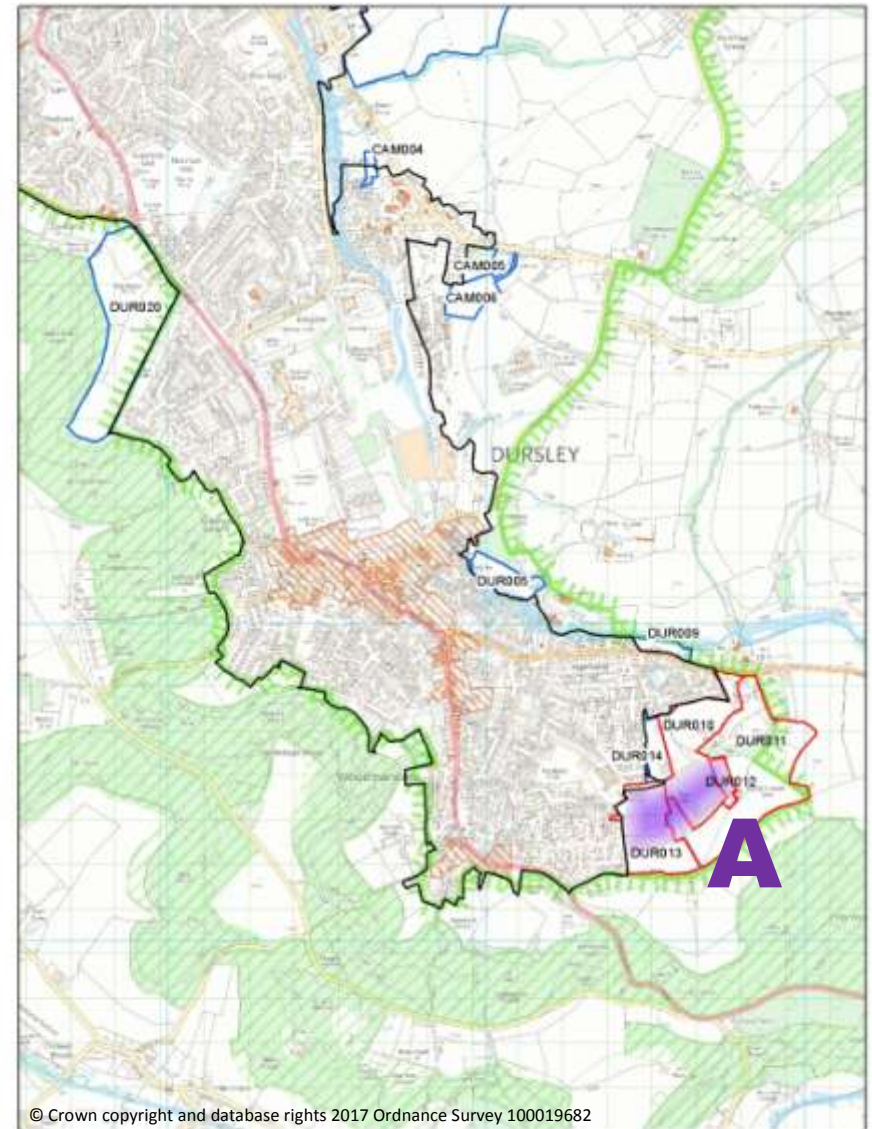
Broad locations for future growth

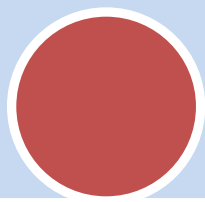
There may be the following broad locations for further growth around the settlement, should growth be required:

DUR A North of Ganzell Lane (for housing and/or community uses only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...Uley

Planning constraints and designations

Physical constraints include the floodplain along the River Ewelme and the topography of the Cotswold escarpment to the north and west.

Uley Conservation Area covers most of the village. There are a number of listed buildings within the village and beyond to the west and south. Uley Bury to the north of the village is a scheduled ancient monument.

Uley Bury is also a Key Wildlife Site to the north of the village. There are TPOs on the western and eastern edges of the village.

The Cotswolds AONB designation covers all of the village and surrounding land.

There are three protected outdoor play space to the west, east and south of the village.

The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or employment allocation, in terms of landscape and visual factors.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

There is a basic level of local retail provision but a good range of local services and facilities.

Access to services and facilities elsewhere is rated **good**.

Uley accommodates a **small** number of jobs .

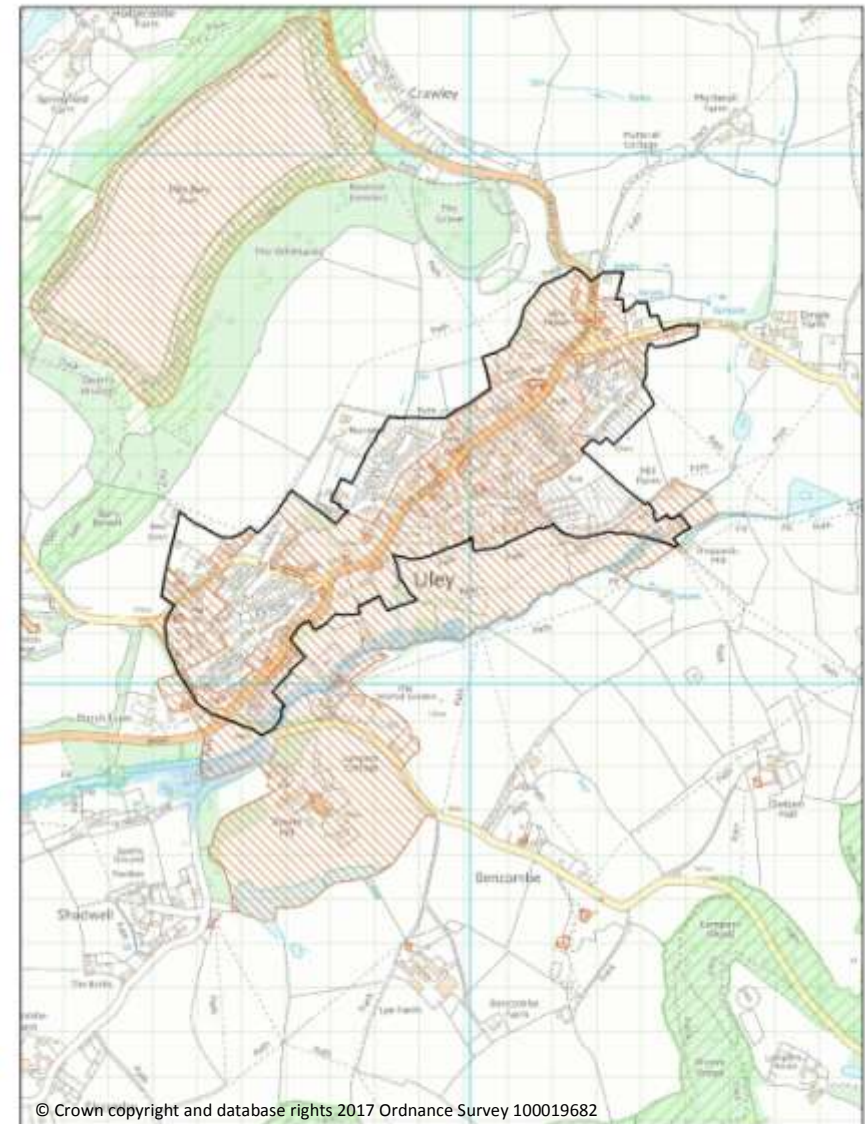
Broad locations for future growth

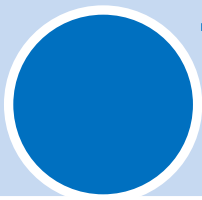
There are no identified locations for growth at Uley.

Limited infill development within settlement development limits and other development appropriate to the settlement’s rural location is expected to continue.

Sites with future potential

No SALA sites were promoted at Uley.





Planning constraints and designations

The principal physical constraint is the floodplain within and to the south, northwest and west of the settlement.

There are a number of listed buildings within the original village 'core', to the south.

The Gloucester Sharpness Canal Key Wildlife Site provides the western edge to the identified settlement. TPOs lie within it and in the wider rural area.

There are protected open spaces within and adjoining the identified settlement limits.

Hardwicke is identified in the Local Plan as a Third Tier settlement. However, Hardwicke adjoins Gloucester City with its wider range of services and facilities.

When completed, **Hunts Grove** (to the east) will have sufficient facilities to form a Second Tier settlement.

Landscape sensitivity

In landscape terms, the preferred directions of housing and employment growth adjacent to the settlement are to the south and east.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

Hardwicke has a basic level of local retail provision and a limited range of local community services and facilities.

- Access to services and facilities elsewhere is rated **fair**.
- Hardwicke accommodates a **large** number of jobs.

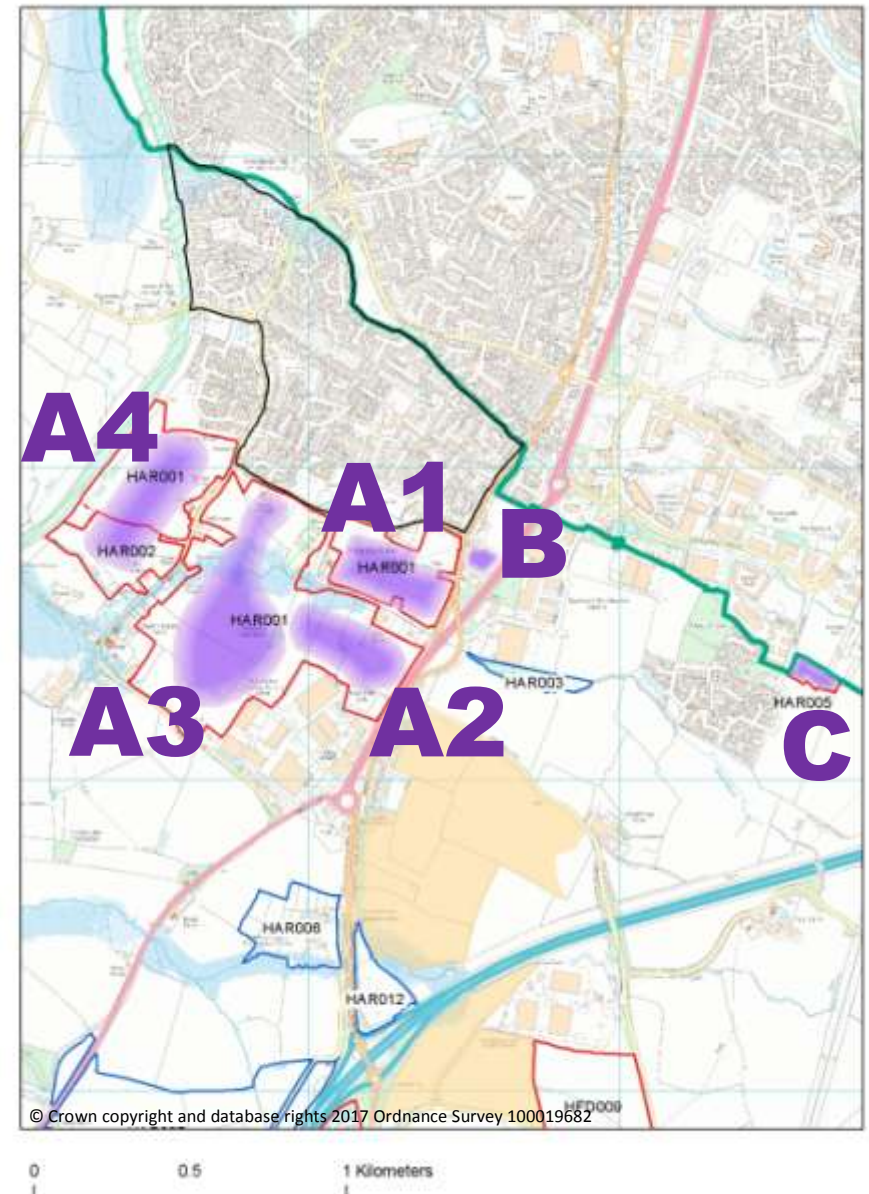
Broad locations for future growth

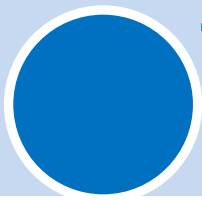
There may be the following broad locations for further growth around the settlement, should growth be required:

- HAR A** South of Hardwicke:
 - A1** North of Sticky Lane
 - A2** South of Sticky Lane
 - A3** South of Green Lane
 - A4** West of Church Lane
- HAR B** East of Bristol Road
- HAR C** East of Waterwells Park

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





The Gloucester fringe | Broad locations and potential sites

...Upton St Leonards

Planning constraints and designations

The principal physical constraints are the floodplain to the south west and north east of the settlement and the proximity to the M5 to the west.

There are a few listed buildings within the village centre. A notable cluster exists at Nuthill around Bowden Hall on the eastern eastern edge of the village.

To the east the Cotswold Beechwoods SAC. A significant group of TPO's exist at Nuthill and on southern development limits. There is a SSSI at Hucclecote Meadows to the north.

The Cotswolds AONB adjoins the settlement to the south, and is adjacent to the east.

There are 3 protected open spaces within the village and on the settlement edge.

The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction for housing growth in landscape terms is to the southeast. There is also potential west of Upton Lane in an enclosed field, away from the AONB.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan. Upton has a basic level of local retail provision, but a good range of local community services and facilities.

Access to services and facilities elsewhere is rated **fair**.

Upton St Leonards accommodates a **medium** number of jobs.

Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

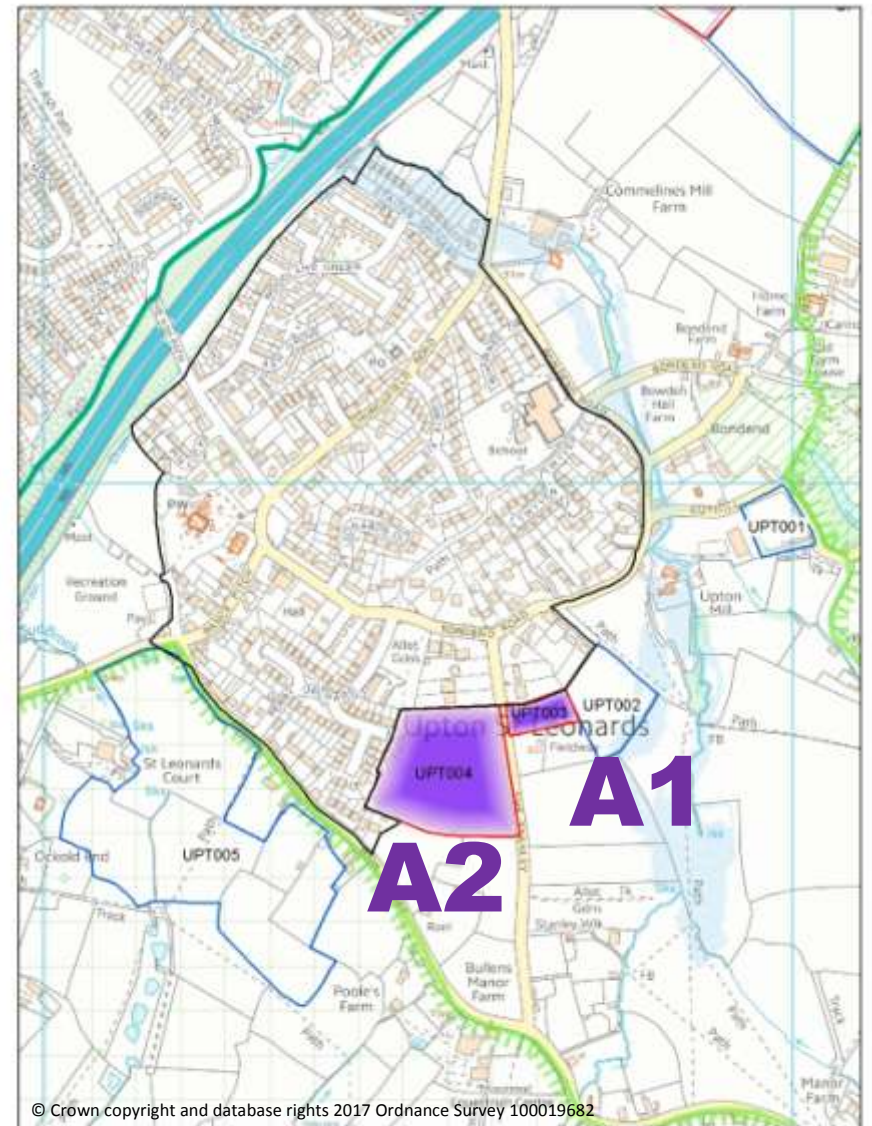
UPT A South of Upton St Leonards:

A1 East of The Stanley (for housing and/or community uses only)

A2 West of The Stanley, off Perry Orchard (for housing and/or community uses only)

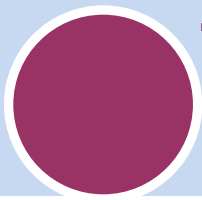
Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.



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...Berkeley

Planning constraints and designations

The principal physical constraint is the floodplain to the south west and east of the settlement.

The Conservation Area covers the town centre and south eastern part of the town. There are a number of listed buildings within the town centre and on the south eastern edge of the town.

The Berkeley Heath Key Wildlife Site lies beyond the village to the north east.

There are protected open spaces within the settlement.

The town is identified in the Local Plan as a Second Tier settlement and has settlement development limits.

Landscape sensitivity


The preferred direction of housing growth in landscape terms is to the north west and west of the settlement.


Landscape sensitivity suggests that there may be a very limited opportunity for small scale employment growth to the north of the town, south of the Station Road employment area.

Accessibility

The settlement is identified as a Local Service Centre in the Local Plan.

The town has a very limited strategic role but it offers an excellent level of local services.

 Access to services and facilities elsewhere is rated **poor**.

 Berkeley accommodates a **large** number of jobs.

Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

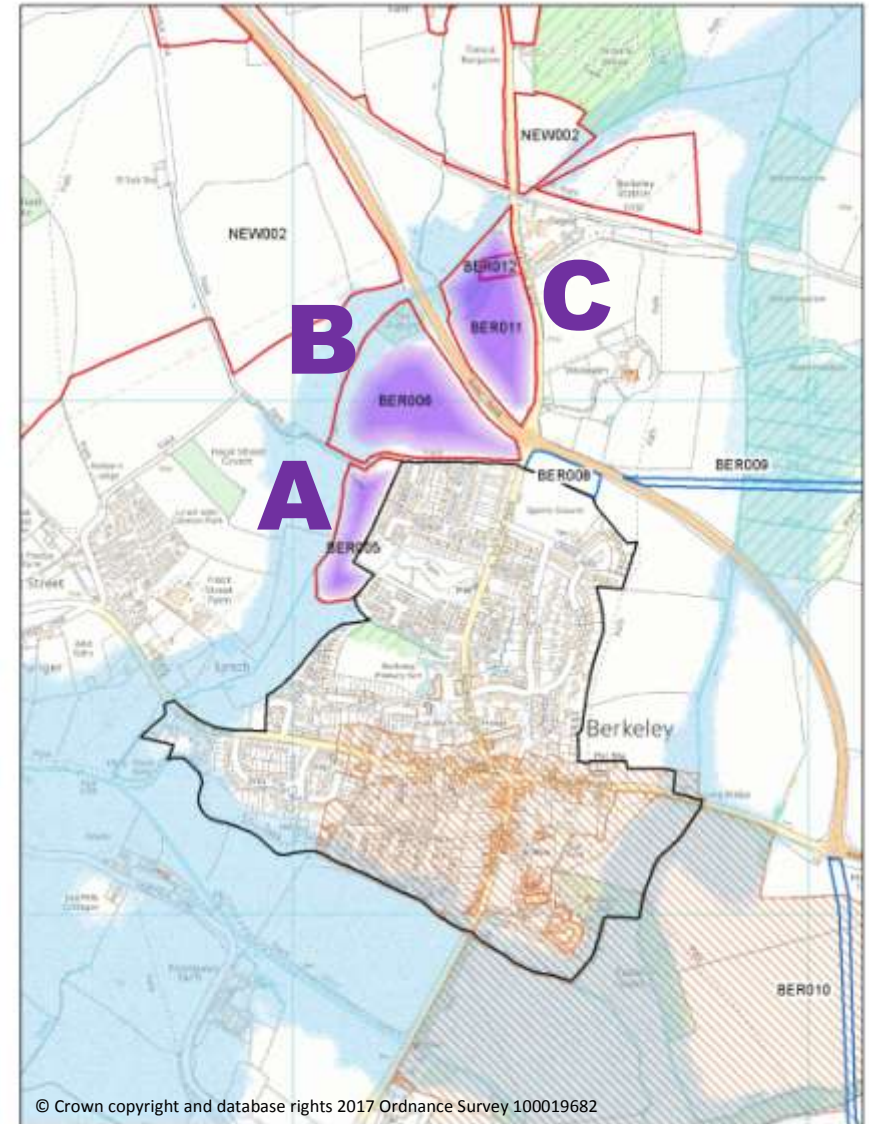
BER A Fitzhardinge Way (for housing and/or community uses only)

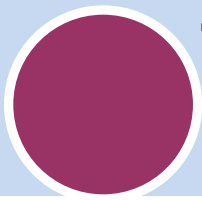
BER B Northwest of Berkeley (for housing and/or community uses only)

BER C Station Road

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...Newtown & Sharpness

Planning constraints and designations

The principal physical constraint is the tidal floodplain to the west and southwest of the settlement.

The Conservation Area covers the Sharpness Old Dock and Sharpness canal to the north.

There are a few listed buildings within the Docks and within the surrounding rural area.

The Severn Estuary to the west is a SAC/SPA/RAMSAR site. The Sharpness Docks Key Wildlife Site lies between Sharpness Docks and Newtown.

There are protected open spaces within the settlement.

The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the southeast and east of the settlement.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

The settlement has a basic level of local retail provision and a good range of local community services.

Access to services and facilities elsewhere is rated **very poor**.

Newtown & Sharpness accommodate a **medium** number of jobs.

Broad locations for future growth

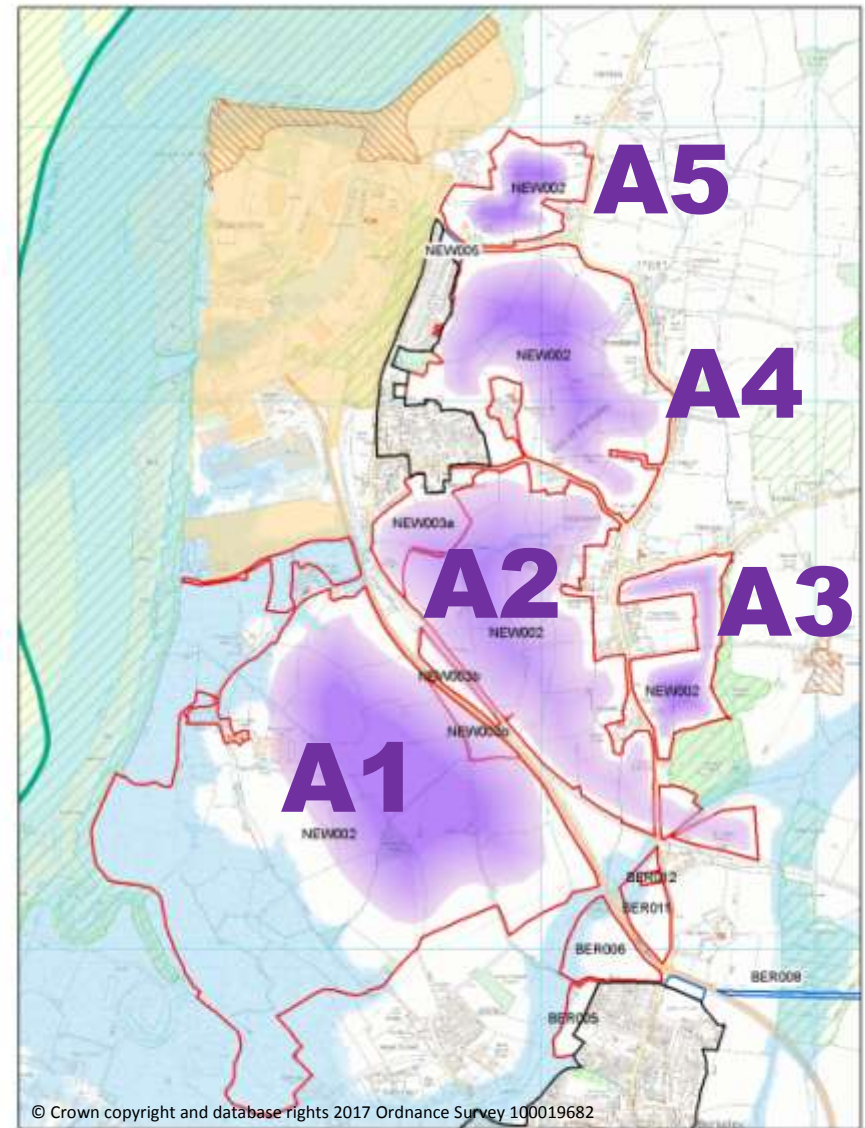
There may be the following broad locations for further growth around the settlement, should growth be required:

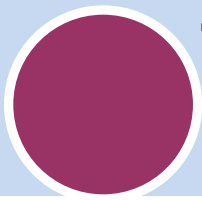
NEW A Land south and east of Sharpness Docks and Newtown:

- A1** South of B4066
- A2** North of B4066
- A3** East of Wanswell
- A4** East of Newtown
- A5** North of Newtown

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





The Berkeley cluster | Broad locations and potential sites

...Slimbridge

Planning constraints and designations

The principal physical constraint is the Severn floodplain, which lies to the north of the village and wraps around to the east and west (at approximately 0.4km – 1km distance).

The Severn Estuary (Ramsar, SPA, SAC) lies approximately 1.5km north of the settlement.

There are several listed buildings within the village, most clustered around the Church. There is also a Scheduled moated site within the settlement, on its eastern edge.

There is protected outdoor play space adjoining the southwest settlement edge.

The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the southwest.

Landscape sensitivity indicates that there may be only some very limited opportunity for employment growth to the south, closest to the A38.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

Slimbridge has no significant retail role, but provides a good range of local community services and facilities.

Access to services and facilities elsewhere is rated **poor**.

Slimbridge accommodates a **medium** number of jobs.

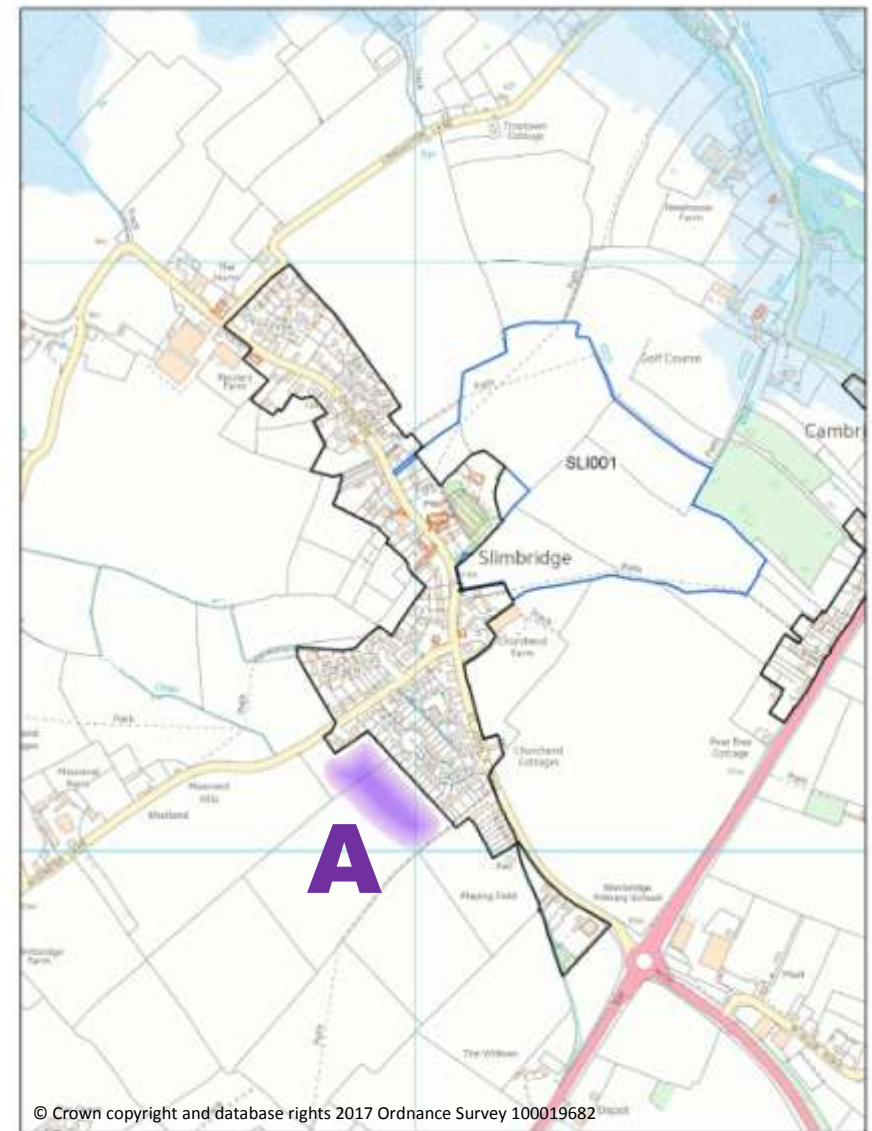
Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

SLI A Rear of Tying Crescent / south of Moorend Lane (for housing and/or community uses only)

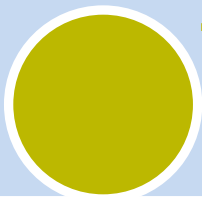
Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in blue are considered unsuitable or not available.



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...Frampton on Severn

Planning constraints and designations

The principal physical constraints are the tidal floodplain to the west of the settlement and the floodplain to the north and east of the village along the River Frome.

The Frampton Conservation Area covers the centre of the village. The Industrial Heritage Conservation Area lies to the north and east of the settlement. There are numerous listed buildings within both conservation areas.

The Gloucester and Sharpness Canal Key Wildlife Site follows the canal to the west of the settlement and links to the River Frome Key Wildlife Site to the north and east of the village.

There are protected open spaces within and to the north west of the village.

The village is identified in the Local Plan as a Second Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the northeast. There may be some small opportunities to the southeast.

The preferred direction of employment growth in landscape terms is to the northeast.

Accessibility

The settlement is identified as a Local Service Centre in the Local Plan.

The village has a very limited strategic role, but it offers a good level of local services and facilities. The settlement has only a minimal retail role.

Access to services and facilities elsewhere is rated **very poor**.

Frampton on Severn accommodates a **large** number of jobs.

Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

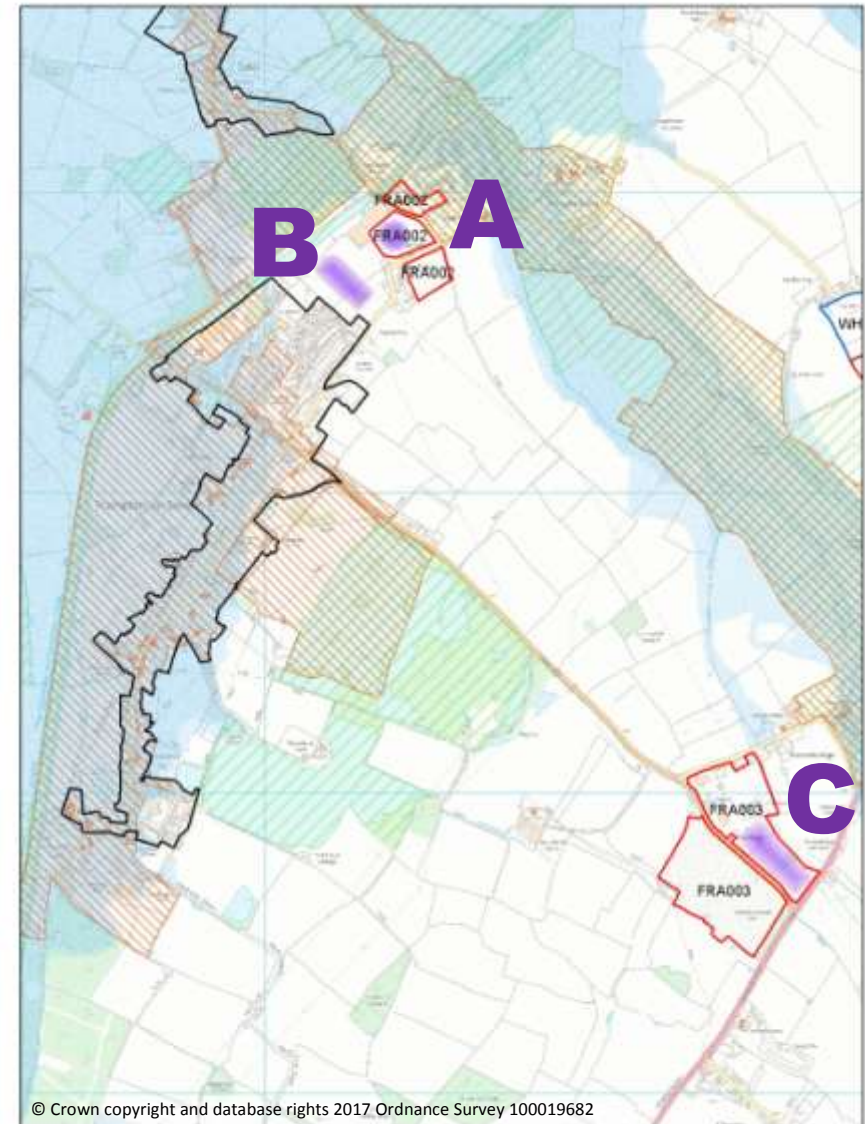
FRA A South of Church Lane (for employment only)

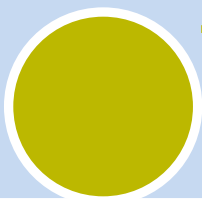
FRA B Northwest of Whitminster Lane (for housing and community uses only)

FRA C North of Perry Way/A38 junction (for employment only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...Whitminster

Planning constraints and designations

There are no significant physical constraints.
There are a number of listed buildings within and to the north and south east of the village.
The River Frome Key Wildlife Site abuts the village to the south west.

There are protected open spaces within and on the western edge of the settlement.

The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred directions of housing growth in landscape terms are to the northeast and northwest.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

There is a good, diverse level of local retail provision and a good range of local community services and facilities.

Accessibility (contd...)

Access to services and facilities elsewhere is rated **fair**.

Whitminster accommodates a **medium** number of jobs.

Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

WHI A North of Whitminster Playing Field (for housing and/or community uses only)

WHI B South of Whitminster Playing Field (for housing and/or community uses only)

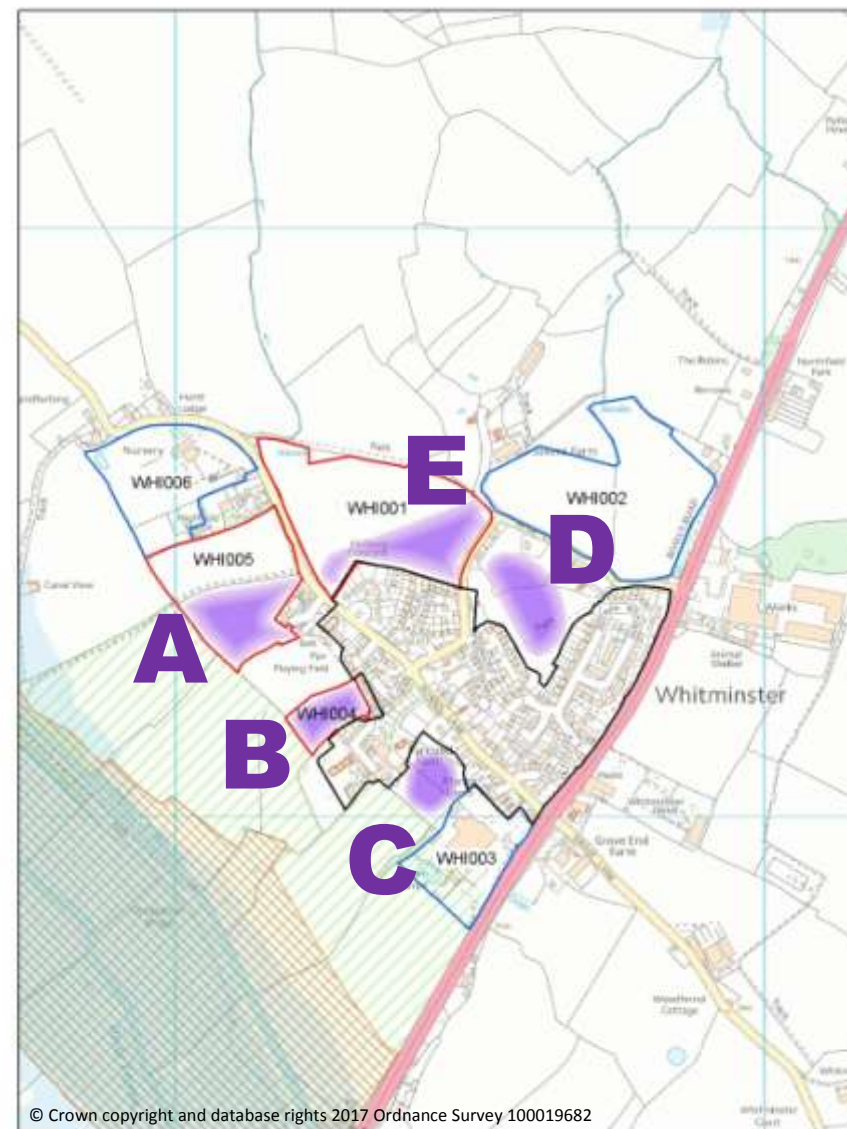
WHI C Northwest of Whitminster Garden Centre (for housing and/or community uses only)

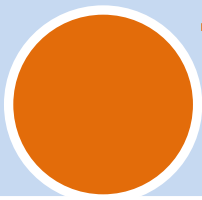
WHI D Northeast of Kidnam's Walk (for housing and/or community uses only)

WHI E East of School Lane (for housing and/or community uses only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...Kingswood

Planning constraints and designations

The principal physical constraint is the floodplain to the north of the village along the Ozleworth Brook.

The Kingswood Conservation Area covers the centre of the village. There are a number of listed buildings within and to the north of the village.

Ozleworth Brook is identified as a Key Wildlife Site.

There are protected open spaces within and on the western edge of the settlement.

The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred directions of housing growth in landscape terms are to the southwest and to the southeast.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

There is a basic level of local retail provision and a limited range of local community services and facilities.

Access to services and facilities elsewhere is rated **good**.

Kingswood accommodates a **large** number of jobs.

Broad locations for future growth

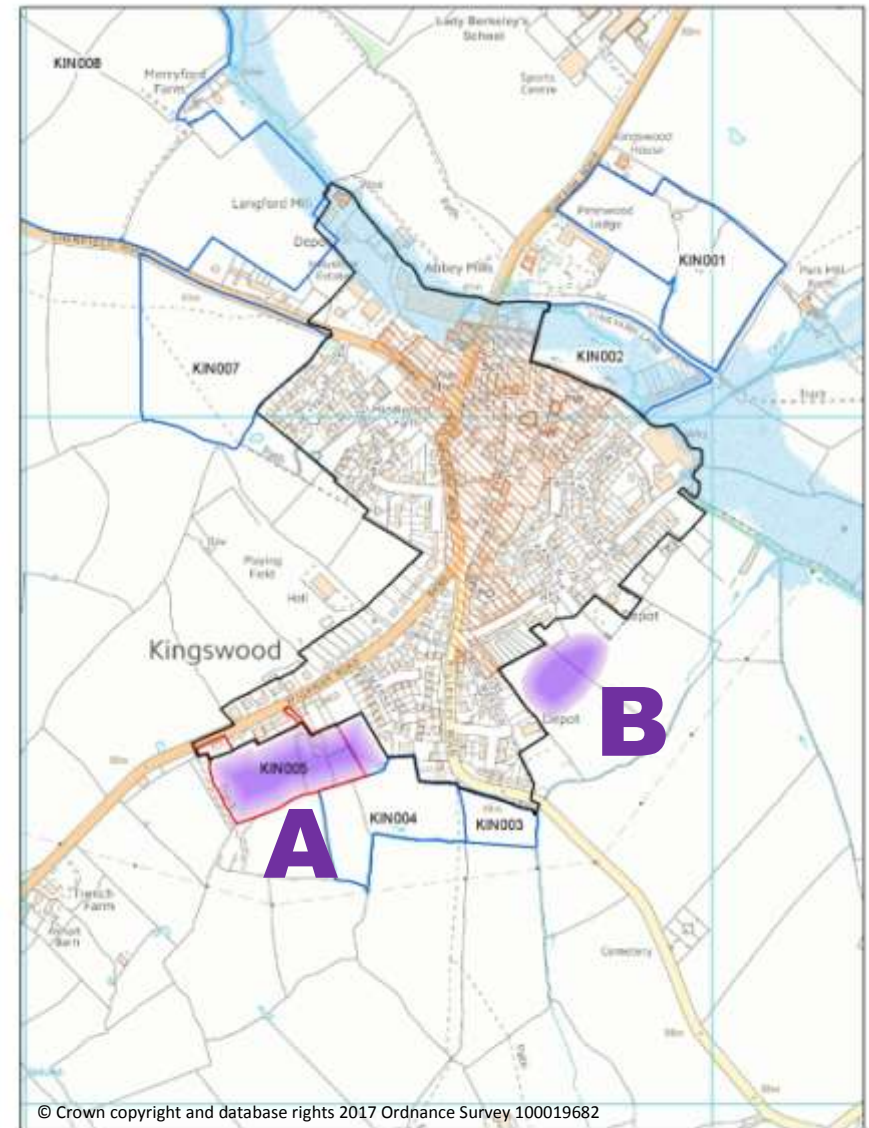
There may be the following broad locations for further growth around the settlement, should growth be required:

KIN A Southeast of Wickwar Road (for housing and/or community uses only)

KIN B Southeast of Walkmill Lane (for housing and/or community uses only)

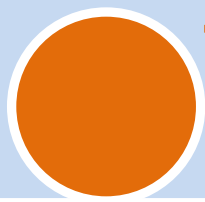
Sites with future potential

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...North Nibley

Planning constraints and designations

The principal physical constraint is the steep topography to the north (either side of New Road) and to the southeast (foot slopes of Nibley Knoll).

There are several listed buildings, mostly grouped along The Street and at the foot of Barrs Lane. Outside the settlement, the Grade II* listed Tyndale Monument on Nibley Knoll is a local landmark.

Nibley Knoll, to the immediate southeast of the village, has multiple designations: Site of Special Scientific Interest (SSSI) status, an extensive tree belt (TPOs) and two Key Wildlife Sites, linking to Ancient Woodland.

The village is entirely within and surrounded by the Cotswolds AONB.

North Nibley is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the northeast, north of Innocks Estate.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

North Nibley has no significant retail role but provides a good range of local community services and facilities.

Access to services and facilities elsewhere is rated **fair**.

North Nibley accommodates one of the **smallest** numbers of jobs of any Tier 1-3 settlement.

Broad locations for future growth

There may be the following broad locations for further growth around the settlement, should growth be required:

NIB A North of Innocks Estate and to the rear of Lowerhouse Lane (for housing and/or community uses only)

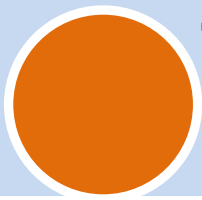
Sites with future potential

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...Wotton-under-Edge

Planning constraints and designations

The principal physical constraint is the floodplain through the centre of the settlement.

There are many listed buildings in the town centre.

There are three Key Wildlife Sites within close proximity to the settlement: Hentley Wood to the east; Conygre Wood & Westridge Wood (south) to the north. There is a swathe of land to the north covered by Coombe SSSI & Wotton SSSI.

The settlement is within the Cotswolds AONB.

Wotton-under-Edge is identified in the Local Plan as a Second Tier settlement and has settlement development limits.

Landscape sensitivity

The only land parcels with slightly less sensitivity in landscape terms are to the north east, north west and south (inner central).

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The town is identified as a Local Service Centre in the Local Plan.

Wotton offers a reasonable range of “strategic” facilities, as well as a full range of “local” services and it has a strong community role in meeting the needs of other settlements.

Access to services and facilities elsewhere is rated **good**.

Wotton accommodates a **large** number of jobs.

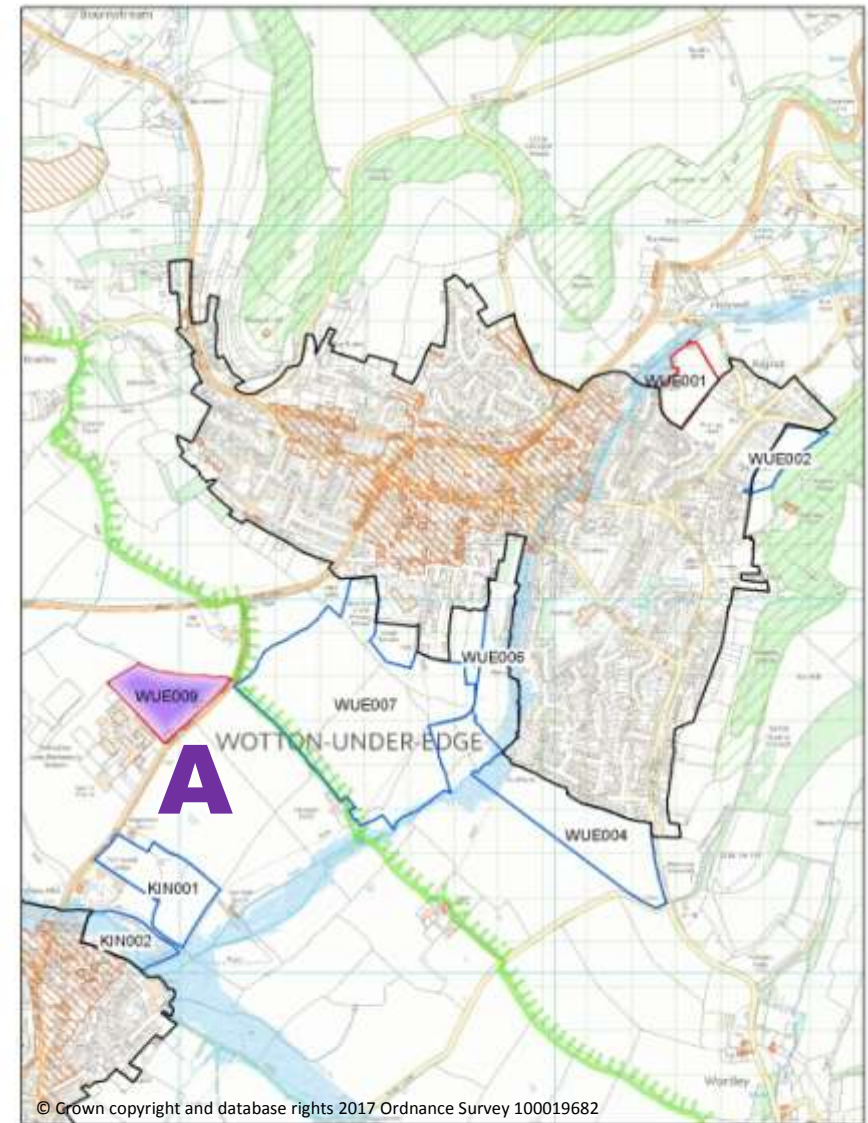
Broad locations for future growth

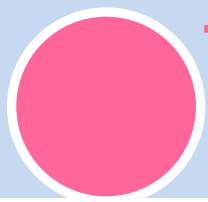
There may be the following broad locations for further growth around the settlement, should growth be required:

WUE A North of Katharine Lady Berkeley’s school (for community uses only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.





...Bisley

Planning constraints and designations

The Bisley Conservation Area covers the southern half of the village and extends further to the south, into countryside. There are numerous listed buildings, concentrated within central and southern parts of the settlement.

The extensive designated Historic Park and Garden of Lypiatt Park lies 0.5km west of the settlement.

Bisley is entirely within the Cotswolds AONB.

There is protected outdoor play space adjoining the east side of the settlement (off Van De Breen Street).

The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the northeast.

Landscape sensitivity indicates that there may be only a very limited opportunity for small scale employment use to the north of the village (south of existing commercial premises).

Accessibility

The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.

Bisley has no significant retail role, but provides a good range of local community services and facilities.

Access to services and facilities elsewhere is rated **very poor**.

Bisley accommodates a **small** number of jobs.

Broad locations for future growth

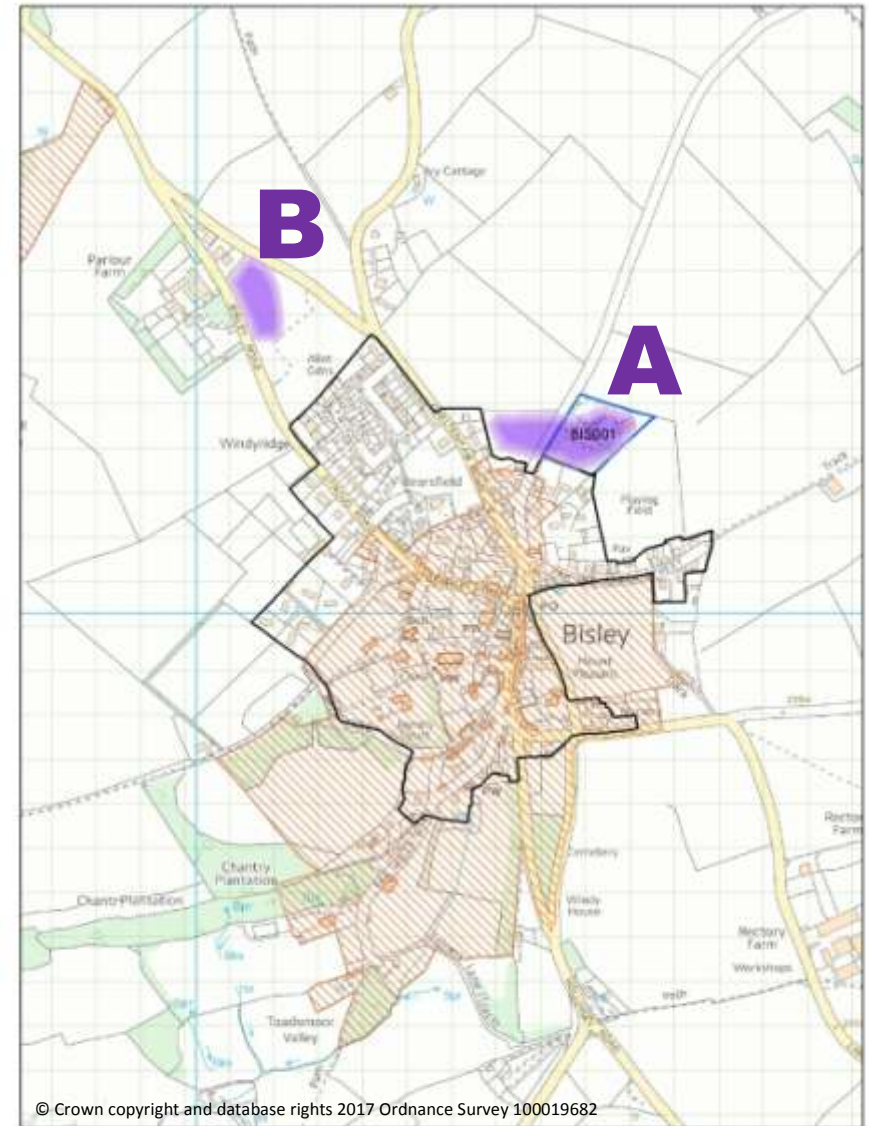
There may be the following broad locations for further growth around the settlement, should growth be required:

BIS A Land off Calfway Lane (for housing only)

BIS B Northwest of the allotments on Bisley Road (for employment uses only)

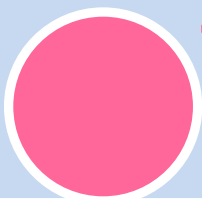
Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in blue are considered unsuitable or not available.



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...Painswick

Planning constraints and designations

The Painswick Stream floodplain is a physical constraint to the south and south east of the settlement.

The Painswick Conservation Area covers most of the town. Gyde House Conservation Area lies to the north. The town contains a significant number of listed buildings.

Bulls Cross/Frith Wood Site of Special Scientific Interest (SSSI) lies beyond the village to the east. The Cotswolds Beechwoods SSSI/SAC lies beyond to the north. The town contains a number of TPOs.

The Cotswolds AONB designation covers all of the town and surroundings.

There are protected open spaces with the settlement.

Painswick is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

Landscape sensitivity indicates that there is only limited potential within or on the north edge of the town for housing growth.

There is no identified preferred direction of employment growth in landscape terms.

Accessibility

The settlement is identified as a Local Service Centre in the Local Plan.

Painswick has a quite limited strategic role but it offers a good level of local services and facilities including to surrounding rural hamlets and villages.

Access to services and facilities elsewhere is rated **good**.

Painswick accommodates a **large** number of jobs.

Broad locations for future growth

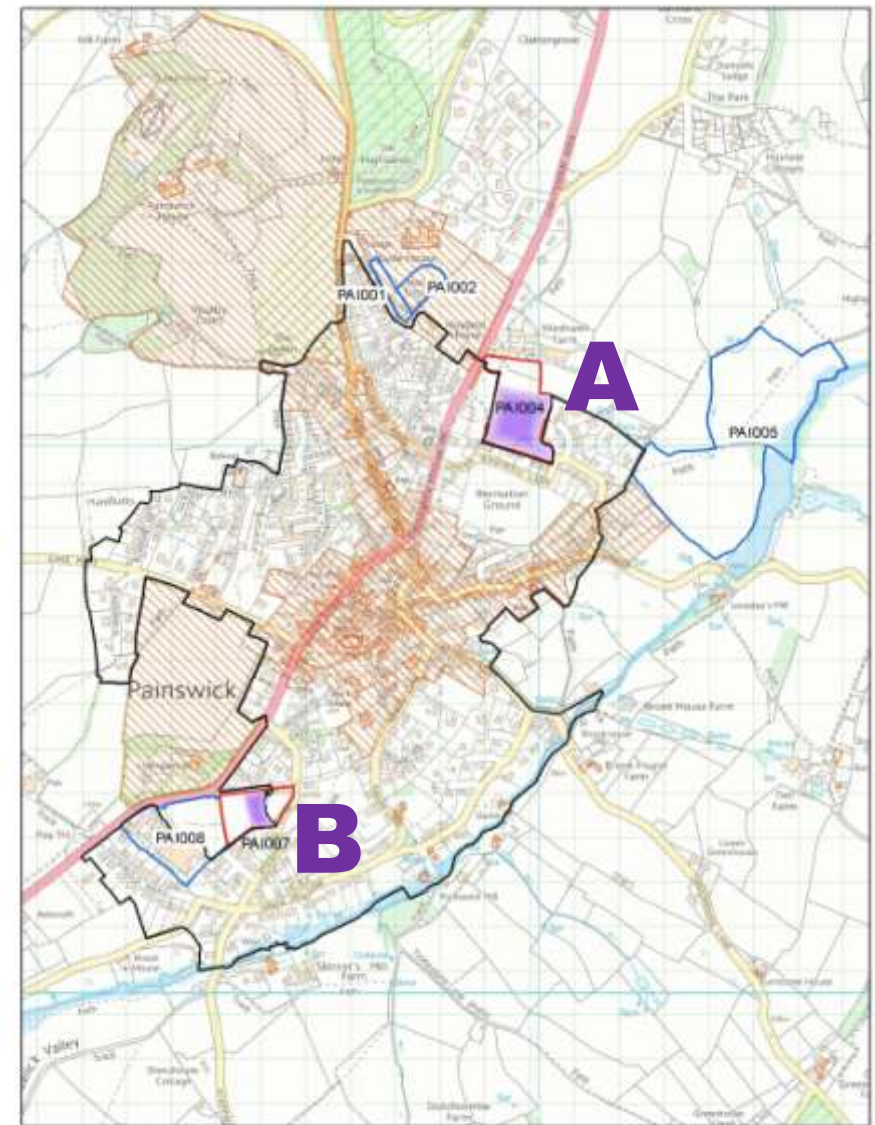
There may be the following broad locations for further growth around the settlement, should growth be required:

PAI A Washwell Fields (for housing and/or community uses only)

PAI B Stamages (for housing and/or community uses only)

Sites with future potential

Sites identified through the 2017 SALA are shown on the map (right). Sites outlined in red may have future potential. Sites outlined in blue are considered unsuitable or not available.



ILLUSTRATIONS



4.1 Background studies

Whilst much of the evidence that underpins the current Local Plan remains relevant and up-to-date, the review of the Local Plan will require the production of a number of new studies to identify future needs, to generate options for delivery and to assess potential impacts. At the present time, the following major studies are envisaged, to update existing evidence:

- Strategic housing market assessment (SHMA), including identifying the objectively assessed needs for additional housing and affordable housing needs.
- Strategic employment land review
- Retail and town centres study
- Recreation open space and sports assessment
- Energy study
- Strategic Flood Risk Assessment (SFRA)
- Sustainable transport assessment and audit
- Infrastructure Delivery Plan
- Viability study
- Sustainability appraisal
- Habitat regulation assessment

Local communities have produced an extensive range of documents that will help us to produce the new Local Plan. These include community and parish plans, neighbourhood development plans, design statements, together with background studies relating to local character, local housing needs, etc.

Question 4.1

Are there any specific additional local studies or data that you believe are needed to inform the Local Plan review? Have you any advice on the scope or content of any of these studies?

Have you prepared, or are you preparing your own studies, which may help to inform the Local Plan?



4.2 Image credits and information sources

Image credits and information sources. (To be completed).



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visit www.stroud.gov.uk/localplanreview