



STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB

Tel: (01453) 754 351/754 321

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16 October 2019

ENVIRONMENT COMMITTEE

A meeting of the Environment Committee will be held on **THURSDAY 24 OCTOBER 2019** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **7.00 pm.**

Kathy O'Leary
Chief Executive

Please Note: This meeting will be filmed for live or subsequent broadcast via the Council's internet site (www.stroud.gov.uk). By entering the Council Chamber you are consenting to being filmed. The whole of the meeting will be filmed except where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

A G E N D A

- 1 **APOLOGIES**
To receive apologies for absence.
- 2 **DECLARATIONS OF INTEREST**
To receive declarations of interest.
- 3 **MINUTES**
To approve the minutes of the meeting held on 12 September 2019.
- 4 **PUBLIC QUESTION TIME**
The Chair of Committee will answer questions from members of the public submitted in accordance with the Council's procedures.
DEADLINE FOR RECEIPT OF QUESTIONS
Noon on MONDAY 21 OCTOBER 2019.
Questions must be submitted in writing to the Chief Executive, Democratic Services, Ebley Mill, Ebley Wharf, Stroud and sent by post or by Email: democratic.services@stroud.gov.uk
- 5 **COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING ALLOCATIONS**
To recommend CIL spending allocations to Strategy and Resources Committee.
- 6 **LOCAL PLAN REVIEW – DRAFT LOCAL PLAN FOR PUBLIC CONSULTATION**
To approve the content of the Draft Plan document for the purposes of public consultation and to delegate to the Head of Planning Strategy the authority to make minor map, textual and formatting changes to the draft document for public consultation.

7 MEMBERS' QUESTIONS

See Agenda Item 4 for deadline for submission.

Members of Environment Committee 2019-2020

Councillor Simon Pickering (Chair)

Councillor George James (Vice-Chair)

Councillor Chris Brine

Councillor Paul Denney

Councillor Jim Dewey

Councillor Trevor Hall

Councillor Nick Hurst

Councillor Haydn Jones

Councillor Skeena Rathor

Councillor Haydn Sutton

Councillor Jessica Tomblin

Councillor Tim Williams



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ENVIRONMENT COMMITTEE

12 September 2019

7.00 pm – 9.05 pm

Council Chamber, Ebley Mill, Stroud

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Minutes

Membership

Councillor Simon Pickering (Chair)	P	Councillor Haydn Jones	P
Councillor George James (Vice-Chair)	P	Councillor Dave Mossman	A
Councillor Chris Brine	P	Councillor Skeena Rathor	A
Councillor Paul Denney	P	Councillor Haydn Sutton	P
Councillor Jim Dewey	P	Councillor Jessica Tomblin	P
Councillor Trevor Hall	P	Councillor Tim Williams	A
P = Present A = Absent			

Other Member(s) Present

Councillor Debbie Young
Councillor Nigel Studdert-Kennedy

Officers in Attendance

Head of Community Services	Community Services Manager
Director of Development Services	Principal Planning Officer
Accountant	Democratic Services & Elections Officer

Also Present

Gareth Edmundson, Managing Director of Ubico Ltd.

The Chair announced a change to the order of the Agenda, the Committee agreed to take Agenda Item 7 after Agenda Item 4.

EC.014

APOLOGIES

Apologies for absence were received from Councillors Mossman and Williams.

EC.015

DECLARATIONS OF INTEREST

There were no declarations of interest.

EC.016 **MINUTES**

RESOLVED **That the Minutes of the meeting held on 6 June 2019 are accepted as a correct record.**

EC.017 **PUBLIC QUESTION TIME**

Public questions were submitted. They were answered by Councillor Pickering. (Refer to the Council's webcast and [Agenda Item 4](#)).

EC.018 **ADOPT CHALFORD DESIGN STATEMENT AS SUPPLEMENTARY PLANNING DOCUMENT**

The Principal Planning Officer introduced the above report and advised that it was recommended that the statement should be adopted as a Supplementary Planning Document (SPD) which would be a material consideration in planning decisions. He commended the hard work of Chalford Design Group who had been working on this since 2016 and had worked closely with Officers.

Councillor Jones asked whether the Chalford Design Statement would need to be taken into consideration on current ongoing planning applications. The Principal Planning Officer confirmed that it would need to be considered as it would be a material consideration.

Councillor Jones stated it was useful for Councillors involved in planning to have a source of local community input on top of the National Planning Policy Framework and the Local Plan. He also advised it would be helpful to have hard copies of the adopted SPD's available to Members at the Development Control Committees.

Councillor Young stated that this had been worked on for a considerable length of time and that it was fantastic to see it completed. She offered her thanks to the large number of people who had been involved and had contributed to the Design Statement.

Councillor Pickering advised that it would be great if we had more design statements. He also advised that the Design Statement did not contain anything regarding integrating renewables, and that moving forward anyone considering creating a Design Statement should consider including this.

On being put to the vote, the Motion was carried unanimously.

RESOLVED **To adopt the Chalford Design Statement as a Supplementary Planning Document (SPD)**

EC.019 **BUDGET MONITORING REPORT 2019/20 Q1**

In presenting the above report, the Accountant drew attention to several paragraphs, and advised that the report focused on the budget holders estimated spend up to the end of the financial year.

Councillor Sutton raised a question regarding the frequency of grass/hedge cutting in the District. The Chair and Head of Community Services advised that the frequency of grass cutting had been decided by the Environment Committee in 2018 and that if

Councillor Sutton would like this changed then the issue would need to be raised by the Committee and then the budget could be revisited.

Councillor Pickering brought the overspend listed in paragraph 8 to the Committee's attention, he stated that although it was an overspend it was a good thing that we had revaluated job descriptions and were trying to retain staff so a good planning service could be provided.

Councillor Denney stated that it was great that the cycling and walking plan was coming together.

On being put to the vote, the Motion was carried unanimously.

RESOLVED To note the outturn forecast for the General Fund Revenue budget and the Capital programme for this Committee.

EC.020 UBICO PERFORMANCE UPDATE

The Managing Director of UBICO paid tribute to Jim Hill a UBICO driver who had passed away in August, he thanked him for all his work with UBICO and sent condolences to his family.

The Managing Director of UBICO gave a presentation which provided an overview of the operations, a wider view of the company and it's focus and the potential themes being looked at for next years business plan.

Members asked questions and received replies on the following topics:

- Evening waste collection
- Commercial waste collection
- Compressed natural gas / hybrid vehicles
- Trade Unions
- Health and Safety
- Weekly recycling
- Garden waste
- The range and type of materials recycled
- The incinerator – has this effected how Stroud District residents recycle?
- Contaminants – ways we can highlight to residents what can and cannot be recycled.

EC.021 APPOINTMENT OF PERFORMANCE MONITORING REPRESENTATIVES

Councillors Brine and Sutton were appointed as Performance Monitors.

EC.022 MEMBER REPORTS

- a) Planning Review Panel - A verbal summary was provided by Councillor Jones, he advised that the cross-party panel had been reviewing the Local Plan and that they had a challenging target of approximately 7,000 houses to meet. He also advised that there may be a requirement to take on more housing from an adjoining authority under the duty to cooperate rules. They were waiting for the results of an ongoing Gloucestershire wide review of housing requirements which

should be released in September or October. The Local Plan final draft consultation will hopefully be brought to the Environment Committee on 24 October 2019.

- b) Stroud Concordat – Councillor Pickering advised that the last meeting only had two items on the agenda, the first item was to receive the minutes and report from the car park working group, they had been looking at whether there was a different way of allocating the short stay and long stay parking. The conclusion that they reached was to increase the opportunities for short stay parking and move some of the long stay parking. If changes were required a report would be taken to the Strategy and Resources Committee for a decision. The second item was a meeting with Ian Mean from Business West and David Owen from GFirst LEP and a discussion around regeneration opportunities in Stroud.
- c) Performance Monitoring Report – The Director of Development Services updated the Committee referring to the report that had been circulated prior to the meeting.

EC.023 **WORK PROGRAMME**

The Director of Development Services advised the Committee of additions to the Work Programme as follows:

- Report on the Glover Review to be added to 5 December 2019 Committee Meeting.
- Cam and Horsley Neighbourhood Development Plans to be added to 6 February 2020 Committee Meeting.
- Local Plan – Regulation 19 – Recommend to Council for submission to be added to the June/July 2020 Committee Meeting.
- CIL spending proposals to be added to September/October 2020 Committee Meeting
- Ash dieback report to be added to 5 December 2019 Committee Meeting.

RESOLVED **To note the work programme.**

EC.024 **MEMBERS' QUESTIONS**

There were none.

The meeting ended at 9.05 pm.

Chair

STROUD DISTRICT COUNCIL
ENVIRONMENT COMMITTEE

**AGENDA
ITEM NO**

24 OCTOBER 2019

5

Report Title	COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING ALLOCATIONS
Purpose of Report	To recommend CIL spending allocations to Strategy and Resources Committee.
Decision(s)	The Committee RECOMMENDS to Strategy & Resources Committee that funding commitments are agreed according to the report below.
Consultation and Feedback	Members of Planning Review Panel have considered these proposals and they have been amended to take account of points raised.
Financial Implications and Risk Assessment	<p>There are sufficient funds collected by CIL to date to cover the spend as outlined in Appendix, and that it meets the criteria required for the Regulation 123 list.</p> <p>Adele Rudkin, Accountant Tel: 01453 754109 Email: adele.rudkin@stroud.gov.uk</p> <p>Risk Assessment: Having a robust governance system in place for managing CIL spending is intending to mitigate the risk of development taking place without adequate infrastructure in place to support it.</p>
Legal Implications	<p>Local authorities must spend the levy on infrastructure needed to support the development of their area, who will decide what infrastructure is needed in line with adopted policy.</p> <p>Patrick Arran, Interim Head of Legal Services Tel: 01453 754369 Email: patrick.arran@stroud.gov.uk</p>
Report Author	<p>Pippa Stroud, Policy Implementation Manager Tel: 01453 754099 Email: pippa.stroud@stroud.gov.uk</p> <p>Krista Harris, Senior Community Infrastructure Officer Tel: 01453 754325 Email: krista.harris@stroud.gov.uk</p>
Options	<p>Options are:</p> <ol style="list-style-type: none"> 1. approve the proposed CIL spending allocations; or 2. amend the proposed CIL spending allocations, or 3. delay the proposed CIL spending allocations for further internal discussion.
Performance Management Follow Up	Annual reports will be considered by Environment Committee as part of the governance and budgetary process to manage the spending of CIL income.
Background Papers/ Appendices	Appendix A: Funding recommendations

INTRODUCTION / BACKGROUND

- 1.1 Community Infrastructure Levy (CIL) was introduced by government in 2010 as a mechanism to fund the infrastructure required to deliver Local Plan growth strategies. The District Council adopted CIL in February 2017 and implemented the charge from April 2017.
- 1.2 CIL partially replaces the s.106 arrangements which secure payments through the planning system for the infrastructure necessary for new development.
- 1.3 CIL liability is calculated per m² of new dwellings (£90.72/m²) and retail warehouses (£85.05/m²), of which either 15% or 25% goes to local Town and Parish Councils as a 'neighbourhood portion' according to their NDP status and 5% is retained by the local authority to cover the costs of administering the scheme. The remainder of the funding collected is held by the local authority to be spent on strategic capital infrastructure projects.
- 1.4 CIL payments are triggered by the commencement of development and can be paid in instalments. At time of writing, two and a half years after CIL launch, funds of £431,100 have been collected and a further £241,200 is currently due for collection. Profiles show that a total of £1,750,400 funds *could* be collected by CIL, dependent on a number of factors.
- 1.5 Council resolved in December 2018 to approve a mechanism to priorities spending on qualifying infrastructure projects. This report covers the results of the implementation of that mechanism and sets out a recommended spend.

2. ISSUES FOR CONSIDERATION

- 2.1 The strategic infrastructure projects that CIL can be spent on are outlined in the adopted Regulation 123 list and related Infrastructure Delivery Plan, and are broadly grouped into capital infrastructure items such as education, social infrastructure, transport and strategic flood risk. Projects must also align with the objectives of the Councils adopted Local Plan.
- 2.2 However, CIL income will not be sufficient to meet all the district's infrastructure needs. Instead, CIL should be viewed as one aspect of a number of infrastructure funding streams available to providers. CIL Strategic funding cannot be used to support current existing funding programmes or deficiencies.
- 2.3 Given that the Regulation 123 list is the basis for eligible project types, all the strategic infrastructure providers who deliver these service types were contacted with information on how to apply for CIL strategic funding. These providers included the County Council (for Education, Highways, and Libraries), the Environment Agency, local colleges, Emergency Services, and certain service areas within the District Council especially those known to deliver unique capital infrastructure projects.

- 2.4** Since CIL has the two funding routes; 1) the neighbourhood portion to Town and Parish Councils for local projects and 2) the strategic infrastructure delivery fund, it is important that applicants note the difference in order to understand their eligibility. Strategic infrastructure must serve a significant population or cover a geographical area much wider than their immediate area. Social infrastructure projects such as community halls, local open space or parish sports provision are not therefore seen to be 'strategic' and as such should be funded via the parish proportion of CIL, should the relevant town or parish council wish to do so
- 2.5** Some strategic delivery agencies that were contacted did not have projects ready to deliver in 2020/2021. We have allowed these organisations to submit basic project information in the form of an 'Expression of Interest'. This illustrates providers' interest in seeking funding for that project in future years. This approach also gives SDC useful evidence as it proves that the infrastructure demand for future years is significant, and this project data can be used in the formulation of the Infrastructure Delivery Statement which will ultimately replace the Regulation 123 list.
- 2.6** Bids received were recorded and assessed for their fit against the CIL Strategic Funding core objectives; in particular for their ability to directly meet the priorities of the Infrastructure Delivery Plan, align with the Council's Local Plan and help to address the infrastructure needs arising from development. A meeting with CIL Officers and Senior Managers was held to discuss and assess the merits of individual applications.
- 2.7** The projects that best aligned with the policy requirements also appear to offer good value, and could be easily accommodated within the available CIL budget.
- 2.8** Officers also noted that there were a significant number of projects submitted as 'Expressions of Interest' for future years. The County Council has indicated a need for investment of around £852k in Education, alongside a need for £20 million to fund highways improvements and sustainable travel provision. In addition, expressions of interest show £300k is required for strategic waste provision, £200k for flood risk management infrastructure, £14 million for social infrastructure, £1 million for the canal and £3 million for health and wellbeing projects. Clearly these sums are likely to be far in excess of what may be collected by CIL within the Stroud District, but it provides justification for the need to retain some funding for use in years beyond 2020/2021.

3. CONCLUSION / RECOMMENDATION

- 3.1** It is proposed that payments are made to infrastructure providers in accordance with the recommendations made at Appendix A. This totals £114,000, which is 26% of the total funding currently available (£431,100).
- 3.2** Members will note that not all of the available funding is proposed to be spent this year; instead, it is considered prudent to retain some funding to create a larger fund over time in order to support more significant infrastructure projects in future.

APPENDIX A

Recommended CIL Project Bids for 2020/2021 funding

Project Name:	Brief Outline:	Total Project Costs:	Amount Requested:	Comments:	Reg 123 & IDP ?	Local Plan
Stratford Park Outdoor Swimming Pool (SDC)	Reconfiguring the existing CHP plant to capture additional heat to increase the Outdoor Pool temperature and improve user comfort.	£10,000	£10,000	Good value for money, low risk delivery and immediate public benefit. Consultation identified heating pool is top priority (96% public support).	Reg 123 Yes IDP Yes	CP14, ES1, ES2, ES10, ES12, ES15, EI10, Stroud Valleys Cluster Guiding Principles 2, 4, 7, 9, 11, 12. CP6
Salmon to Salmon Springs – River Frome Restoration (Environment Agency and Rivers Trust)	Works to address physical barriers on the River Frome with restoration measures and conservation objectives	£600,000	£60,000	Well written bid, considerable match, proven track record of successful delivery	Reg 123 Yes IDP Yes	ES3, ES6, ES7, ES4, ES12, ES13, ES14, CP14, Stroud Valleys Cluster Guiding Principles 2, 4, 5, 8,9, 10, 12. CP6, CP4
Strategic Tree Planting in Stroud District (Stroud Valleys Project)	Planting of between 4000/5000 trees and hedges to improve green infrastructure across the District. Tree planning will also help to reduce flood risk, mitigate carbon emissions and assist with reducing the impact of climate change	£20,000	£14,000	Good value for money project at approx £3-4 per tree. Low risk project delivery and quick-win. Locations in parishes across the District to be pre-approved taking into account landscape character.	Reg 123 Yes IDP Yes	ES6, ES7, ES8, ES14, ES12, ES13, CP4, CP6, All clusters protect and enhance high quality landscape principles

Continued over page....

Rural SuDS (SDC)	Working with natural processes to elevate flooding and to protect/enhance riverine habitats	£85,000	£30,000	For capital works, good project bid. Benefits to environment and amenity.	Reg 123 Yes IDP Yes	Cp4, Cp6, Es4, CP14, All clusters protect and enhance high quality landscape principles
		Total	£114,000			

CIL Bids for 2020/2021 funding – not recommended for approval

Project Name:	Brief Outline:	Total Project Costs:	Amount Requested:	Comments:	Reg 123 / IDP ?	Local Plan
Waste Container provision (SDC)	Provision of waste receptacles for new properties essential to continuation of existing waste regime	£25,000/ annum	£15,000	No capital match. Reg 123 List excludes on site collection facilities.	Reg 123 No IDP No	No
The REACH (South Glos & Stroud College)	Special support facility for 14-16 year olds who have been permanently excluded from school especially with social and mental health issues, enables them to engage and achieve in education	£595,000 revenue + £540,000 capital	£540,000 (capital costs)	Not primary infrastructure with direct causal link to increase in development. No capital match, amount beyond CIL funding availability.	Reg 123 not direct link IDP Yes 58	CP6 but not direct. Berkeley Cluster Guiding Principles 2.
College Multi-use Gaming Area (MUGA), South Glos & Stroud College, Berkeley	Sporting facilities for students studying at Berkeley University Tech, which would be made available to the public outside working hours	£240,000	£240,000	Large request with no capital match. 127 learners from Stroud District attend Berkeley UTC. Project not identified in latest open space and GI study.	Reg 123 not direct IDP Yes	ES15 and CP6 but not direct. Berkeley Cluster Guiding Principles 2.
Stroud Sub Rooms – Development Phase (Stroud Town Council)	Full refurbishment of building and forecourt to provide more accessible and inclusive services. Improvements will help grow the potential of the building.	£1.2mil	£ tbc	Specific project needs to be presented that more aligns with CIL Regs. To be treated as expression of interest for future years.	Reg 123 Yes IDP yes but not direct	ES16, EI10, CP14, ES10, Stroud Valleys Cluster Guiding Principles 7, 9.

STROUD DISTRICT COUNCIL
ENVIRONMENT COMMITTEE

**AGENDA
ITEM NO**

24 OCTOBER 2019

6

Report Title	LOCAL PLAN REVIEW – DRAFT LOCAL PLAN FOR PUBLIC CONSULTATION
Purpose of Report	To agree a Draft Local Plan document for public consultation.
Decision(s)	<p>The Committee RESOLVES:-</p> <ol style="list-style-type: none"> To approve the content of the Draft Local Plan (Appendix A) for the purposes of public consultation commencing November 2019 To delegate to the Head of Planning Strategy the authority to make minor map, textual and formatting changes to the draft document for public consultation.
Consultation and Feedback	The Emerging Strategy was subject to public consultation in 2018. A consultation report is set out in Appendix B and shows how views have been taken into consideration. There has been further internal consultation with relevant departments, and discussions held at Planning Review Panel. The Draft Local Plan has been amended to take account of points raised.
Financial Implications and Risk Assessment	<p>As the decision is to approve the content for the purposes of public consultation, then there are no direct financial implications to this report. Future financial implications may arise after consultation if there is a delay in the progress of the local plan review.</p> <p>Adele Rudkin, Accountant Tel: 01453 754109 Email: adele.rudkin@stroud.gov.uk</p> <p>There are risks associated with delaying the progress of the Local Plan Review or in not seeking to address the minimum level of housing need using the new national standard method. Both would be contrary to national policy and would result in potential speculative housing applications not in accordance with the current Local Plan. Continuing to progress this timely review will ensure that the Local Plan remains up-to-date and the planned for housing supply can be maintained.</p>
Legal Implications	<p>A review of the Local Plan must be completed every five years from the date of adoption and is required to keep the Local Plan considered up-to-date and sound. The general principles are set out in the report and this report requests authority to go out to consultation on the draft Local Plan.</p> <p>There is a legal duty on local planning authorities to engage constructively with the Local Plan. This Authority adopted a Statement of Community Involvement in March 2019. Any consultation must</p>

	<p>adhere to the Statement of Community Involvement and be adequate and fair.</p> <p>Legal advice on any updated or amended Local Plan resulting from the process will be provided as appropriate and required.</p> <p>Patrick Arran, Interim Head of Legal and Monitoring Officer Tel: 01453 754369 Email: patrick.arran@stroud.gov.uk</p>
Report Author	<p>Mark Russell, Planning Strategy Manager Tel: 01453 754305 Email: mark.russell@stroud.gov.uk</p>
Options	<p>Options are:</p> <ol style="list-style-type: none"> 1. approve the Draft Local Plan for public consultation; or 2. amend the Draft Local Plan for public consultation, or 3. delay the Draft Local Plan for further internal discussion. <p>A series of spatial options have been identified and assessed during the preparation of the Draft Local Plan.</p>
Performance Management Follow Up	<p>Key stages of the Local Plan review are subject to reports to both Planning Review Panel and Environment Committee. Council will approve the final Draft Local Plan at pre-submission and submission stages (scheduled for 2020).</p>
Background Papers/ Appendices	<p>Appendix A - Draft Local Plan Appendix B - Emerging Strategy public consultation report Background papers</p>

1. BACKGROUND

- 1.1 Council adopted the Stroud District Local Plan in November 2015. The Plan continues to provide an up-to-date planning framework to assess planning applications and identifies sufficient housing and employment land to meet needs to 2031. The Plan included a commitment to undertake an early review.
- 1.2 The Government expects local planning authorities to review plans regularly to keep them up-to-date and to update them in whole or in part at least every five years.
- 1.3 In September 2017 Committee approved a timetable for the Local Plan Review and approved an Issues and Options paper for public consultation. In October 2018 Committee approved an Emerging Strategy for further public consultation. Consultation to date has included public exhibitions, meetings with parish councils and key stakeholders. A report of the latest public consultation is set out in Appendix B.

2. DRAFT LOCAL PLAN

- 2.1 In July 2018 Government published the new National Planning Policy Framework (NPPF). As expected, the NPPF included a number of proposals to boost significantly the supply of housing, including the introduction of a standard method for determining the minimum number of houses required which local authorities should follow in drafting their new plans. The method uses a formula based on projections of local household needs adjusted to take account of the relative cost of housing in each

area. Departing from these minimum figures can only be justified in exceptional circumstances. For Stroud, the Government requires the delivery of at least 638 homes per year. This is a 40% increase from the figure in our current Local Plan of 456 homes per year. Last year 564 homes were built in the district.

2.2 A Draft Local Plan (Appendix A) has now been prepared to identify how this housing requirement could be distributed across the district, as well as addressing employment, retail and town centre, open space and community needs over the next twenty years.

2.3 In summary, the Draft Local Plan includes the following:

- 0) Introduction– what it is about and how people can get involved
- 1) Setting the scene – explains why we need a plan and identifies the key issues for the district building upon the previously identified 40 key issues grouped by Corporate Delivery Plan priority areas: economy; affordable housing; environment; health and wellbeing; delivery.
- 2) The development strategy – A vision, strategic objectives and core policies for the future of the district. An explanation of the preferred development strategy and what it will mean for delivering:
 - Housing
 - Employment and economic growth
 - Town centres and retailing
 - Local green spaces and community facilities
- 3) Making places – Mini-visions, key issues and top priorities for each of the eight parish cluster areas. Identification of sites for allocation.
- 4) Homes and communities – Policies to deliver and manage new housing
- 5) Economy and infrastructure - Policies to deliver and manage new employment development, retail and tourism facilities
- 6) Our environment and surroundings – Policies for the conservation and enhancement of the environment, including climate change mitigation, adaptation and resilience.
- 7) Delivery and monitoring – How the plan policies and sites will be delivered
- 8) Policies map – Other proposed changes to the current policies map

3. CHANGES MADE SINCE THE EMERGING STRATEGY

3.1 A number of factors have resulted in the Draft Local Plan being different to the Emerging Strategy paper subject to public consultation in 2018/19. Firstly, the results of public consultation have been taken into account in deciding whether any changes needed to be made to the emerging strategy or particular sites for allocation. Secondly, a number of technical studies have informed the development of the strategy, sites and policies. Thirdly, the new NPPF and subsequent national planning guidance has informed the development of core and delivery policies. Fourthly, the Sustainability Appraisal and Habitat Regulation Assessment reports of the Emerging Strategy paper have informed the contents of the Draft Local Plan.

3.2 The main changes are:

- Refinement of the development strategy to include additional opportunities for small scale growth at Tier 3a settlements and to achieve social sustainability, at Tier 4 and 5 settlements, subject to local support

- Addition of sites with potential for employment
- Deletion of sites with likely impact on the AONB and its setting
- Deletion of sites where there is no evidence of deliverability

- 3.3** Officers have looked again at the merits of concentrated growth v dispersal in the light of public consultation results. However sustainability appraisal and transport assessment work has identified the clear benefits of concentrating most growth in terms of maximising the use of infrastructure and minimising the need to travel. Whilst some people may like the concept of organic growth at settlements, the actual scale of the growth required (i.e. 8000 additional dwellings) would mean that a pro-rata dispersal strategy would lead to significant growth even at the smallest settlement. Officers do not consider that the evidence or local views would support such an approach.
- 3.4** A major change since the publication of the Emerging Strategy in 2018 has been the Council's declaration of a climate emergency, the pledge to do everything within the Council's power to make the district carbon neutral by 2030 and a commitment to adequately reflect this in the development of all strategies and plans. Consequently, the Draft Local Plan includes a number of policies which seek to contribute to the achievement of a carbon neutral district by 2030, including supporting zero carbon construction and design standards, increasing renewable energy provision, prioritising sustainable transport options and seeking exemplar strategic developments.
- 3.5** The Local Housing Needs Assessment has now established Gloucester City Council's housing requirements to 2040/1 and as a result the City Council has informed Gloucestershire authorities that new homes will need to be accommodated in adjoining districts due to a lack of land within the Gloucester administrative area. The interim conclusions of assessment work are that land areas with most potential to meet needs close to where they arise in Gloucester include land within Stroud District. Under current agreements, the sites that can best accommodate Gloucester's unmet needs should be allocated in their respective local plans. Failure to do so would likely lead to the Council failing the Duty to Cooperate and/or the Plan being found unsound, as the new NPPF strengthens the tests of soundness to require authorities to accommodate unmet needs from neighbouring areas where it is practical to do so and consistent with achieving sustainable development. Land at Whaddon has therefore been identified as having the potential to address Gloucester's housing needs and is safeguarded in the Draft Plan for such purposes, subject to it being required and provided it is consistent with the approved strategy of the Joint Core Strategy Review.
- 3.6** The Draft Local Plan sets out preferred sites at the main towns and larger villages, together with two new settlements, to meet Stroud's needs for future housing, employment and/or community uses. These sites have been subject to assessment, including through the Strategic Assessment of Land Availability (SALA) process and as part of Sustainability Appraisal of the Local Plan. However, the document makes clear that the identification of these sites does not indicate final Council approval for development at these locations at this stage. The purpose of the consultation is to seek local views on these preferred sites but to ask whether other site options may be better.

- 3.7** The Draft Local Plan is supported by a number of new studies and assessments which will be published alongside the Draft Plan for public consultation. These include: Local Housing Needs Assessment, Sustainable Transport Strategy, Open Space and Green Infrastructure Study, Renewable Energy Assessment, Assessment of Strategic Development Opportunities in Parts of Gloucestershire. A Sustainability Appraisal Report and Habitat Regulation Assessment Report of the Draft Local Plan are being prepared and will also accompany the Plan for public consultation.

4. NEXT STEPS

- 4.1** The Draft Local Plan and supporting documents will be subject to public consultation for eight weeks commencing w/c 18 November and ending w/c 6 January 2020. The following activities are proposed during that time:
- Press release and newspaper advertisement
 - Emails to groups and individuals on Planning Strategy mailing list
 - Consultation paper and supporting documents on website
 - On-line questionnaire via website
 - Consultation paper at deposit points
 - Public exhibitions at locations throughout the district
 - Meetings with statutory consultees, key stakeholders, interest groups
- 4.2** The results of public consultation, together with the completion of other technical studies, including an Employment Land Assessment, Infrastructure and Delivery Plan and viability studies, will help inform the development of the final draft Plan during 2020.
- 4.3** The Council's timetable for progressing the Local Plan will require Council to approve the final Draft Plan in July 2020. After six weeks of statutory consultation in September-October 2020, the Draft Plan, supporting documents and representations received, will be submitted to the Government in November 2020. If the Plan submission is delayed, the housing requirement will increase, as the current Local Plan will be more than 5 years old.



Stroud District Local Plan Review

Draft Plan for Consultation

November 2019



Development Services
Stroud District Council
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

The Planning Strategy Team
01453 754143
local.plan@stroud.gov.uk

visit www.stroud.gov.uk/localplanreview



Planning
for our future

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Local Plan Review | Draft Plan for Consultation

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 started the process of reviewing the **current Local Plan** in 2017. This consultation **Draft Plan** sets out the Council's preferred strategy for meeting growth and development needs over the next 20 years.

Why are we reviewing the Local Plan now?

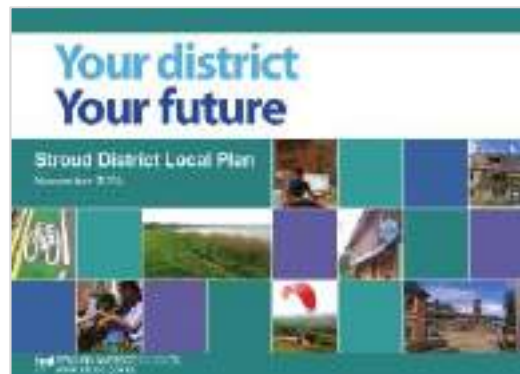
The Government wants all local authorities to review their local plans every 5 years. The **current Local Plan** was approved in November 2015. New plans can take 5 or more years to finalise and so it is important that we make progress now.

What is our programme?

We have built into the timetable plenty of time to discuss issues, options and proposals with local communities. We have already completed public consultation on **Issues and Options** during Autumn 2017 and we sought views about an **Emerging Strategy** (and alternative options) last year.

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.

- **Emerging strategy consultation Winter 2018:**

✓ We now know the minimum number of houses that we need to provide for and we have identified a potential strategy for delivery.

- **Final draft plan consultation Autumn 2019:**

A 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 Draft Plan consultation is to understand:-

- * *Do you support the Council's preferred strategy for meeting Stroud District's future growth and development needs?*
- * *Are there any additional issues or constraints relating to the proposed sites? And how should specific constraints, needs and opportunities be reflected in the final site allocation policies?*
- * *Are any further changes to the proposed policies necessary? Are there specific things that should be included in supporting text?*

We want people to engage fully in this process so that responses can be fed into the next stage (the pre-submission draft, next year).

This Draft Plan consultation will involve:

Public exhibitions... We are holding 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.

Direct communication... We will be emailing agents, developers, key stakeholders, local interest groups, town and parish councils 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. 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

*Please respond by
the closing date of
XXth January 2020.*

How can you make comments?

We have not posed specific questions in this document and there is no set 'questionnaire'. However, there are a few prompts based around specific themes or proposals, to help focus feedback. If you would like to make comments, please reference site numbers, policy numbers or paragraph numbers and be as specific as possible. *Electronic responses (by email or online) would be appreciated*, as scanning and processing paper letters and documents significantly slows our ability to analyse and respond to representations.



Find out more and submit your comments via our online portal:
www.stroud.gov.uk/localplanreview



local.plan@stroud.gov.uk



Local Plan Review
The Planning Strategy Team
Stroud District Council
Ebley Mill
Stroud GL5 4UB



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How can I get involved? | Events and exhibitions



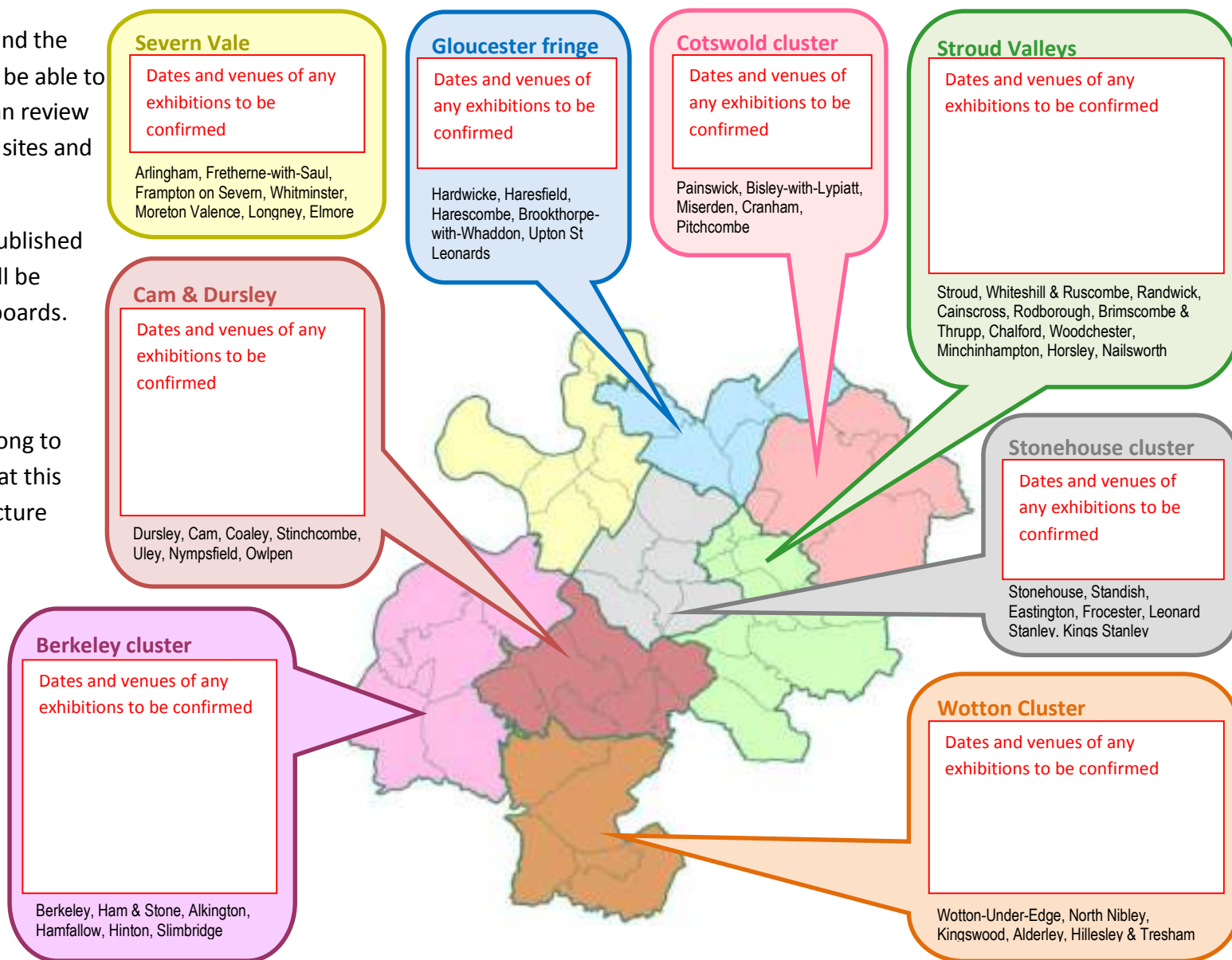
We are holding drop-in exhibitions around the District during early December. You will be able to chat to officers working on the Local Plan review and find out more about the draft plan, sites and issues.

Copies of all the documents we have published in connection with this consultation will be available to view alongside exhibition boards.

There will be exhibitions at **XX** venues, focusing on sites and proposals for surrounding parishes. You can come along to any one of these, but we are hoping that this 'clustering' will help us to build up a picture of the particular proposals 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 needs and proposals that are of particular local relevance.



1.



1. Setting the Scene | Why do we need a plan?

1.0 What is a Local Plan for?

1.1 Putting it into perspective: our District's issues, challenges and needs



1.0 What is a Local Plan for?

- 1.1 The purpose of the planning system is to achieve sustainable development, which has been defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Stroud District Local Plan is part of the development plan and therefore a very important document to help local communities within Stroud District achieve sustainable development.
- 1.2 At the centre of the Local Plan is a Development Strategy, which provides an overview of the District and how it should evolve during the plan period (up to 2040). This Strategy establishes broad principles about acceptable levels of development in both the towns and the countryside, creating a policy framework that sets the scene for a wide range of planning decisions in the future. Crucially, it determines how, where and when various kinds of development will be distributed around the District, including the provision of new homes and employment land. The Development Strategy is articulated through a number of “Core Policies”.
- 1.3 The Local Plan also includes more detailed “Delivery Policies” for managing and directing development, as well as specific site allocations, area designations, protections and planning controls. These will act together to put the Development Strategy into practice and to help achieve an overall vision for how our District should evolve between now and 2040.
- 1.4 To avoid unnecessary complexity, cross references within policies and supporting text are kept to a minimum. The Plan should be read as a whole. The relationship of the policies to the strategic objectives and to each other is explained in discrete sections through the Plan. A glossary is set out in an appendix to explain technical terms.
- 1.5 The previous Stroud District Local Plan was adopted in 2015 and sought to identify development needs for the period to 2031.
- 1.6 National policy, contained within the National Planning Policy Framework (NPPF), requires local plans to be kept up to date. There is now a requirement to plan for current and future development needs over at least a 15 year time horizon.
- 1.7 Local plans can be reviewed in whole or in part. The intention of this new Local Plan is to replace in one document the 2005 Local Plan. However, the planning system allows for further additional development plan documents to be prepared, if required, and when these are adopted they will become part of the Local Plan. The District Council does not, currently, envisage producing any further development plan documents, but this will be kept under review.
- 1.8 Supplementary planning documents can be produced by local planning authorities to provide more detail on how policies in the Local Plan will be implemented and to help applicants make successful planning

Why do we need a new Local Plan?



applications. This Local Plan identifies where supplementary planning documents will be prepared by the District Council.

less development than set out in the Local Plan, but can promote more development.

What is the wider context?

- 1.9 Local plans must be consistent with the principles and policies contained within the NPPF. The NPPF covers most forms of development and sets out the Government's economic, environmental and social priorities for planning in England. The NPPF provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
- 1.10 Local planning authorities are expected to work collaboratively with other bodies to ensure that strategic priorities are properly co-ordinated across administrative boundaries. Joint working is expected between neighbouring authorities to enable local planning authorities to meet development requirements which cannot wholly be met within their own areas.
- 1.11 Waste local plans and mineral local plans are produced by Gloucestershire County Council. This Local Plan identifies two sites suitable for strategic residual recovery facilities on the Policies Map, which have been allocated in the adopted Gloucestershire Waste Core Strategy.
- 1.12 Parish councils within Stroud District can produce neighbourhood plans which, when adopted, will also form part of the development plan, together with the Stroud District Local Plan. Neighbourhood plans must be in general conformity with and reflect the strategic policies in the Stroud District Local Plan. Neighbourhood plans should not promote

Diagram: Local Plan in context



What evidence supports the Local Plan?

- 1.13 The Local Plan is founded on an extensive evidence base, which has been prepared and reviewed over the course of several years. The aim has been to produce a clear picture of how our District functions as a place, what its characteristics, special qualities and needs are, and what changes are required to meet those needs.
- 1.14 The evidence is made up of two elements:
- The views of local communities and those with a stake in the future of the area;
 - Research and fact finding evidence.
- 1.15 We consulted on Issues and Options in Autumn 2017 and an Emerging Strategy in Winter 2018. We have talked with a wide range of organisations and individuals about the Local Plan and with our neighbouring local planning authorities. We have considered community views expressed through parish plans and other documents. We have taken into account all of the views expressed during these consultations in preparing the Local Plan.
- 1.16 The Local Plan is underpinned by a wealth of national, county and local statistical information and technical studies. These are referred to in the Local Plan and a list of the evidence base can be found on the Council's website.

Testing the Local Plan

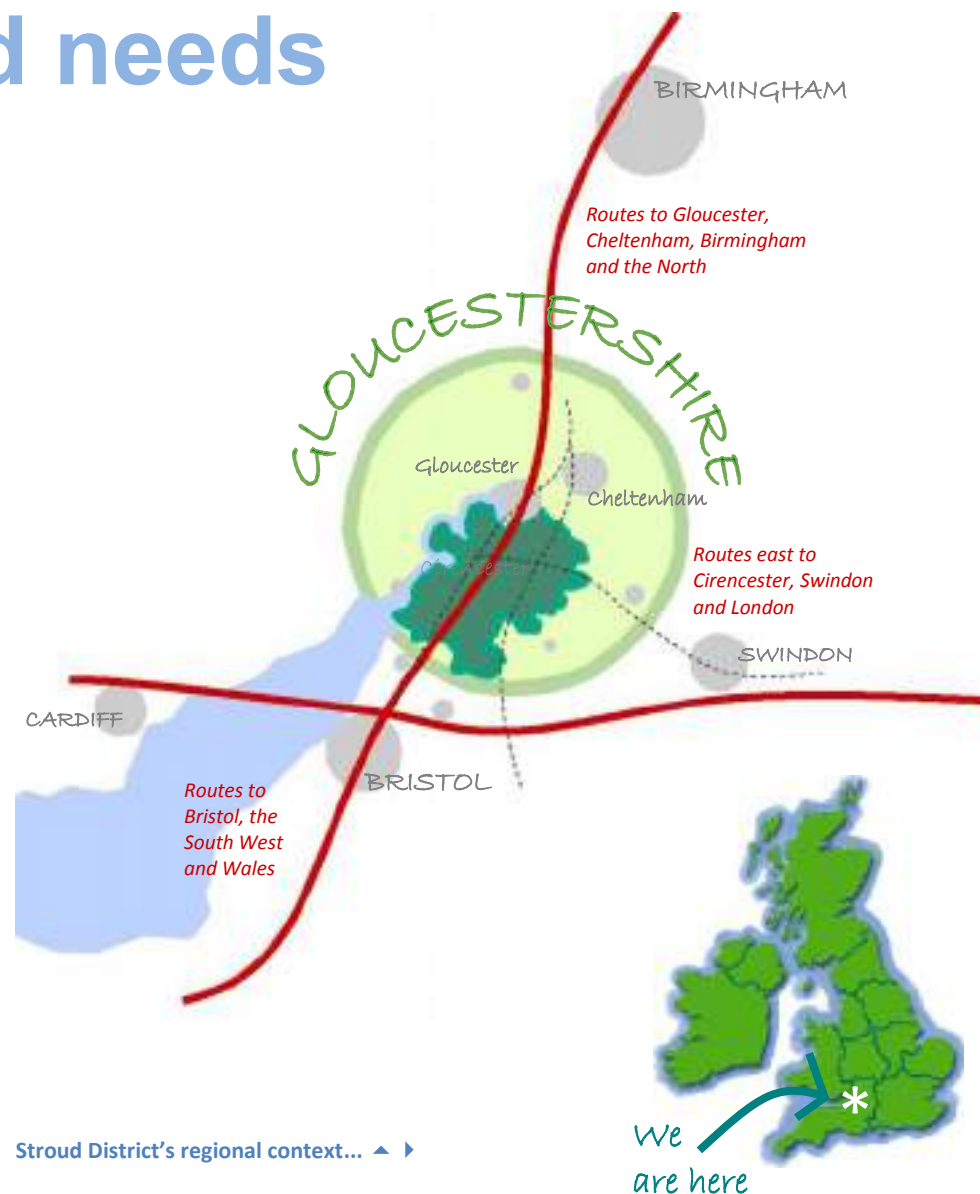
- 1.17 All local plans must be accompanied by a sustainability appraisal of the plan. The purpose of this is to assess the likely social, environmental and economic effects of a plan and to inform the development of that plan.
- 1.18 The sustainability appraisal (SA) of the Stroud District Local Plan has been fully integrated into the plan preparation process, so that it has informed and influenced the plan as it has evolved. The SAs done at earlier stages of the process tested each possible alternative strategy against a number of sustainability objectives. We have used the results of these tests in deciding on our final strategy, as well as the policies and proposals that support it.
- 1.19 All local plans are required to assess whether any policies or proposals may affect any nature conservation sites of European importance and to suggest ways in which they could be avoided.
- 1.20 A Habitats Regulations Assessment (HRA) has been carried out at key stages in the production of the Stroud District Local Plan. The Local Plan has been amended to reflect recommendations from the HRA.

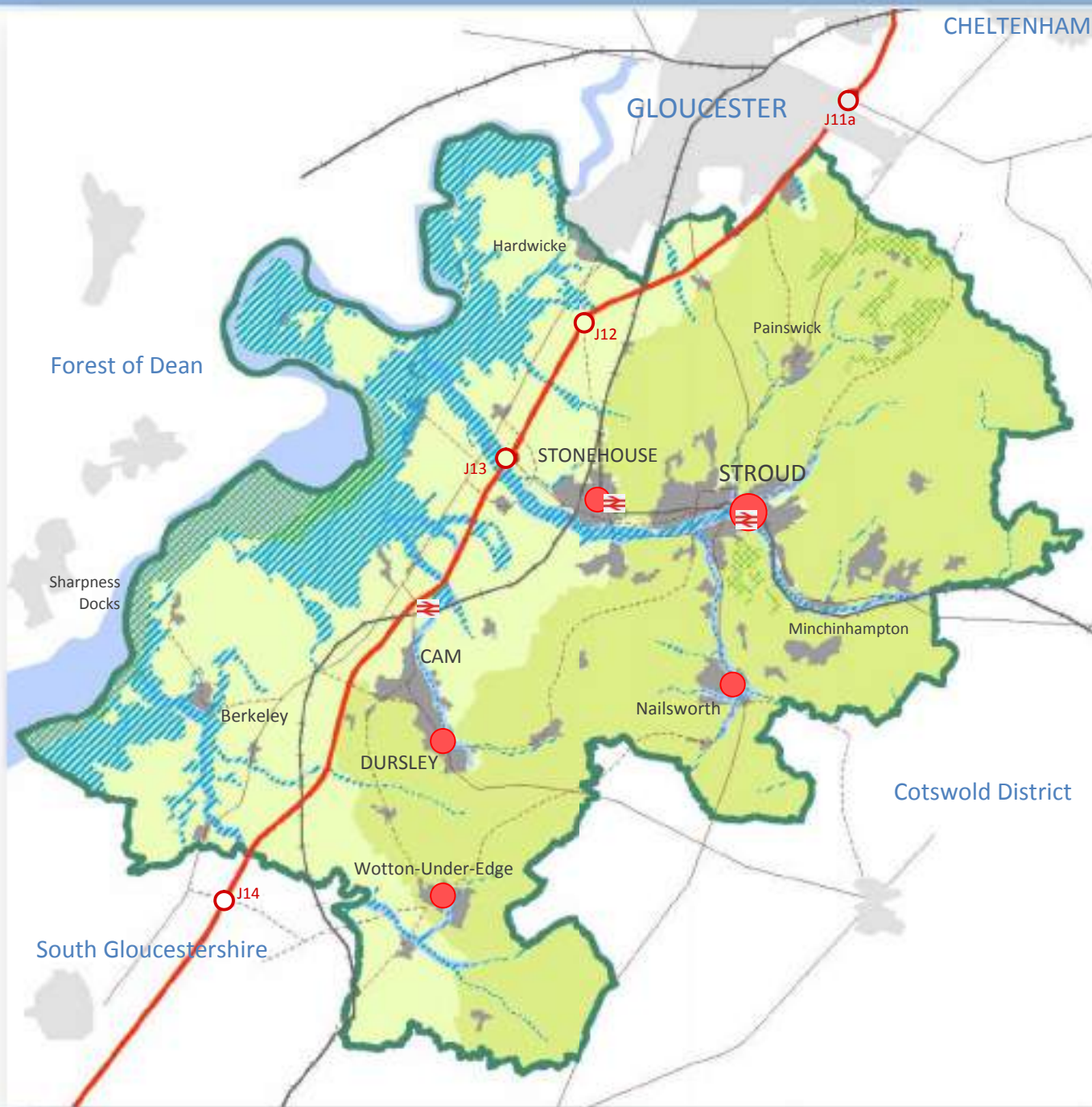


1.1 Putting it into perspective | our District's issues, challenges and needs

Stroud District in its context

- 1.21 The District of Stroud is located in the county of Gloucestershire, and covers an area of approximately 45,325 hectares (about 175 square miles). Stroud lies about 20 miles north of Bristol and immediately south of Gloucester and Cheltenham. Gloucestershire sits at the periphery of England's south west and has close links with the Midlands, as well as south Wales. Stroud District shares boundaries with Cotswold District, Gloucester City, Tewkesbury Borough and the unitary authority of South Gloucestershire. Our neighbour to the west is the Forest of Dean, which sits on the opposite bank of the River Severn estuary.
- 1.22 Much of the eastern half of the District falls into the Cotswold Area of Outstanding Natural Beauty (AONB), which covers just over 50% of the District's total land area. The western half of the District, characterised by the low lying landscape of the Severn Vale, is bounded by the Severn Estuary and includes extensive areas of land liable to flooding which extend eastwards along the river corridors within the Stroud Valleys. The District contains internationally important wildlife sites at the Severn Estuary, at Rodborough Common (south of Stroud) and at beech woodland straddling the north eastern boundary of the District with Tewkesbury Borough.





... Stroud District's geographic context and landscape constraints

-  Stroud District
-  The Cotswolds Area of Outstanding Natural Beauty (AONB)
-  Internationally designated wildlife sites
-  The River Severn estuary
-  Estuarine and river floodplain (indicative)
-  Settlements and urban areas
-  Main line rail stations
-  A roads
-  B roads
-  M5 Motorway
-  Main town centres

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Ordnance Survey 100019682



1.23 The District has a rich built heritage, including 42 conservation areas in a wide variety of towns and villages. Amongst these is the unique and very large Industrial Heritage Conservation Area, which extends through the Stroud Valleys, in recognition of the area's important industrial legacy – including historic mill buildings and canal- and river-related structures.

1.24 The main town, Stroud, acts as the focal point of the wider functional urban area within the Stroud Valleys. The Valleys are home to some 49,000 people (just over 40% of the District's population), including just under 6,000 in the town of Nailsworth. Stroud town is the District's largest commercial centre, yet in terms of retail and leisure offer it faces competition from larger towns and cities, including Bristol, Cheltenham, Gloucester and Cirencester.

1.25 With the Gloucester-London main railway line running through it, Stroud has easy rail access to the north and east, including to Birmingham and London; junction 13 of the M5 lies five miles to the west of the town centre.

1.26 Towards the south of the District lie the towns of Cam and Dursley (population approximately 15,000), which jointly act as a focus for the South Vale area. Cam and Dursley have a rail station on the Bristol-Birmingham main railway line.

1.27 Stonehouse (just under 8,000 people) lies just outside the topographical Stroud Valleys (3.5 miles west of Stroud), but the town functions as part of this urban area. Close to the M5 junction 13, Stonehouse also benefits from a rail station on the Gloucester-London line.

1.28 To the north of the District, Hardwicke (just under 4,000 people) forms part of the Gloucester urban area. The remaining countryside areas of the District are mainly used for agriculture and contain a large number of smaller towns, villages and hamlets.



Stroud District today

1.29 The facts, figures and studies that make up the Local Plan evidence base have helped to build up a picture of the District today, the pressures it faces, how it has been changing, what its current needs are and what may be needed in the future.

1.30 This 'snapshot' should help to put the key issues facing Stroud District between now and 2040 into context:

- Ours is a rural district with several market towns, each with their own distinct characteristics, assets and issues
- We have a high quality environment; this is a desirable place to live and work
- Our population is ageing; the population is generally affluent, but there are pockets of deprivation
- We have low levels of unemployment, but too few jobs available within the District itself – leading to high levels of out-commuting
- We have a significant shortage of affordable housing and high average house prices compared to the Gloucestershire average
- We have generally good educational standards and a well qualified resident workforce
- There are low levels of crime, but a disproportionate fear of crime
- Our CO₂ emissions from transport continue to rise
- Public transport is limited across the District
- There is poor accessibility east to west through the District
- Significant growth is occurring along the M5 corridor (focused on Gloucester, Cheltenham and Bristol) – which impacts on Stroud District now and in the future

Stroud District at a Glance ▼

Area	175 sq.miles / 45,325 ha / 112,000 acres
Population (2018)	119,019 ^a
Population density (2018)	2.6 persons per hectare
No. of households (2019)	51,796 ^b
Average household size (2011)	2.35 ^c
Life expectancy	women 83.2 yrs / men 80.1 yrs ^d
Mean age of population	42.3 years ^e
No. of dwellings (2018)	53,078 ^f
Total economically active (2019)	66,700 people ^g
Average income	£28,423 ^g
Unemployed (August 2019)	1.3% ^h

^a Source: ONS Mid-2018 Population Estimates

^b Source: CLG 2014 household projections

^c Source: Census 2011

^d Source: NHS - Stroud Health Profile 2017

^e Source: Census 2011

^f Source: Census 2011 (baseline) + Stroud District HLA (housing completions)

^g Source: ONS/NOMIS - Labour Market Profile Stroud 2019

^h Source: NOMIS Claimant Count

▲ Table **xx** ... key facts about our district





40 key issues

- 1.31 Our evidence base and public consultation have highlighted **40 key issues**, challenges and needs facing the District, which the Local Plan should seek to address.
- 1.32 These cover a range of areas including the economy, affordable housing, the environment, health and wellbeing and delivery, and many of them reflect the Key Issues identified in the **current Local Plan**. They are likely to remain relevant into the future, but challenges and needs change over time; and priorities for action can change too.
- 1.33 In particular, the prospect and potential implications of climate change are coming into sharper focus and assuming greater urgency. The Draft Local Plan identifies this as an overarching priority issue for our District.



Building on the key issues set out in the current **Local Plan** (p9-14), and based on Stroud District Council's five long-standing **Key Priorities** for making our District a better place to live, work and visit for everyone (**Corporate Delivery Plan 2019-20**), we identified 40 priority areas for the Local Plan review to address.

Priority issues...

Having taken into consideration local views, national policy and evidence where available, the following key issues have been identified as priorities for the Draft Local Plan to tackle:

Moving the District towards becoming Carbon Neutral by 2030, whilst adapting to the impacts of climate change and providing resilience for the future.

The Council has declared a target that Stroud District will become carbon neutral by 2030, ahead of the Government Target of net Zero Carbon 2050. This cross-cutting issue is touched upon by many of the Draft Plan's key issues and emerging Strategic Objectives, and responses to it are embedded in the overall Development Strategy, as well as detailed policies and proposed site allocations.

Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development, including by:

- concentrating housing development at locations where there is currently the best access to services, facilities, jobs and infrastructure;
- creating new sustainable communities at locations where development can transform existing access to services and infrastructure;
- concentrating employment growth within the A38/M5 corridor and at locations in tandem with housing growth.

Conserving and enhancing Stroud District's countryside and biodiversity, including maximising the potential for a green infrastructure network across the District, including by:

- providing a robust policy framework for protecting and conserving the green infrastructure network and identifying and delivering extensions and improvements to the existing network;
- identifying opportunities through careful development to achieve net gains to the natural environment;
- supporting farm diversification, rural business growth and the tourism potential in rural areas which respect the character of the countryside.



Maximising the potential of brownfield and underused sites to contribute to housing supply, including by:

- regenerating large scale brownfield sites for housing, employment and canal related tourism
- allocating smaller brownfield sites within settlements for redevelopment and exploring other opportunities through the Brownfield Register
- prioritising the use of brownfield, under used and infill land through the use of settlement boundaries

Developing strategies to avoid, reduce and mitigate the indirect impacts of development on the natural environment, including by:

- safeguarding local wildlife-rich habitats and wider ecological networks/areas identified for habitat management, enhancement, restoration or creation;
- promoting the conservation, restoration and enhancement of priority habitats and ecological networks, and the protection and recovery of priority species;
- managing growth to secure mitigation and measurable net gains for biodiversity.

Tackling the acute lack of affordable housing in the District, including by:

- ensuring a proportion of affordable homes on all sites of 10 dwellings or above in urban areas and on all sites of above 5 dwellings in designated rural areas;
- identifying opportunities for additional affordable homes, working with parish councils, co-operatives, community land trusts and community housing groups;
- encouraging rural exception sites and exception sites for first time buyers and renters, subject to local needs.

Helping to create 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 our area 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.



Affordable housing...

Providing affordable, energy efficient homes for our 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 existing housing stock across the District, 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 HERE]

(as page 6 of the Issues and Options Paper, 2017)

[1]

[2]



Environment...

Helping the District community minimise its carbon footprint, adapt to the changing climate 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.** Moving the District towards becoming Carbon Neutral by 2030, whilst adapting to the impacts of climate change and providing resilience for the future.
- 21.** Protecting and enhancing our exceptional 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.

Health and wellbeing...

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 HERE]

(as page 8 of the Issues and Options Paper, 2017)



Delivery...

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 also 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.



2 ■ Making Places | the development strategy

This chapter sets out the Local Plan's overall strategy for managing growth and development across the District, up to 2040. It describes the Plan's overarching objectives for the future. It sets out where future strategic development will go and explains the levels and types of growth that have been planned for, in order to meet the District's needs.

2. Making Places | the development strategy

- 2.1 Stroud District tomorrow | a vision for the future
- 2.2 Strategic objectives for the future
- 2.3 An introduction to the development strategy
- 2.4 Our towns and villages
- 2.5 Housing
- 2.6 Employment and economic growth
- 2.7 Town centres and retailing
- 2.8 Local green spaces and community facilities
- 2.9 Core Policies | CP1 – CP6



2.1 Stroud District tomorrow | a vision for the future

- 2.1 What do you want Stroud District to be like in 20 years time? In developing a Local Plan for the District, it is important to have a vision of the kind of place we want to be living in, working in or visiting in the future, so that clear objectives can be set for the policies and proposals that will help us to shape that place.
- 2.2 A clear vision is an essential part of developing objectives and measuring the likely impacts of any strategies that aim to influence the District's future growth and development.
- 2.3 We have drafted a broad and over-arching vision, which expresses aspirations for the future of our District, building on the vision contained in the **current Local Plan** (2015), drawn from issues arising in our evidence base and refined through public consultation.¹ This vision offers an aspirational glimpse of the future: something that we can all work towards

and a goal that will continue to guide future policy and strategy.

- 2.4 Derived from this District-wide vision, the Plan also sets out a series of eight 'mini visions' for distinct parts of the District. These aim to focus the over-arching goals of the main vision and the strategic objectives in a way that responds more specifically to local priorities, issues and needs. The place-making mini visions are set out in **Chapter 3 | Making Places. Core Policy CP4 (page xx)** explains how these visions are integral to the Draft Plan's development strategy.

A Vision of Stroud District in 2040... ►

What do you think of this draft vision, which builds upon the vision in the current Local Plan? Does it reflect what you value about Stroud District and where you would like us to be in 20 years' time?

Stroud District sits at the south-western edge of the Cotswolds Area of Outstanding Natural Beauty and extends westward across the Severn Vale, which is bordered by a rich estuarine landscape. This Vision draws upon our special environmental, social and economic qualities.

Our rural District is living, modern and innovative. We have responded to climate change, becoming carbon neutral by 2030 and continuing to adapt our lifestyles to live within our environmental limits, including travelling in sustainable ways.

Our District supports a network of market towns, well connected to their rural hinterlands and complementary to the role of wider regional centres. Each contributes to our sustainable and thriving local economy. We capitalise on our heritage, skills, and knowledge – exploiting our unique assets to nurture growth, particularly in high tech, green technologies, creative industries and tourism. We are adaptable and able to respond to changing needs and modern lifestyles.

We enjoy a high quality of life within our healthy, vibrant and diverse communities – large and small, urban and rural. These have a strong sense of their own identity and local distinctiveness – from Wotton-under-Edge in the south, to Stroud Town in the centre and Upton St. Leonards in the north. They are all safe and secure places, where the elderly and vulnerable are supported and young people have opportunities.

Every day we see the richness, diversity and beauty of our District. We nurture our high quality landscapes, green spaces, flourishing wildlife and historic and cultural heritage, from our arts and crafts, through to the Cotswold Canals and our wool and cloth mills.

¹ Issues and Options Consultation, Autumn 2017; Emerging Strategy Consultation, Winter 2018



2.2 Strategic objectives for the future

2.5 Taking account of the identified issues and priorities, the **current Local Plan** lists six principal objectives to provide a more tangible way of taking forward the overall vision for the District, and to help us to assess the relative merits of potential locations for strategic growth.

2.6 Having considered your views, recommendations from the Council's **Sustainability Appraisal (SA)**, national policy and new evidence where available, we are proposing to refine the strategic objectives, to take forward through the Draft Local Plan.

2.7 Whilst there is considerable overlap, these six objectives fall loosely into three topic areas: Homes and Communities, Economy and Infrastructure and Our Environment and Surroundings. Each of these forms the basis of a suite of policies later in this Plan (**Chapter 4**, **Chapter 5** and **Chapter 6**).

2.8 We are interested to hear what you think about the following revised Strategic Objectives:

Homes and communities:

Strategic Objective SO1: Accessible communities

Maintaining and improving accessibility to services and amenities, with:

- Affordable and quality housing for local needs
- Healthcare for all residents
- Active social, leisure and recreation opportunities
- Youth and adult learning opportunities

Strategic Objective SO1a: Healthy, inclusive and safe communities

Developing communities that enable healthy lifestyles; promote social interaction; support the elderly, the young and the vulnerable; ensure public safety and reduce the fear of crime.



◀ **The current Local Plan...**
Visit our Local Plan web page to see how these revisions compare to the six Strategic Objectives in the current Local Plan (page 18).

www.stroud.gov.uk/localplan



Economy and infrastructure:

Strategic Objective SO2: Local economy and jobs

Providing for a strong, diverse, vibrant local economy that supports existing businesses and encourages new enterprise – enabling balanced economic growth, coupled with enhancing skills and job opportunities across the District.

Strategic Objective SO3: Town centres and rural hinterlands

Improving the safety, vitality and viability of our town centres, which link to and support the needs of their rural hinterlands.

Strategic Objective SO4: Transport and travel

Promoting healthier alternatives to the use of the private car and seeking to reduce CO₂ emissions by using new technologies, active travel and/or smarter choices, working towards a more integrated transport system to improve access to local goods and services.

Our environment and surroundings:

Strategic Objective SO5: Climate Change and environmental limits

Promoting a development strategy that reduces our District's carbon footprint, adapts to climate change and respects our environmental limits by:

- Securing zero carbon development through building design
- Maximising the re-use of buildings and recycling of building materials
- Minimising the amount of waste produced and seeking to recover energy
- Promoting the use of appropriately located brownfield land
- Supporting a pattern of development that prioritises the use of sustainable modes of transport
- Minimising and mitigating against future flood risks, recycling water resources and protecting and enhancing the quality of our District's surface and groundwater resources

Strategic Objective SO6: Our District's distinctive qualities

Conserving and enhancing Stroud District's distinctive qualities, based on landscape, heritage, townscape and biodiversity.



2.3 An introduction to the development strategy

- 2.9 The Draft Local Plan's development strategy sets out how we will deliver the vision and objectives for the District. It identifies how much development will be supported, in order to meet objectively assessed needs, and where that development will be accommodated. It seeks to define the role of settlements within the District and how development will be co-ordinated with services and facilities at those settlements.
- 2.10 The strategy recognises the close relationship of the District with the surrounding area. For example, the city of Gloucester lies adjacent to our boundaries and the M5/A38 corridor is an important link to the Midlands and Bristol and the South West. There are established net out-commuting patterns which the strategy seeks to influence.
- 2.11 There has been extensive consultation and analysis of the type of development strategy most appropriate to deliver the desired vision and strategic objectives for the District. A range of alternatives has been tested.

The Local Plan Review's **Issues and Options** document (Autumn 2017) detailed four alternative patterns for future growth in the District. We asked you what you thought of the four; whether a combination or 'hybrid' might be another option; or whether there was another alternative we should consider.

The four options were:

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.

Testing the options...

In order to test whether these options were reasonable and deliverable (and to compare the potential impacts of each option), we identified potentially suitable and available sites from a range of sources. We then assigned them to each option, depending upon their location and size.

The findings of this exercise were detailed in last year's **Emerging Strategy** consultation paper. The diagram in [Fig.x \(Chapter 3 | Making Places\)](#) illustrates the 'filtration' process through which each potential site was passed, as the sites were assessed alongside the emergence of a preferred strategy. New potential sites that were promoted through last year's consultation have also been subject to assessment, to determine whether they have potential to contribute to the preferred development strategy.

The **preferred development strategy** now set out in this Draft Local Plan is a 'hybrid', which incorporates some of the most sustainable and deliverable aspects of the four strategy options we consulted on in 2017 and makes use of the most suitable potential sites.



The draft strategy's headlines

- 2.11 The Draft Local Plan's development strategy will distribute at least 12,800 additional dwellings and sufficient new employment land to meet needs for the next 20 years.
- 2.12 The strategy supports the development of inclusive, diverse communities, with housing and employment in close proximity and good access to wider services and facilities, to reduce our carbon footprint and to improve the District's sustainability and self-containment.
- 2.13 The strategy will concentrate housing growth at the main towns of Cam and Dursley, Stonehouse and Stroud, where there is best access to services, facilities, jobs and infrastructure.
- 2.14 Housing and employment growth will also be centred at two new settlements at Sharpness and at Wisloe within the Severn Vale (A38/M5 corridor), where there is the potential to create new sustainable communities along garden village principles. Further strategic employment growth will also be concentrated at accessible locations within the A38/M5 corridor.
- 2.15 In order to meet wider development needs and to support and improve existing services and facilities at smaller towns and larger villages, modest levels of growth will be delivered at the local service centres of Berkeley, Minchinhampton, Nailsworth and Painswick.
- 2.16 Lesser levels of growth will be delivered at the villages of Brimscombe & Thrupp, Eastington, Frampton-on-Severn, Kings Stanley, Kingswood, Leonard Stanley, North Woodchester and Whitminster. These are villages that have a range of local facilities and already benefit from good transport links, or they have the potential to develop better transport links to strategic facilities at the nearby towns of Stroud and Wotton-under-Edge, where growth potential is limited by environmental constraints.
- 2.17 Further infill development to maximise the use of brownfield land will be supported at these and other settlements, within settlement development limits.
- 2.18 Some limited development at small and medium- sized sites immediately adjoining settlement development limits at Tier 1-3 settlements will be allowed, to meet specific identified local development needs (i.e. exception sites for first time buyers, self build and custom build housing, rural exception sites), subject to being able to overcome environmental constraints.
- 2.19 At Tier 4a and 4b settlements, in addition to rural exception sites, the development of small sites of up to 9 dwellings outside settlement development limits will be supported in the interests of maintaining social sustainability, provided that the policy is supported by the local community.









The development strategy... ▶

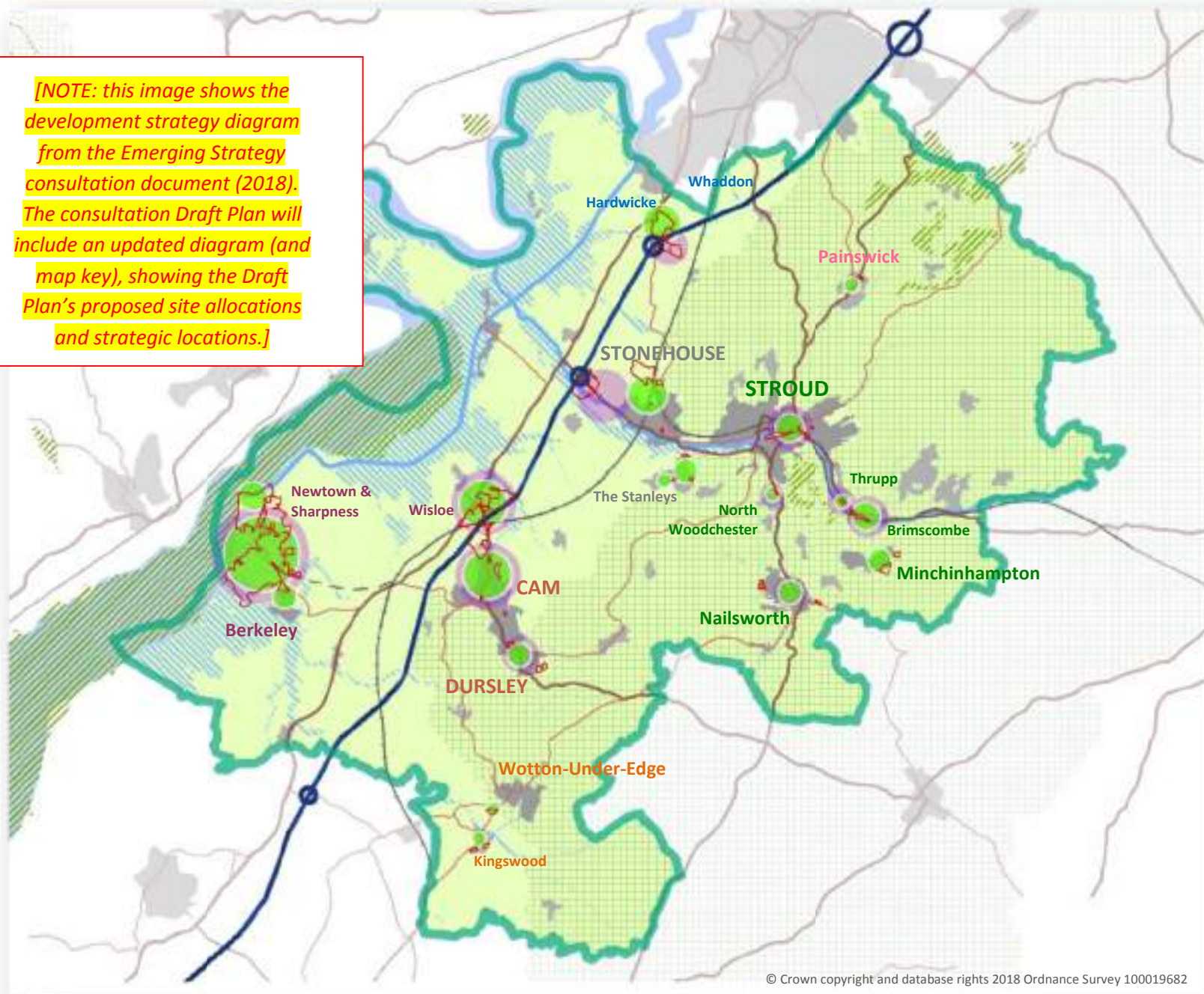
This proposed growth strategy seeks to distribute at least 12,800 additional dwellings and sufficient new employment land to meet needs for the next 20 years.

This is the Council's preferred strategy and it incorporates some of the most sustainable and deliverable aspects of the four strategy options we consulted on in 2017.

Key to map ▼

-  Stroud District boundary
-  Proposed **strategic locations** for future growth (housing, community infrastructure and facilities)
-  Proposed strategic locations for future employment growth
-  Proposed sites for future growth (see more detailed maps in **Chapter 5** of this document)
-  Settlements and urban areas
-  Estuarine and river floodplain
-  The Cotswolds AONB
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)

[NOTE: this image shows the development strategy diagram from the Emerging Strategy consultation document (2018). The consultation Draft Plan will include an updated diagram (and map key), showing the Draft Plan's proposed site allocations and strategic locations.]



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◀ What this strategy means for where you live

- 2.20 At **Cam**, the strategy envisages: regenerating brownfield sites within the settlement; the consolidation of growth to the north east of the town, linking the parish centre with improved facilities at Cam and Dursley railway station and completing the linear park and local cycling and walking network; new housing development, community and open space uses to the north west, improving access to Jubilee Playing Field and creating a landscaped buffer between the existing edge of Cam and the M5 motorway.
- 2.21 At **Dursley**, the strategy envisages: regenerating brownfield sites within the settlement; supporting town centre improvements; improvements to the local cycling and walking network.
- 2.22 At **Stonehouse**, the strategy envisages: regenerating brownfield sites within the settlement; supporting town centre improvements; extensions to planned growth to the north west of the town including enhancing community facilities and additional open space; supporting improvements to the canal corridor and local walking and cycling routes.
- 2.23 At **Stroud**, the strategy envisages: regenerating large scale brownfield sites for housing, employment and canal related tourism; supporting the better use of edge of town centre sites and public realm improvements; supporting improvements to the canal corridor and local walking and cycling routes.
- 2.24 At **Newtown/Sharpness** the strategy envisages: delivery of a new garden village community incorporating housing, employment, shopping, a new secondary school and other community and open space uses; with the opportunity to transform local transport facilities through a new rail station with services to Gloucester and rapid bus services to main towns including Bristol; and access to new and enhanced facilities for existing residents and businesses.
- 2.25 At **Wisloe** (south of Cambridge and Slimbridge) the strategy envisages: delivery of a new garden village community incorporating housing, employment, shopping, community and open space uses, with the opportunity to improve access to Cam & Dursley rail station and to local facilities for existing residents and businesses whilst protecting the setting of existing villages.
- 2.26 At **Berkeley, Minchinhampton, Nailsworth, Painswick** and the smaller villages of **Brimscombe and Thrupp**, Eastington, **Frampton-on-Severn**, Kings Stanley, **Kingswood**, Leonard Stanley, **North Woodchester** and **Whitminster**, the fewer and smaller development sites will be focused on meeting local housing needs and on enhancing or delivering new services and facilities which have been identified as lacking in those places, as set out in **Chapter 2** (2.4). The focus will therefore be on using development to overcome existing infrastructure deficiencies and to deliver enhancements to places.
- 2.27 Delivering the growth expected by central Government within the next 20 year time horizon will be challenging. The strategy demands an increase in house building rates beyond levels achieved in recent memory. The strategy includes supply from a range of small, medium, large and very large sites at a number of different locations, which together provide opportunities for all levels of the market to

What are the key challenges to this emerging strategy?



deliver. However, delivery rates are vulnerable to changes in economic cycles, brownfield sites can be complex and expensive to develop and the creation of new settlements is an ambitious undertaking. We may need to identify additional reserve sites, should the sites identified in this document not come forward at the rates envisaged, and we are interested to hear views on this.

2.28 The increased levels of growth will put additional pressure on our roads, particularly at key network junctions within the District. Initial transport work has identified the likely need for major improvements at M5 junctions 12, 13 and 14, together with improvements along the A419 and A38 corridors. These improvements are likely to be required whatever the pattern of growth envisaged. Larger sites have more potential to help fund major infrastructure schemes and are more likely to attract public funding.

2.29 Improvements to public transport will need to include increasing rail and bus services along main transport corridors and improvements to interchanges and to Cam & Dursley rail station. The Council continues to support the provision of an additional rail station on the Bristol-

Birmingham main line. Sites at Bristol Road, Stonehouse and Hunts Grove, Haresfield are safeguarded in the current Local Plan for this purpose.

Meeting Gloucester's needs

2.30 The **Joint Core Strategy** for the Gloucester City, Tewkesbury Borough and Cheltenham Borough areas has identified that in the longer term additional sites will be required to meet Gloucester's housing needs beyond 2028. Stroud District Council is committed to working together with these authorities and other authorities to Gloucestershire to identify the most sustainable sites to meet these future needs.

2.31 An assessment of potential alternative sites to meet Gloucester's long term housing needs has identified that sites within Stroud District at the Gloucester fringe are functionally related to Gloucester and offer the potential to meet Gloucester's needs in accessible locations.

2.32 At this stage, pending further work on the **Joint Core Strategy Review**, a site at **Whaddon** is safeguarded in the Draft Plan to contribute to meeting Gloucester's needs. Further work is

required with our neighbours before the Local Plan is finalised to agree how Gloucester's unmet needs will be accommodated in full.

The South of the District

2.33 The West of England authorities have been preparing a **Joint Spatial Plan** that identifies proposed 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.

2.34 Growth and infrastructure improvements beyond Stroud District, but near to settlements in Stroud District, may have an impact on the final Local Plan. At this stage, the strategy for the south of the District (including growth and infill within settlements at **Berkeley, Cam, Dursley, Kingswood, Newtown/Sharpness, Wisloe** and **Wotton-under-Edge**) will require improvements to M5 Junction 14, but may also benefit from public transport and other planned improvements to services and facilities within this wider area.



2.4 Our towns and villages

Study findings...

- 2.35 The Draft Local Plan establishes a **Settlement Hierarchy (Core Policy CP3)**, based upon the roles and functionality of the district's individual towns and villages. The development strategy aims to prioritise growth at sustainable locations, in accordance with this hierarchy.
- 2.36 Each of the settlements identified in the hierarchy has a defined settlement boundary or “**settlement development limit**” (SDL), within and adjacent to which suitable development may be permitted. The nature and extent of “suitable” development is defined through the Draft Plan's Core and Delivery policies, many of which refer directly to the **CP3** hierarchy.
- 2.37 Very small settlements not mentioned in the settlement hierarchy will be treated simply as countryside, where development will contribute to farming enterprises, recreation, tourism, or involve the conversion of rural buildings and provision of essential community facilities, in accordance with **Core Policy CP15**.
- 2.38 **Chapter 5 | Making Places** provides a brief summary of the characteristics, constraints, role and function of each of Stroud District's current

The **current Local Plan** identifies a hierarchy of settlements, consisting of five distinct tiers. The evidence for the current hierarchy is contained within the 2014 **Settlement Role and Function Study**, which compares the District's towns and villages against a range of criteria, including size, access to services and facilities, level of retail provision and employment role.

In order to understand the current and expected future roles and functions of each of the main towns and villages in the District, and to help determine which places can support future growth and which places cannot, we have undertaken further work to assess each settlement's key characteristics and functions, relative to other settlements in the District (the **2018 Settlement Role and Function Study Update**).

Refreshing the data and extending the analysis has suggested some changes to the current hierarchy. Information about individual settlements' key characteristics and functionality, and how they compare to others in the District, has also helped to build a ‘case for growth’ for each settlement, which is reflected in the selection of proposed site allocations as well as policy wording throughout this Draft Plan. The ‘development strategy’ for each individual town and village seeks to address identified needs and opportunities that are particular to the settlement and its community.

Where can I find out more about the characteristics, role and function of particular settlements? ...▶

You can find fuller analysis, data and an explanation of individual settlements “case for growth” in our Settlements Role and Function Study (2014) and Update (2018), which are available through the Evidence Base pages of our website.



settlements and sets out the envisaged development strategy for each, including any proposed site allocations. The hierarchy distinguishes between settlements suited to (and capable of) meeting strategic growth needs and those with a more local community focus.

New settlements

2.39 The Draft Plan's development strategy anticipates that **Hunts Grove** (a planned urban extension to Gloucester) and the proposed "Garden Village" at **Newtown/Sharpness** will both include sufficient local facilities to achieve Local Service Centre status (Tier 2) in the future; while **Wisloe** "Garden Village" will function as a new Accessible Settlement with Local Facilities once complete (Tier 3a).

2.40 These future settlements are not included within the Settlement Hierarchy at present and the scale and nature of their growth and development is determined through their respective site allocation policies and subsequent planning applications. However, once development is sufficiently advanced to establish their anticipated role and function, it is expected that (through a future Local Plan Review) they will be defined as settlements in their own right, with settlement development limits, and **CP3** will then apply.

...Meeting the future needs of our individual towns and villages

Having taken into consideration local views, national policy and evidence where available, the strategy set out within this Draft Plan seeks to deliver:

- future growth targeted to settlements that have better access to services, facilities and infrastructure and which offer the best opportunities for sustainable development.
- appropriate limitation on the amount, scale and nature of any development at lower tier settlements.
- managed growth at each settlement, through a combination of site allocations and a policy framework that identifies an appropriate overall scale of growth, to be delivered through windfalls and other exceptions.
- growth that is sustainable and proportionate to each settlement's functionality, capacity and character, taking account of each settlement's relative constraints and opportunities.
- a policy framework that takes account of the cumulative impact of successive developments at a settlement, to ensure that the impacts of each individual proposal are seen in the context of the settlement's overall capacity for growth over the lifetime of the Plan.



2.5 Housing

Stroud District's housing requirement up to 2040

- 2.41 One of the Government's top priorities is to significantly boost the supply of homes in the country to meet housing needs and to address long term affordability issues. To deliver the housing required, the Government has introduced **housing targets** to be met by every local authority in the country. These are based on projections of local household needs and the relative cost of housing in each area. Departing from these minimum targets can only be justified in exceptional circumstances.
- 2.42 The Council has worked with adjoining authorities in Gloucestershire to prepare a **Local Housing Needs Assessment** that identifies the amount and types of housing that are likely to be needed during the Plan period to 2040. The assessment confirms the Government's requirement for the Draft Local Plan to provide for at least 638 new homes per year. This is a 40% increase from the figure in our **current Local Plan** of 456 homes per year. Last year 564 homes were built in the District.
- 2.43 Much of our natural population growth is due to increasing life expectancy, while changes in lifestyles and family structures mean that small and single-person households are on the rise. People are also moving here from other parts of Gloucestershire and the rest of the country, attracted by the quality of the environment. 638 new homes per year will address housing needs whilst also being sufficient to provide the future workers to support the economic growth likely to take place within the District. In addition to this figure, the Draft Plan identifies a target of 650 additional bedspaces in Class C2 care homes, to meet the needs of elderly people, although the provision of extra care dwellings may reduce this requirement.
- 2.44 To meet this new challenging target every year over a 20 year period requires the Draft Local Plan to identify land for at least **12,800** new homes. Some of the dwellings likely to be built from 2020

The development strategy needs to establish just how and where at least 8,000 new homes are to be located across the District by 2040

Calculating our residual housing requirement up to 2040 ▼			
Supply	A	Large sites commitments, at April 2019 (on sites with permission / under construction)	5,044
	B	Small sites commitments, at April 2019 (on sites with permission / under construction)	532
	C	Other firm commitments, at April 2019 (on sites subject to resolutions to grant permission)	164
	D	Total commitments (= A + B + C)	5,740
	E	Commitments (D) minus undeliverable sites	5,223
Requirement	F	Housing requirement 1 April 2019 to 31 March 2020	456
	G	Draft housing requirement 1 April 2020 to 31 March 2040 (= 638 pa x 20 years)	12,760
	H	Minimum residual housing requirement to 2040 (= F + G - E)	7,993
Allocated sites in Draft Local Plan			7,525
Small sites allowance (75 pa x 18 years)			1,350
Total housing supply in Draft Local Plan			8,875

▲ Table xx ... housing requirement to 2040



have already received permission or are firm “commitments” (i.e. they are awaiting signing of legal agreements). Not all permissions are likely to be implemented, though, and so an assessment of deliverability is undertaken every year. The latest assessment of the likely housing supply means that the residual number of homes that the Draft Local Plan must identify is actually at least **8,000** dwellings. **Table xx** (preceding page) illustrates this.

- 2.45 However, the Government is reviewing the methodology behind the housing requirement and the detailed supply will have changed by submission of the Draft Plan by November 2020. So these figures need to be kept under review and there may be further changes to the housing supply identified in the final Local Plan.

Stroud District’s housing distribution up to 2040

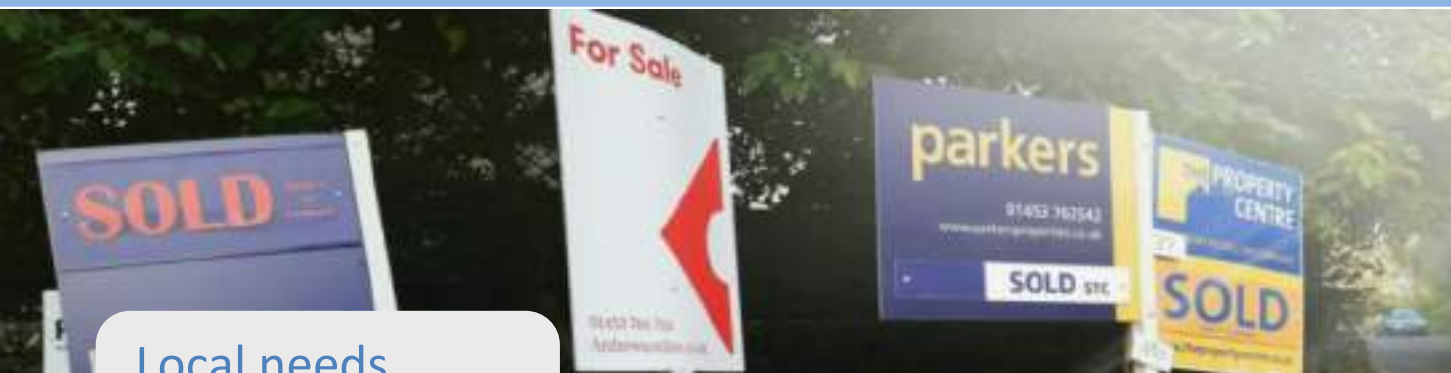
- 2.46 A range of potential locations capable of providing for housing needs in accordance with the overall growth strategy have been assessed and tested against planning and sustainability criteria, to determine the most appropriate locations.
- 2.47 The development strategy proposes housing allocations at the District’s existing main settlements, on the **edge of Gloucester** and at two new settlements to be located at **Sharpness** and at **Wisloe** within the Severn Vale (A38/M5 corridor).
- 2.48 Modest housing allocations will also be delivered at the local service centres of **Berkeley**, **Minchinhampton**, **Nailsworth** and **Painswick** and lesser levels of housing will be allocated at the Tier 3a villages of **Brimscombe and Thrupp**, **Frampton-on-Severn**, **Kings Stanley**, **Kingswood**, **Leonard Stanley** and **Whitminster**.
- 2.49 Other housing proposals will be supported, in accordance with the Draft Plan’s settlement hierarchy, within settlement development limits and, in specifically defined policy cases, outside of settlement development limits. These additional elements of supply will deliver levels of housing growth above the minimum requirement, providing for flexibility and headroom.

[Mini map here]

Strategic sites ▼	Number of dwellings at each
Cam North West	700
Cam North East Extension	180
Hunts Grove Extension	750
Sharpness Docks	300
Sharpness	2,400 (5,000 by 2050)
Stonehouse North West	650
Wisloe	1,500
Local sites at smaller settlements ►	1,045 (cumulative)
Total	At least 7,500

▲ Table xx ... distribution of housing across Stroud District
(Core Policy CP2)





Local needs...

- 2.50 Public consultation has highlighted a range of housing issues facing Stroud District, while our **Local Housing Needs Assessment** identifies the amount and types of housing that are likely to be needed during the Plan period to 2040.
- 2.51 The Draft Plan's development strategy seeks to tackle local housing needs that aren't currently being addressed by the market, including opportunities to grow the rented sector and to meet those wishing to build their own homes. We also highlighted the need to find ways for young people to be able to stay within rural neighbourhoods and to meet the needs of older people or those with disabilities through flexible forms of accommodation including 'lifetime homes'.
- 2.52 The Stroud District **Settlement Role and Function Study Update** (2018) highlighted the fact that housing accessibility and housing affordability varies markedly across different parts of the District. Effects on social cohesion and the vitality of communities may be particularly acute in settlements that have seen low levels of housing growth in recent decades, including some communities in the AONB, many of which are highly constrained, yet have some of the District's highest property prices and are likely to be amongst the most affected by the District-wide trend towards an ageing population.
- 2.53 Evidence shows that:
- **House prices** have increased by the highest percentage within the South West when compared to the other regions of England.
 - Much of the **housing stock** in the District is quite old and the worst housing conditions are most evident in the private rented sector.
 - Stroud on average is one of the least deprived districts/unitary authorities in the country. However, there are **pockets of deprivation**, particularly in relation to housing and service provision.



Local need... ▲ ▶

Residents were able to move into brand new Council homes completed in Cam recently. Like many places in the UK, housing affordability is a particular issue for young families and first time buyers across the District. Nationally, home ownership among 25- to 34-year-olds has fallen from 59 % just over a decade ago to just 37 % today.



...Meeting Stroud District's housing needs up to 2040

Having taken into consideration local views, national policy and evidence where available, the housing strategy set out within this Draft Plan seeks to deliver:

- at least 638 new homes per year for a 20 year period
- a mix of brownfield and greenfield allocated housing sites of varying sizes to ensure delivery is maintained throughout the plan period
- opportunities to bring forward housing development on brownfield sites through the identification and potential allocation of sites appropriate for housing on the Brownfield Land Register
- a proportion of affordable homes on all sites of 10 dwellings or above in urban areas and on all sites of above 5 dwellings in designated rural areas
- additional affordable homes working with parish councils, co-operatives, community land trusts and community housing groups
- minimum dwelling sizes, subject to evidence of need, to avoid town cramming
- a mix of dwelling types (1 bed, 2 bed, 3 bed, 4+ bed, flats, houses, bungalows, etc.) on Local Plan housing sites, in proportion to identified local needs
- design guidance that supports flexible accommodation to 'lifetime homes' standards and in support of healthy living
- build to rent homes as a proportion of Local Plan housing sites, subject to local needs
- exception sites for first time buyers and renters, subject to local needs
- rural exception sites to meet local affordable needs
- small scale housing in rural areas in the interests of social sustainability, subject to local community support
- self and custom built homes to meet needs identified on the self and custom built register, through a combination of site allocations, proportionate development on Local Plan housing sites and rural exception sites
- homes for older people, including sheltered, enhanced sheltered, extra care, registered care provision on Local Plan housing sites, designed to standards allowing people to live for longer in their own homes
- sites to meet the specific needs of local gypsies and travellers and travelling showpeople
- housing for local people, including where appropriate, using local occupier clauses to ensure local housing needs are met within or adjacent to existing communities



2.6 Local economy and jobs

Stroud District's employment requirement up to 2040

- 2.50 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. 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.
- 2.51 Work on developing an economic and employment strategy for Gloucestershire is ongoing. The Local Enterprise Partnership GFirstLEP is in the process of producing a **Local Industrial Strategy**. Working with other Gloucestershire councils, the District Council is commissioning an **Economic Needs Assessment** to explore options for a future economic growth strategy for Gloucestershire and what this will mean in terms of employment policies and sites.
- 2.52 The latest job forecasts for the District suggest the need to plan for between 2,300 and 6,300 net new jobs (2020-2040). Previous forecast models have suggested that the District has a significant oversupply of employment land to meet these requirements. However, these models take no account of pent up demand, failures in the property market or the need for a range of sites and locations to provide for choice and a continuum of supply beyond the Plan period.
- 2.53 Further work is required to identify future land requirements. However, based upon past take up rates, there is a need to provide at least 50 ha of additional employment (B1-B8) land (2020 to 2040). In quantitative terms, a significant amount of land and premises likely to be required from 2020 have already received permission or are firm "commitments" (i.e. they are awaiting signing of legal agreements). However, not all permissions are likely to be implemented and there has been a steady and significant loss of employment land to other uses which needs to be reflected

The development strategy needs to ensure that sufficient employment land is provided to meet the future needs of business and balance the planned housing growth

Calculating our residual employment requirement up to 2040 ▼			
Supply	A	Commitments, at April 2019 (on sites with permission / under construction)	5.10 ha
	B	Potential losses from 'B' uses, at April 2019 (on sites with permission)	16.7 ha
	C	Total commitments net of potential losses (= A - B)	34.3 ha
Requirement	D	Employment requirement for 1 April 2019 to 31 March 2020 (=2.32 ha p/a x 21 years)	48.7 ha
	H	Minimum residual employment requirement to 2040 (= D - C)	14.4 ha

▲ Table xx ... employment requirement up to 2040 (hectares)



[ILLUSTRATIONS HERE]

in calculations. The latest assessment of the likely employment land supply means that the residual amount of land that the Local Plan must identify is actually only **14 hectares**.

Table xx (preceding page) illustrates this.

- 2.54 However, these overall figures take no specific account of the locational needs of particular sectors of the economy. Nor do they reflect the need for qualitative improvements in existing stock which may not be able to be achieved on existing sites.
- 2.55 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. In addition many young people are choosing not to remain in Gloucestershire. 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. A higher value economy and better quality jobs will also be part of the solution.
- 2.56 There is considerable out-commuting to work, which presents a big challenge if we are to reduce our District's carbon footprint: as a



rural district, many people are car-dependent, so we also need to ensure that access to jobs, services and facilities can be improved in the future and our chosen strategy must enable more sustainable forms of transport to be used. In order to stem out-commuting Stroud will need to attract more knowledge-based industries, enabling greater employment opportunities for the highly skilled and well qualified working population. This suggests a need for the District to both increase and diversify its employment base, in order to provide local job opportunities appropriate to the workforce and to help reduce the number of people travelling to towns and cities beyond the District for work.

- 2.57 In seeking to address some of the District's employment trends and commuting imbalances, the current Plan supports growth in the following sectors:- construction, distribution, retailing, computing services, hotel & catering, transport, professional services, other business services and health and social work. Professional services, other business services, computing services and health and social work are identified as key growth areas to provide higher skilled jobs. The emerging **Local Industrial Strategy** is likely to focus on the economy's strengths within manufacturing services for the advanced engineering sector, agriculture and food manufacturing and emerging opportunities within the Green sector for clean growth and for supporting Cyber-tech innovation.

Stroud District's employment distribution up to 2040

- 2.58 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 new housing at **North East Cam** and **West of Stonehouse**. The Local Enterprise Partnership has a focus on the A38/M5/rail corridor as a location for growth reflecting the good connections to the Midlands and the South West.
- 2.59 Whilst a review of employment land provision is underway and the needs of particular sectors will need to be fully taken into account, the current key employment property areas are likely to continue to be priority locations for future growth under this development strategy. In addition, co-locating employment with housing provides the best opportunity for greater self containment and shorter journeys to work by means of transport other than the car. A side benefit may be that higher value residential land uses can help improve the viability of lower value employment land uses in mixed development proposals.
- 2.60 There are particular opportunities associated with developing new modern business park premises at **Quedgeley East** and at **Stonehouse** and for growing Green technologies at **Berkeley-Sharpness**.
- 2.61 Whilst the identification of large new allocations forms part of the strategy, 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 an increase in the demand for smaller, more flexible work environments, including co-working space and live-work units. These local forms of development are also supported in the Plan.



The draft strategy...

...Meeting Stroud District's employment needs up to 2040

Having taken into consideration local views, national policy and evidence where available, the employment strategy set out within this Draft Plan seeks to deliver:

- economic growth and additional jobs on and adjacent to existing high value employment sites and within the M5/A38/rail growth corridor
- new employment sites of varying sizes and locations to meet the specific locational requirements of different sectors, with particular support for green technology hubs
- support for affordable, low cost sites and premises with flexible terms for business start ups
- opportunities to foster on-going employment-education links
- new employment together with new housing to create sustainable communities and to reduce the potential for further out commuting
- support for the faster roll out of broadband
- support for co-working facilities, particularly at town centres
- continued support for appropriate farm diversification proposals, subject to environmental criteria
- a more flexible approach towards encouraging tourism businesses including accommodation, subject to more appropriate locational and environmental criteria
- regeneration of under-utilised or low value employment sites for other uses, provided this does not undermine key employment sectors.

[Mini map here]

Strategic sites ▼	Hectares at each
Quedgeley East Extension	5 ha
Javelin Park	9 ha
Sharpness Docks	7 ha
Sharpness	10 ha
Stonehouse North West	5 ha
Stonehouse Eco-Park (M5 J13)	10 ha
Wisloe	5 ha
Renishaw New Mills	10 ha
Total ▶	61 ha

▲ Table xx ... distribution of new employment land
(Core Policy CP2)



2.7 Our town centres

2.62 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.

2.63 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.

2.64 Recent investment in Stroud town centre at Merrywalks demonstrates that despite difficult market conditions it remains

feasible to improve existing and attract new comparison goods floorspace. Stroud has a strong independent retailing sector and there are opportunities to further enhance both this and the evening economy.

2.65 Wotton-under-Edge, Stonehouse and Nailsworth have the potential to increase their market share in terms of convenience goods floorspace, via qualitative improvements in the retail offer and clawback convenience goods capacity which is currently being lost to other settlements (including Stroud). There are opportunities to improve the quality of comparison goods floorspace provision within each of the main town centres in the District, although realism is required in relation to the ability for the main towns to significantly improve their respective market shares.

2.66 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.

Study findings...

A **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.



2.67 The Draft Local Plan establishes a **retail hierarchy (Core Policy CP12)** based upon the function of the town centres and supports proposals for improving the quantity and quality of retail floorspace at the main town centres, particularly at Stroud. Proposals are directed in the first instance to town centre locations, with edge and out of centre proposals tested against their impact on the health of nearby town centres. However, it is recognised that the core area for shopping needs to be balanced with a more flexible approach to other uses outside of these areas, so that other leisure, community, employment and residential uses can help to retain vitality and viability in our town centres.

2.68 Before the Draft Local Plan is submitted to Government, the Council will assess the latest retail forecasts to determine whether any additional comparative or comparison floorspace is required to address needs. At this stage, it is anticipated that the growth of new communities will require modest provision of additional convenience floorspace, to be located at planned local centres. However, in the current retail climate, additional comparative floorspace is unlikely to be required. The Draft Local Plan does, however, identify a number of physical enhancements to support the District's main town centres.

[ILLUSTRATIONS HERE]



The draft strategy...

Having taken into consideration local views, national policy and evidence where available, the town centre strategy set out within the Draft Plan seeks to deliver:

- the level and type of future retail floorspace needed for at least a ten year period
- a more flexible planning policy framework, which prioritises retail uses within primary frontages but allows for a more diverse range of supporting uses in secondary areas
- continued support for town centres as the most appropriate location for main retail and leisure uses especially for young people
- office uses providing work spaces with flexible rental arrangements in town centres
- support for existing markets and sites and/or policies which support further markets

Stroud

- improvements to the Merrywalks shopping centre and retail and leisure offer
- the redevelopment of brownfield sites (including those identified in the Stroud Town Centre Neighbourhood Plan) for appropriate uses including housing, retail and leisure
- improvements to Stroud station; and investigate the potential for an integrated transport hub
- walking and cycling links to and from the Stroudwater canal and the wider Stroud valleys network

Nailsworth

- pedestrian improvements to Market Street
- redevelopment of the town square area to provide a better retail and leisure experience, including new homes and open space
- an improved and centrally located town council, library and tourism facility
- improved walking and cycling links to the wider Stroud valleys network

Dursley

- brownfield sites for redevelopment for housing and town centre uses
- access improvements to Market Hall, if practical
- environmental improvements to Parsonage Street
- urban design, signage and public realm improvements and other proposals as set out in the Dursley Neighbourhood Plan
- improved walking and cycling links connecting with Cam and Uley

Wotton-under-Edge

- opportunities for town centre improvements facilitated by the provision of additional parking
- priorities set out in the Community Plan Update 2016
- the Greenway cycle and walking route, subject to further feasibility work

Stonehouse

- better cycling and walking links, with signage to / from the canal to the wider Stroud valleys network
- proposals set out in the Stonehouse Neighbourhood Plan





Other centres

At the District Centres of **Berkeley**, **Cam**, **Minchinhampton** and **Painswick**, the Draft Plan supports public realm improvements, signage and improved walking and cycling links from existing and future development. At Cam centre, the proximity of new development will provide opportunities to complete the Greenway cycle and walking link connecting the centre with Cam & Dursley rail station and Dursley, to enhance use of the adjacent Rackleaze wildlife area for leisure use and to improve walking and cycling from Draycott to the centre.

Leisure... ▶

Recent years have seen a rise in the number of leisure uses at town centre locations; many of our town centres benefit from independent cafes and shops, traditional markets and an attractive landscape setting.



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2.8 Local green spaces and community facilities

Study findings...

2.69 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 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.

2.70 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.

A new **Open Space, Green Infrastructure (GI), Sport and Recreation Study** has been produced for the District, which includes a full audit of all accessible open spaces across the District. The study identifies the quality, quantity and accessibility of current provision, produces local provision standard recommendations in accordance with relevant guidance and local needs, and identifies opportunities to protect and extend the green infrastructure network.

Key findings include:

- The distribution of open space varies across the District, however, there are identified shortages of at least 1 typology of open space in all Parishes and clusters/sub areas.
- Access to formal open space is concentrated within populated areas. There is generally good access to large areas of natural green space across the eastern half of the district, with large gaps in the western part of the district.
- The majority of open spaces surveyed are of good quality. Local households however rated facilities for teenagers, artificial turf pitches and tennis/netball courts as poor or worse. In contrast, households rated parks and recreation grounds, woodlands, wildlife areas and nature reserves as being good or very good.
- A series of strategic and district GI corridors have been identified and key opportunities highlighted where gaps in the network could be filled through positive intervention.
- Potential sport, health and wellbeing hubs focused around playing pitches have been identified in the north and south of the District as well as a number of other priority pitch related projects.



2.71 Future housing and population growth will increase localised demand for many forms of open space and sports facilities and it will be important to review the level of provision, especially in areas of rapid population change.

- There is scope for further health and fitness facilities at leisure centres and for further indoor waterspace opportunities. Existing Council owned pools are in good condition and well used.
- Whilst the quantity of sports halls is good and there is a strong record of community use and management of school facilities, some of the older school sports halls are in need of upgrade and repair and some sports would benefit from bespoke facilities e.g. gymnastics.
- There is a lack of “track and field” training facilities for athletes and indoor tennis facilities, although there is provision in Gloucester.
- There is generally a good spread of community halls across the District. In some locations their upgrading will help to meet community needs where access to more centrally planned leisure centres is difficult.

[ILLUSTRATIONS HERE]

[1]



...Meeting Stroud District's community and green space needs up to 2040

Having taken into consideration local views, national policy and evidence where available, the open space and community strategy set out within this Draft Plan seeks to deliver:

- policy protection for important open spaces within settlements, outdoor recreation facilities, playing fields or allotments, within or relating to settlements
- a mapped GI network, linking urban areas to the wider countryside, identifying important habitats, landscape features, river and green corridors and ecological networks
- a set of standards for local open space, sport and recreation facility provision, to guide future development
- site opportunities to address shortfalls in local open space, sport, recreation and community facility provision and to address gaps in the GI network and enhance the network function
- restoration of the derelict canal between Stonehouse and Saul Junction, reconnecting Stroudwater Navigation to the Gloucester & Sharpness Canal, including creating 30 hectares of biodiverse habitat and canal towpath
- improvements to the Stonehouse to Nailsworth cycleway, including biodiversity improvement and resurfacing work; creation of the Cam, Dursley and Uley Greenway and provision of a new Greenway linking Wotton under Edge, Kingswood and Charfield
- support for the identification of local green spaces through Neighbourhood Development Plans and the protection of community facilities through existing Assets of Community Value legislation
- opportunities to address identified community needs in association with new development through the Community Infrastructure Levy (CIL) and s106 agreements
- support for the planned provision of community facilities alongside housing growth, through masterplanning of strategic and other major developments
- continued protection of identified areas of biodiversity, landscape, and heritage importance
- a mitigation strategy for the Cotswold Beechwoods SAC to assess and address recreational pressures including from growth within Gloucester.

2.8 Core policies

- 2.11 The six 'Core Policies' in this chapter sit at the heart of the Plan. They are the principal means of defining and delivering the Draft Plan's proposed development strategy. There are further Core Policies relating to **Homes and Communities**, **Economy and Infrastructure** and **Our Environment and Surroundings** in **Chapters 4, 5 and 6**, along with detailed 'Delivery Policies' on a range of topics.
- 2.12 This chapter sets out six proposed Core Policies and summarises why the wording of these draft policies may differ from the Core Policies in the **current (2015) Local Plan**. At this stage, the policies are not accompanied by full supporting text. This will be developed and refined for the next iteration of the Local Plan (the Pre-submission Plan, anticipated Autumn 2020), taking account of evidence and relevant views expressed through this public consultation.

Delivering Carbon Neutral by 2030

* NEW * Core Policy DCP1 ►

Summary of proposed changes to this policy:

- 2.13 Replacement of current presumption in favour of sustainable development policy, as the NPPF provides this national policy framework. New overarching policy reflects the Council's commitment for the District to become Carbon Neutral by 2030.

* NEW * Core Policy DCP1 Delivering Carbon Neutral by 2030

Stroud District will become Carbon Neutral by 2030 ahead of the Government target of net Zero Carbon 2050. To support this target all new development must be:

- located where the form and mix of development itself or proximity to essential services and facilities minimises the need to travel;
- designed to discourage the use of the private car, irrespective of fuel source, by prioritising in order of importance: walking, cycling and public transport to deliver the highest possible share of trips by the most sustainable travel modes;
- designed to maximise green infrastructure to sequester carbon and to support local food production;
- designed to follow the Energy Hierarchy principle of reducing energy demand, supplying energy efficiently / cleanly and using onsite low or zero carbon energy generation to meet standards which move progressively towards zero carbon, in terms both of regulated and unregulated emissions. Accordingly, new development should be constructed to achieve the highest viable energy efficiency and designed to maximise the delivery of decentralised renewable or low-carbon energy generation;
- designed to reduce vulnerability to and provide resilience from the impacts arising from a changing climate whilst not increasing the potential for increased greenhouse gas emissions in doing so.



Strategic growth and development locations

Core Policy CP2 ►

Summary of proposed changes to this policy:

- 2.11 Additional growth requirements reflect national policy and the results of local needs assessments. Locations reflect the proposed development strategy and Duty to Cooperate requirements and take account of the detailed assessment of sites.

Core Policy CP2

Strategic growth and development locations

Stroud District will accommodate at least 12,800 additional dwellings, 650 additional care home bedspaces and at least 50 hectares of additional employment land to meet the needs of the District for the period 2020-2040.

Strategic development sites to meet needs are allocated at the following locations:

Location	Employment ▼	Housing ▼
Cam North West		700
Cam North East Extension		180
Hunts Grove Extension		750
Javelin Park	9 ha	
Quedgeley East Extension	5 ha	
Renishaw New Mills	10 ha	
Sharpness Docks	7 ha	300
Sharpness	10 ha	2,400 (5,000 by 2050)
Stonehouse North West	5 ha	650
Stonehouse - Eco Park M5 J13	10 ha	
Wisloe	5 ha	1,500

Local development sites are allocated at the following settlements:

Settlement	Housing (cumulative total) ▼
Berkeley	120
Brimscombe & Thrupp	190
Cam	15
Dursley	10



Settlement	Housing (cumulative total) ▼
Frampton-on-Severn	30
Kingswood	50
Leonard Stanley	40
Minchinhampton	80
Nailsworth	105
Newtown & Sharpness	70
Painswick	20
Stonehouse	10
Stroud	265
Whitminster	40

In addition to allocated sites, development will take place in accordance with the Settlement Hierarchy set out in this Plan ([Core Policy CP3](#)).

Housing development will take place within settlement development limits, B-class employment development will take place at designated employment areas and retail development will take place in accordance with the Retail Hierarchy ([Core Policy CP12](#)).

Limited development will take place outside of these designated areas and in accordance with other policies of the Plan.

Stroud District will make a contribution to meeting the unmet housing needs of Gloucester City for the Plan period by providing for growth at the following location, subject to it being required to meet needs and provided locating growth at this location is consistent with the approved strategy for the Joint Core Strategy Review:

Location	Housing ▼
Land at Whaddon	2,500

Our towns and villages

Core Policy CP3 ►

A hierarchy for growth and development across the District's settlements

- 2.12 The settlements identified in [Core Policy CP3](#) all have defined settlement boundaries or "settlement development limits" (SDL), within and (exceptionally) adjacent to which suitable development may be permitted.
- 2.13 Very small settlements not mentioned in the settlement hierarchy will be treated as open countryside, where development will be restricted to that which contributes to diverse and sustainable farming enterprises, recreation, tourism, or involves the conversion of rural buildings and the provision of essential community facilities, in accordance with [Core Policy CP15](#).

Summary of proposed changes to this policy:

- 2.14 Proposed changes reflect additional support for brownfield development, evidence from the **Settlement Role and Function Study Update (2018)** and the proposed development strategy. SDLs are shown on the Policies Map for the **current Local Plan**; proposed changes to some individual SDLs are set out in **APPENDIX A**.

Proposals for new development should be located in accordance with the District's settlement hierarchy. This will ensure that development reduces the need to travel and promotes sustainable communities, based on the services and facilities that are available in each settlement. The use of previously developed land and buildings within settlements will be given substantial weight.

Tier 1 - Main settlements

Cam and Dursley, Stonehouse, Stroud

These are the District's largest and most populous settlements, each of which benefits from transport infrastructure that enables good access to key services and facilities, with good links to their suburbs and "satellite" communities. They are the primary focus for growth and development, with a view to safeguarding and enhancing their strategic roles as employment and service centres. They will continue to provide significant levels of jobs and homes, together with supporting community facilities and infrastructure to meet their economic potential in the most sustainable way. Further development will be achieved through strategic allocations, development within settlement development limits, town centres and employment sites and (exceptionally) adjacent to settlement development limits, subject to fulfilling the criteria set out in the Plan's Core and Delivery policies.

Tier 2 - Local Service Centres

Berkeley, Minchinhampton, Nailsworth, Painswick, Wotton Under Edge; Hunts Grove (anticipated)

These market towns and large villages have the ability to support sustainable patterns of living in the District because of the facilities, services and employment opportunities they each offer. They have the potential to provide for modest levels of jobs and homes, including through sites allocated in this Plan, in order to help sustain and, where necessary, enhance their services and facilities, promoting better levels of self containment and viable, sustainable communities. Further development will be achieved through strategic allocations, development within settlement development limits, town centres and employment sites and (exceptionally) adjacent to settlement development limits, subject to fulfilling the criteria set out in the Plan's Core and Delivery policies.

Tier 3a - Accessible Settlements with Local Facilities

Hardwicke, Chalford, Manor Village (Bussage), Brimscombe & Thrupp, Eastington, Kings Stanley, Leonard Stanley, Frampton on Severn, Newtown & Sharpness, Kingswood, Whitminster, North Woodchester

These medium-sized and large villages are generally well-connected and accessible places, which provide a good range of local services and facilities for their communities. These villages benefit from their proximity and/or connectivity to higher tier settlements or transport corridors, which enables access to employment and key services and facilities elsewhere, and which may offer some scope for further transport and accessibility improvements. These are relatively sustainable locations for development, offering the best opportunities outside the District's Main Settlements and Local Service Centres for greater self-containment. Some of these settlements outside the AONB may have scope to help meet the housing needs of more constrained Tier 1 or Tier 2 settlements. However, their scope for future growth (in addition to any sites already allocated in this Plan) is constrained. Further development will be focused inside settlement development limits or (exceptionally) on the edge of settlements, subject to meeting criteria set out in the Plan's Core and Delivery policies, and will principally meet specific local housing, employment and community infrastructure needs, with a view to safeguarding or enhancing each settlement's current role, function and accessibility.

Tier 3b – Settlements with Local Facilities

Whiteshill & Ruscombe, Upton St Leonards, Uley, Slimbridge, Bisley, Coaley, North Nibley, Oakridge Lynch, Amberley, Horsley, Miserden

These small and medium-sized rural villages provide a range of services and facilities for their communities, but some have poor access to key services and facilities elsewhere and they all face significant environmental constraints to growth. There are no site allocations at any of these settlements. However, there may be scope for some development to meet specific local housing, employment or community infrastructure needs, either within or (exceptionally) adjacent to the settlement development limit, subject to fulfilling the criteria set out in this Plan's

Core and Delivery policies. Any such development will seek to sustain or enhance the settlement's existing role, function and accessibility.

Tier 4a - Accessible Settlements with Basic Facilities

"Old" Bussage, Cambridge, Eastcombe, Newport, Nympsfield, Selsley, South Woodchester

These small and very small villages provide a limited range of services and facilities for their communities. Whilst they may be unable to meet residents' day to day requirements, these are relatively well-connected and accessible settlements, which benefit from their proximity and/or connectivity to higher tier settlements or transport corridors. These settlements are relatively less sustainable locations for growth, compared to Tier 1-3 settlements, and most face significant environmental constraints. However, there may be scope for very limited development to meet specific local housing, employment or community needs, either within or (exceptionally) adjacent to the settlement development limit, subject to fulfilling the criteria set out in this Plan's Core and Delivery policies. Any such development will seek to sustain or enhance the settlement's existing role, function and accessibility and to boost community vitality and social sustainability.

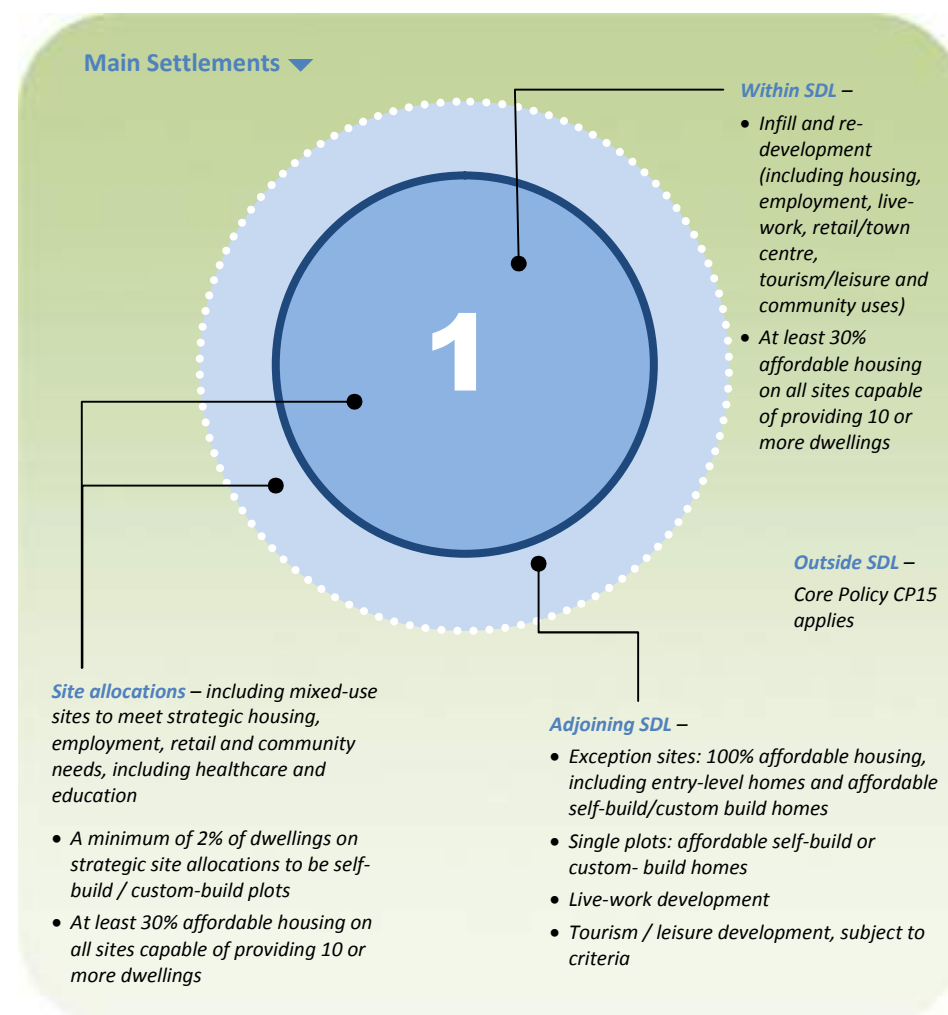
Tier 4b – Settlements with Basic Facilities

Arlingham, Box, Brookthorpe, Cranham, France Lynch, Haresfield, Hillesley, Longney, Middleyard, Randwick, Saul, Sheepscombe, Stinchcombe, Stone

These small and very small rural settlements provide basic or minimal facilities for their communities, but lack the range of services to meet day to day requirements. These are generally inaccessible and unsustainable locations for growth, with significant environmental constraints. However, there could be scope for very limited development to meet specific local housing, employment or community needs, either within or (exceptionally) adjacent to the settlement development limit, subject to fulfilling the criteria set out in this Plan's Core and Delivery policies, to boost community vitality and social sustainability.

The settlements named in this hierarchy all have defined settlement boundaries or "settlement development limits" (SDL). Suitable development may be permitted within and (exceptionally) adjacent to SDLs, in accordance with other detailed policies in the Plan.

*Very small settlements not mentioned in the settlement hierarchy will be treated as open countryside, where **Core Policy CP15** will apply.*



Local Service Centres ▼

Outside SDL –
Core Policy CP15
applies

2

Site allocations – including mixed-use sites to meet both local and strategic housing, employment, retail and community needs, including healthcare and education

- A minimum of 2% of dwellings on strategic site allocations to be self-build / custom-build plots

Within and adjoining SDL –
Including on allocated sites

- At Berkeley and Nailsworth, at least 30% affordable housing on all sites capable of providing 10 or more dwellings
- At Minchinhampton, Painswick and Wotton-Under-Edge, at least 30% affordable housing on all sites capable of providing 4 or more dwellings

Within SDL –

- Infill and re-development (including housing, employment, live-work, retail/town centre, tourism/leisure and community uses)

Adjoining SDL –

- Exception sites: 100% affordable housing, including entry-level homes and affordable self-build/custom build homes
- Single plots: affordable self-build or custom-build homes
- Live-work development
- Tourism / leisure development, subject to criteria

Settlements with Local Facilities ▼

Outside SDL –
Core Policy CP15
applies

3

Site allocations – at the higher performing and most accessible 3a settlements, principally to meet local housing and community needs

Within and adjoining SDL –
Including on allocated sites

- At Hardwicke, Kings Stanley and Leonard Stanley, at least 30% affordable housing on all sites capable of providing 10 or more dwellings
- At all other Tier 3a and 3b settlements, at least 30% affordable housing on all sites capable of providing 4 or more dwellings
- Protection of individual village shops, pubs and other community uses

Within SDL –

- Infill and re-development (including housing, employment, live-work, tourism/leisure and community uses)

Adjoining SDL –

- Exception sites: 100% affordable housing, including entry-level homes and affordable self-build/custom build homes
- Single plots: affordable self-build or custom-build homes
- Live-work development
- Tourism / leisure development, subject to criteria

Settlements with Basic Facilities ▼

Outside SDL –
Core Policy CP15
applies

4

Within and adjoining SDL –

- Tourism / leisure development, subject to criteria
- Protection of individual village shops, pubs and other community uses

Within SDL –

- Infill and re-development (housing, employment, live-work and community uses)
- At least 30% affordable housing on all sites capable of providing 4 or more dwellings.

Adjoining SDL –

- Exception sites: 100% affordable housing, including entry-level homes and affordable self-build/custom build homes
- Single plots: affordable self-build or custom-build homes
- Small schemes of up to 9 dwellings – not exceeding a 10% cumulative increase in the settlement's total dwellings during the Plan period. At least 30% affordable housing on all sites capable of providing 4 or more dwellings. These to be restricted to people in need with a strong local connection
- Live-work development





Making places

Core Policy CP4 ►

Making Places: a Spatial Vision for the Stroud District

- 2.11 The Local Plan includes a spatial vision for the whole District, which is set out at the start of this chapter ([Chapter 2 | Development Strategy](#)). It also includes a series of “mini visions” for parish cluster areas, which reflect the distinct qualities, issues, constraints and opportunities that exist in different parts of the overall area (see [Chapter 3 | Making Places](#)). The visions set out the envisaged and desired effects that the development strategy should have on particular parts of the District.
- 2.12 **Core Policy CP4** is intended to underpin both the Local Plan visions and the strategic objectives.

Summary of proposed changes to this policy:

- 2.13 There are no proposed changes to this policy, aside from punctuation.

Core Policy CP4 Place Making

All development proposals shall accord with the Mini Visions and have regard to the Guiding Principles for that locality, as set out in this Plan and shall be informed by other relevant documents, such as any design statements adopted as Supplementary Planning Documents. Proposals will be expected to:

1. Integrate into the neighbourhood: take account of connectivity; be located close to appropriate levels of facilities and services; reduce car dependency; improve transport choice; support local community services and facilities; and meet local employment or housing requirements in terms of mix, tenure and type;
2. Place shape and protect or enhance a sense of place: create a place with a locally-inspired or distinctive character (whether historic, traditional or contemporary) using appropriate materials, textures, colours and locally-distinctive architectural styles; working with the site topography, orientation and landscape features; as well as protecting or enhancing local biodiversity, the historic environment and any heritage assets;
3. Create safe streets, homes and workplaces: where buildings are positioned with landscaping to define and enhance streets and spaces; assist finding your way around with focal points or landmarks; provide permeability, reduce car domination of the street and reduce vehicle speeds; provide shared or social spaces on the streets (where appropriate); create safe well managed attractive public and private amenity spaces; and provide adequate external storage space for waste bins, recycling materials and bicycle storage.



Core Policy CP5 ►

Principles for the siting, design and construction of strategic development.

- 2.14 Proposed strategic sites are identified in **Core Policy CP2**. Any development of a strategic scale will be expected to fulfil the requirements of **Core Policy CP5**.

Summary of proposed changes to this policy:

- 2.15 There are no proposed changes to this policy.

Core Policy CP5

Environmental development principles for strategic sites

Strategic sites will:

1. Be built at an appropriate density that is acceptable in townscape, local environment, character and amenity terms
2. Be low impact in terms of the environment and the use of resources
3. Be readily accessible by bus, bicycle and foot to shopping and employment opportunities, key services and community facilities; and will contribute towards the provision of new sustainable transport infrastructure to serve the area, in seeking to minimise the number and distance of single purpose journeys by private cars
4. Have a layout, access, parking, landscaping and community facilities in accordance with an approved indicative masterplan
5. Be located to achieve a sustainable form of development and/or support regeneration. Development proposals should incorporate a negotiated design code/framework.

Applications for all strategic sites (both residential and non-residential) will be required to provide a statement demonstrating how sustainable construction principles have been incorporated. This should address demolition, construction and long term management. This will be expected to show how the proposal maximises its contribution towards the following objectives:

- A. Sustainable sourcing of materials and their efficient and appropriate use, including their durability
- B. Minimising waste and maximising recycling
- C. Incorporating Sustainable Drainage Systems
- D. Minimising water consumption
- E. Minimising energy consumption and improving energy performance
- F. Minimising net greenhouse gas emissions of the proposed development
- G. Maximising low or zero carbon energy generation.

Where the Council considers it could be likely that the proposal will result in significant adverse environmental effects during the construction phase, a Construction Environmental Management Plan (CEMP) will be required.



Infrastructure and developer contributions

Core Policy CP6 ►

2.16 Most infrastructure required by a new development will be provided on-site by the developer and incorporated within the overall design concept for the scheme. In cases where off-site provision is required, various types of contributions can be secured, depending upon the nature of the proposed development.

2.15 The Community Infrastructure Levy (CIL) enables contributions from development to be pooled to deliver District infrastructure priorities. CIL will be subject to review in accordance with national legislation and advice.

Summary of proposed changes to this policy:

2.16 There are no proposed changes to this policy.

Core Policy CP6

Infrastructure and developer contributions

The Council will work with partners to ensure that infrastructure will be in place at the right time to meet the needs of the District and to support the development strategy. This will be achieved by:

1. The preparation and regular review of the Infrastructure Delivery Plan (IDP) for the District that will set out the infrastructure to be provided by partners, including the public sector and utilities
2. Securing contributions to all aspects of land use, infrastructure and services that may be affected by development, in accordance with the District Council's identified priorities and objectives for delivering sustainable communities
3. The preparation of a Community Infrastructure Levy (CIL) charging schedule that sets out the level of developer contributions towards new or upgraded infrastructure to support the overall development strategy
4. Negotiating appropriate planning obligations to mitigate any adverse impacts of proposed development, while avoiding duplication of payments made through CIL.

Where implementation of a development would create a need to provide additional or improved infrastructure and amenities, would have an impact on the existing standard of infrastructure provided, or would exacerbate an existing deficiency in their provision, the developer will be expected to make up that provision for those local communities affected. Where the developer is unable to make such provision, the Council will require the developer to make a proportionate contribution to the overall cost of such provision through a legal agreement and/or Community Infrastructure Levy.

Various types of contribution will be used, including the following:

- i) In-kind contributions and financial payments
- ii) Phased payments and one-off payments
- iii) Maintenance payments
- iv) Pooled contributions
- v) A combination of the above.

In determining the nature and scale of any provision, the Council will have regard to viability considerations and site specific circumstances.



3 Making Places | Shaping the future of Stroud District

[1] ©Nick Turner





In developing a Local Plan for the District, it is important to have a vision of the kind of place we want to be living in, working in or visiting in the future. This chapter takes a closer look at the opportunities, needs, priorities and distinct characteristics of different parts of the District, and how particular places are likely to be affected by strategic growth.

Making Places | Shaping the future of Stroud District

3.0 A spatial vision for Stroud District

- 3.1 ● The Stroud Valleys
- 3.2 ● The Stonehouse cluster
- 3.3 ● Cam & Dursley
- 3.4 ● Gloucester's rural fringe
- 3.5 ● The Berkeley cluster
- 3.6 ● The Severn Vale
- 3.7 ● The Wotton cluster
- 3.8 ● The Cotswold cluster





3.0 Making Places | a spatial vision for Stroud District

- 3.1 The Draft Plan is founded on an over-arching vision for the District as a whole, which is a cornerstone of the development strategy, and is set out in **Chapter 2**.
- 3.2 Derived from this, **Chapter 3 | Making Places** sets out a spatial vision which consists of a series of eight place-making ‘mini visions’ for distinct parts of the District. Using facts and figures gathered about all the District’s parishes, together with outcomes from public consultation, the spatial vision aims to focus the over-arching goals of the main vision and the strategic objectives in a way that responds more specifically to local priorities, issues and needs.
- 3.3 Whilst some places in the District have a need for development or are suited to strategic levels of growth, others are not. The spatial vision identifies areas that are likely to see significant changes; and areas that will not. It pictures what the various levels of change or growth could mean for the District’s diverse

communities, settlements and landscapes. It sets out the envisaged and desired effects that the development strategy should have on particular parts of the district, including information about the proposed strategic growth areas and local sites, the kind of development that could happen at each place and how this is intended to help achieve the overall vision for the District’s future.

- 3.4 The Plan’s spatial vision for the District (and the eight ‘mini visions’ that feed into it) is illustrated in the **Spatial Vision Diagram (fig.x)** (over the page). Over the following pages, eight ‘mini visions’ for eight parish cluster areas are set out in detail.
- 3.5 **Core Policy CP4 (Chapter 2 | Development Strategy)** emphasises that the Local Plan visions underpin the Draft Plan’s development strategy.

“Parish clusters”

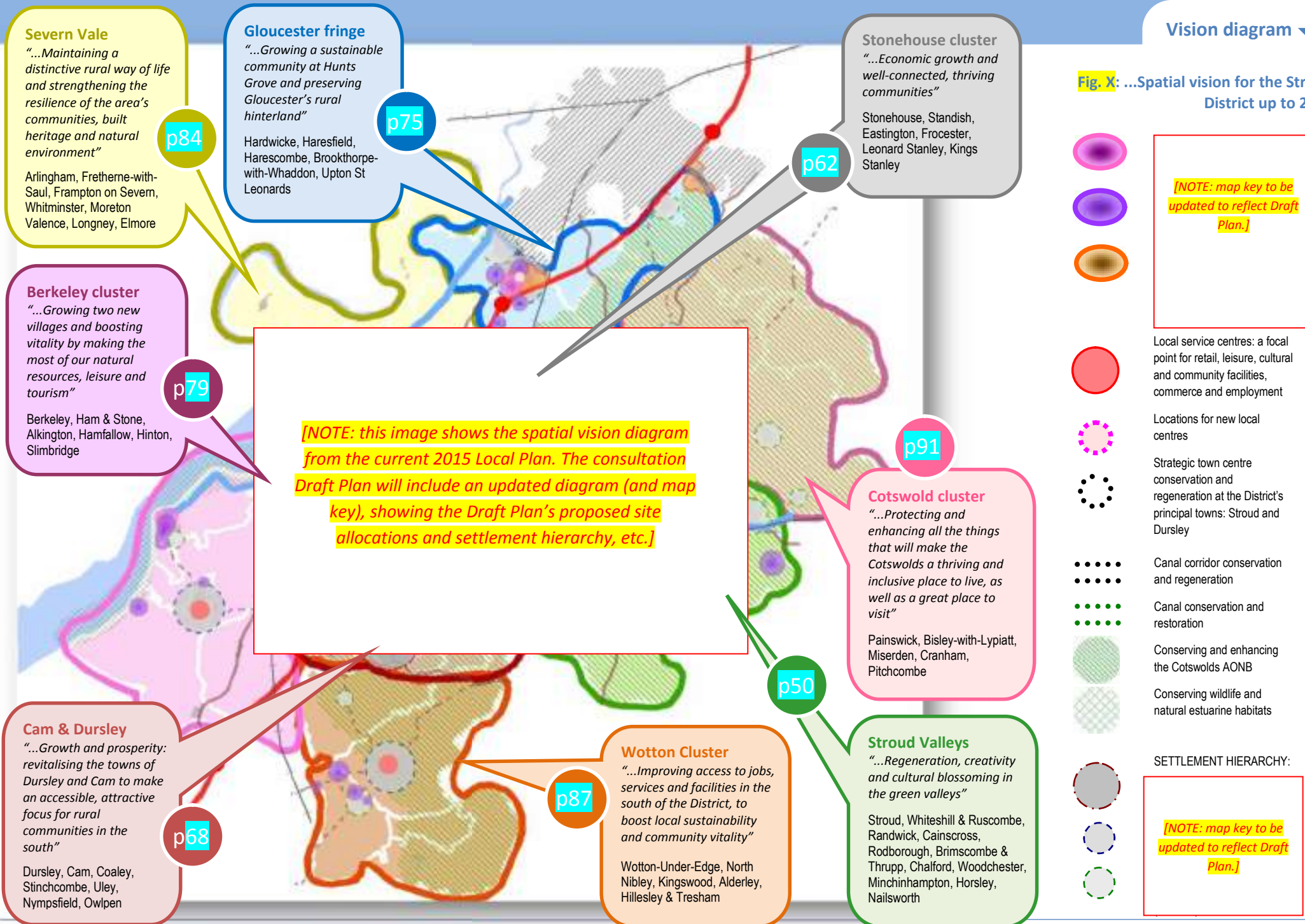
- 3.6 The “parish clusters” that appear throughout this Plan originated with the drafting of the 2015 Local Plan. By grouping parishes that share some geographic and functional similarities, we have been able to build up a picture of the particular needs and opportunities that most concern different parts of the District.

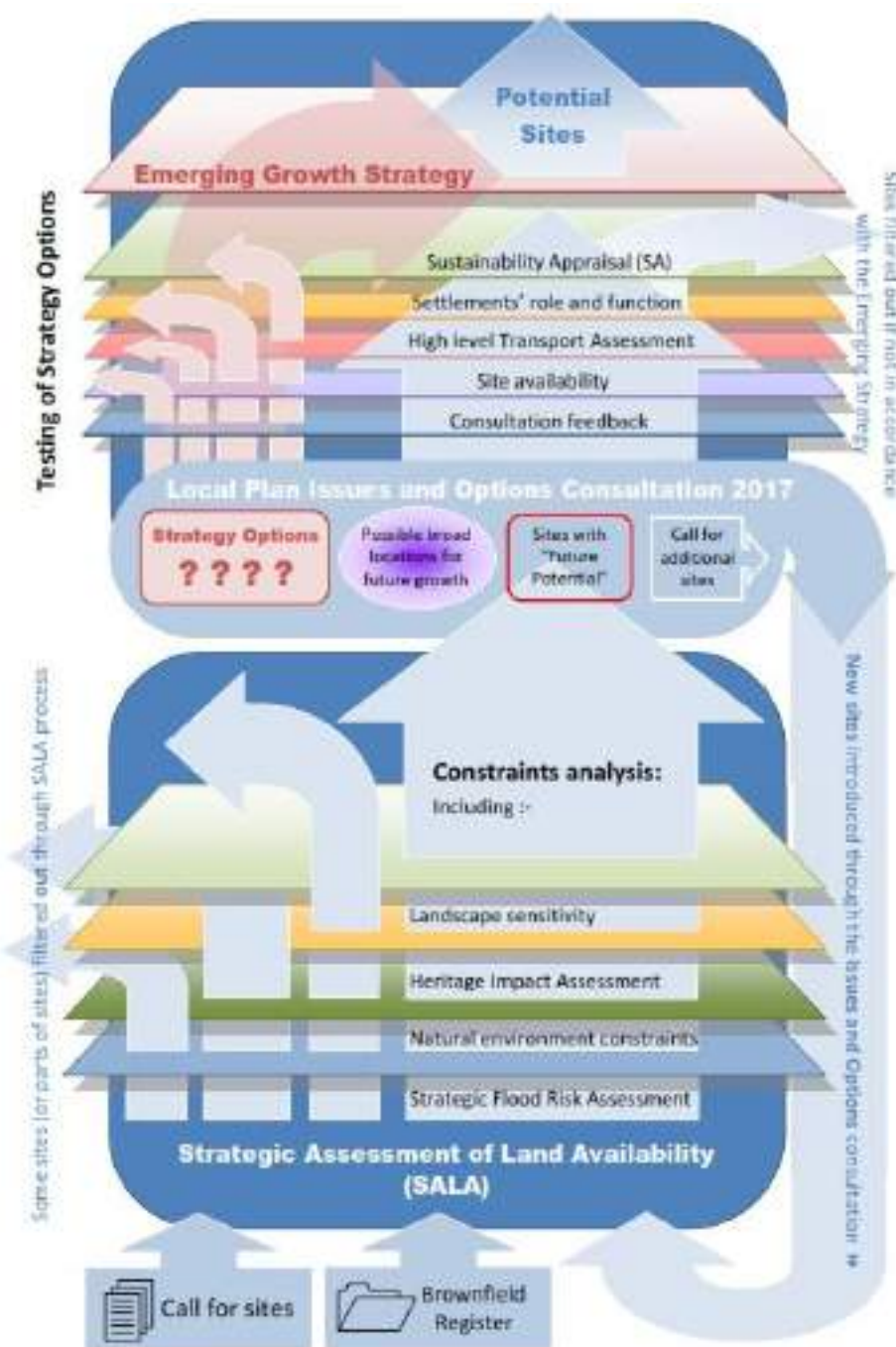
Our towns and villages

- 3.7 Preparation of the Draft Plan’s development strategy and the revised settlement hierarchy has involved studying the main towns and villages in the District, to identify their current roles and functions and understand future needs. The following pages summarise some of the key findings from this work, to establish the **case for growth** at each defined settlement.
- 3.8 **Core Policy CP3 (Chapter 2 | Development Strategy)** explains the implications of the settlement hierarchy.



Fig. X: ...Spatial vision for the Stroud District up to 2040





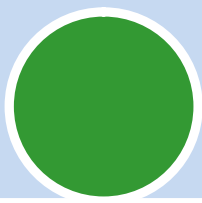
The development strategy and proposed site allocations | what this means for where you live

- 3.9 The settlement summaries set out in this chapter identify the location, scale and extent of any proposed site allocations that would affect individual settlements. Some site allocations are ‘strategic’ in scale and nature; some are intended to meet smaller scale local need, with a focus on enhancing or delivering new services and facilities to support settlements’ role and function. More information on what the development strategy means for where you live is set out in **Chapter 2**.
- 3.10 At this stage, the Draft Plan identifies site outlines and includes some draft policy wording for each proposed site allocation. The policies are not accompanied by full supporting text. This will be developed and refined for the next iteration of the Local Plan (the Pre-submission Plan, anticipated Autumn 2020), taking account of evidence and relevant views expressed through this public consultation.
- 3.11 The diagram on the left summarises the process through which all potential sites have been filtered, alongside the emergence of the preferred development strategy that is now set out in this Draft Local Plan.

Where can I see the evidence behind the site assessments and development strategy?

You can find links to our Strategic Assessment of Land Availability (SALA) and the technical studies that supported it, plus the Settlement Role and Function Study and the Sustainability Appraisal, on our Local Plan Review web page: www.stroud.gov.uk/localplanreview





Making Places | Shaping the future of The Stroud Valleys

Developing a vision for the future...

Where are we now?...

Around 40% of the District's population is concentrated within the parishes of the Stroud valleys. Stroud is the District's principal town and it has a reputation for its artistic and 'green'-thinking community. This is the most populous part of the District, yet it retains a distinctive rural character. The majority of this area falls within the Cotswolds AONB, with the exception of the valley bottoms, which is where industry was traditionally focussed and where today much of the transport infrastructure is squeezed in. Although Stroud is the District's principal town, it is highly constrained by its landscape setting.

The core urban area relates to the parishes of Stroud, Cainscross (the most densely populated parish in the District) and Rodborough, with the settlements of Brimscombe and Thrupp, North and South Woodchester and Nailsworth having strong functional links to that core.

Key issues and top priorities for the future...

Public consultation and our evidence base have told us that these are key local issues and top priorities:

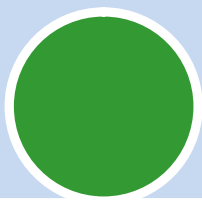
- Achieving a better public transport system
- Supporting an ageing population
- Ensuring adequate provision of smaller affordable housing for young families and those wishing to downsize
- Encouraging carbon neutral housing and promoting renewable energy technologies in all new development
- Maintaining and improving the vitality of Stroud town centre, including managing the night time economy
- Conserving and enhancing the natural beauty of the Cotswolds AONB

The current Local Plan sets out a mini vision, a range of key issues and a series of 'guiding principles' for future development in this parish cluster area.

The Council consulted community representatives on potential changes to the visions and key issues at **Issues and Options** stage (2017) and the draft vision and 'top priorities' set out here take account of this, as well as feedback to the **Emerging Strategy** consultation last year.

These will be subject to further refinement and rationalisation before the next iteration of the Local Plan (the **Pre-submission Plan**, anticipated Autumn 2020), to take full account of evidence and the final development strategy.





Making Places | Shaping the future of The Stroud Valleys

Developing a vision for the future...

Key to maps ▼

...Where do we want to be in the future?

Draft vision to 2040: “Regeneration, creativity and cultural blossoming in the green valleys...”

The Stroud valleys will continue to be an important employment focus for the District, as well as seeing some of its residential communities grow.

Stroud town will go from strength to strength as the beating heart of a flourishing artistic and cultural scene, although its sensitive location in the landscape will prevent further outward growth other than along the valley bottoms. It will act as both focal point and gateway for surrounding communities and visitors, with improving public transport links to the wider rural area.

As the principal commercial centre for the District, the town centre will capitalise on its attractive built heritage, distinctive landscape setting and unique selling points (such as the acclaimed farmers’ market) to enhance its retail, arts and leisure offer and tourist appeal.

With its high quality and niche retail and leisure, Nailsworth town will play a supporting role: providing for its own growing resident community, but also drawing from a wider local catchment and attracting visitors from outside the District.

Alongside protecting the special qualities of the wildlife-rich grasslands, ancient woodlands and commons, Minchinhampton and the smaller villages within the Cotswolds AONB will flourish as local communities, set within a valued and protected landscape. Minchinhampton will grow to reflect its role as a local service centre, whilst smaller villages may see small scale development in response to identified local needs, boosting their ability to remain sustainable and thriving communities.

The regeneration of the industrial valley bottoms and the restoration of the Cotswold Canals will provide a new lease of life for the valleys’ rich architectural heritage: a home for thriving businesses, creative industries and green technologies, as well as for people. This will be an environment that improves walking and cycling links through the area, boosts tourism, conserves, enhances and connects habitats along its valued river corridors and provides an exciting and tranquil amenity for the District’s residents.



Existing settlement development limit (settlement boundary)



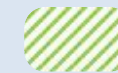
Proposed site allocations



Committed Development (including site allocations in the current Local Plan and sites already with planning permission)



Heritage constraints (including conservation areas, listed buildings, scheduled monuments...)



Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)

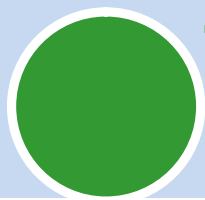


Flood Zones 2 and 3



The Cotswolds AONB





The Stroud Valleys | Our towns and villages

...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.

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.

Settlement role and function

Amongst Tier 3 settlements, Amberley has one of the **smallest** populations (although the 'Amberley' community encompasses areas outside the Settlement Development Limit as well).

It currently has **no retail role** (the shop and post office have closed quite recently), but the village offers a **basic** level of **local community services and facilities** (primary school and pre-school provision, pubs, village hall and playground). However, **access to key services and facilities** elsewhere is **good**.

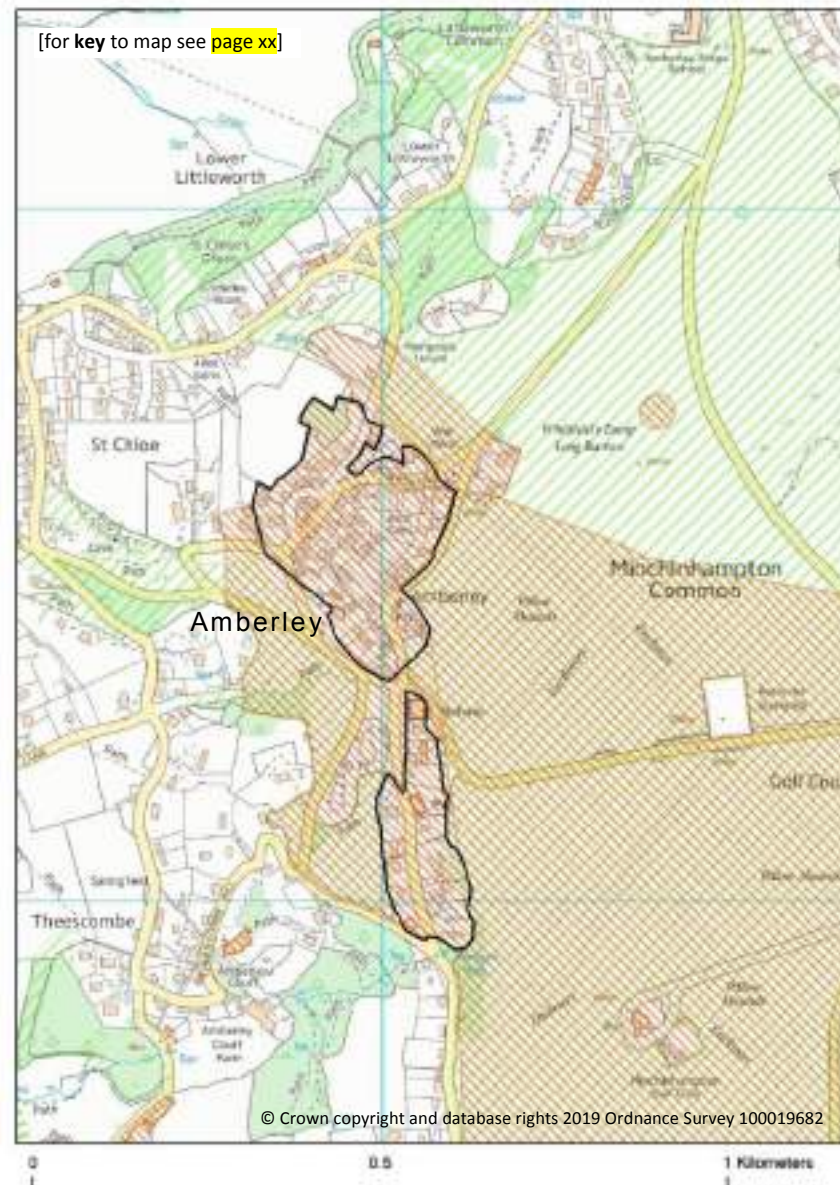
Amberley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

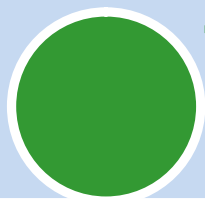
Development Strategy

Amberley is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Amberley's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Amberley.





The Stroud Valleys | Our towns and villages

...Brimscombe & Thrupp

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.

Landscape sensitivity

Landscape sensitivity indicates that there are only limited opportunities for housing growth beyond the settlement development limit; and there is no identified preferred direction for employment growth.

Settlement role and function

The historically distinct villages of Brimscombe and Thrupp comprise a **large** and complex settlement, parts of which extend into Minchinhampton and Chalford parishes.

Brimscombe has a **basic local retail role**, with a small range of neighbourhood shops. The settlement has a **good** level of **local community**

Settlement role and function (contd...)

services and facilities (primary schools and pre-school provision, part time post office, pub, place of worship, village hall/community centre, sports pitches and playground).

Access to key services and facilities here and elsewhere is **good** from Brimscombe and **very good** from Thrupp.

The settlement has an **important employment role**, forming part of a valuable employment hub, strung along the valley bottom between Stroud and Chalford.

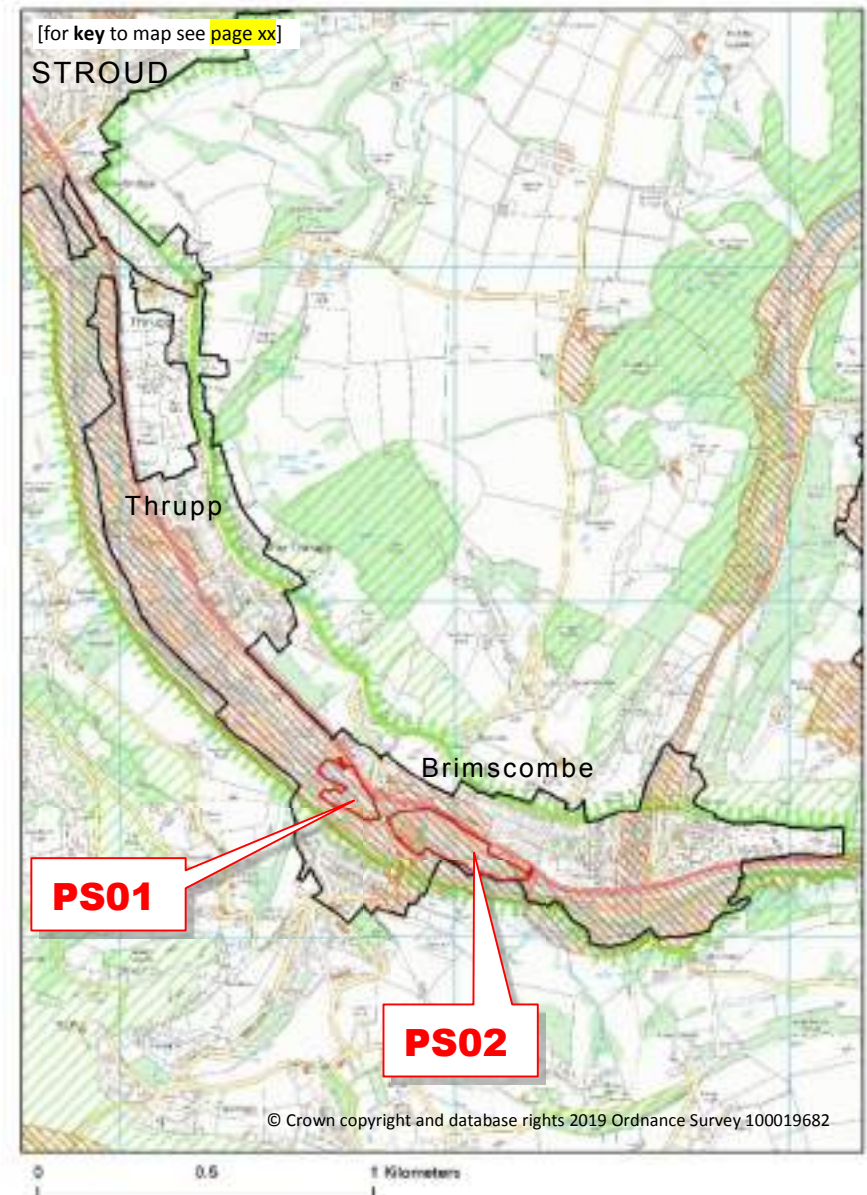
Development Strategy

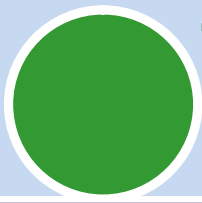
Brimscombe & Thrupp is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Brimscombe & Thrupp's role and function as an accessible settlement with local facilities.

PS01 Brimscombe Mill (This is an *existing* site allocation in the current Local Plan)

PS02 Brimscombe Port (This is an *existing* site allocation in the current Local Plan)





The Stroud Valleys | Our towns and villages

...Brimscombe & Thrupp

Draft site allocations

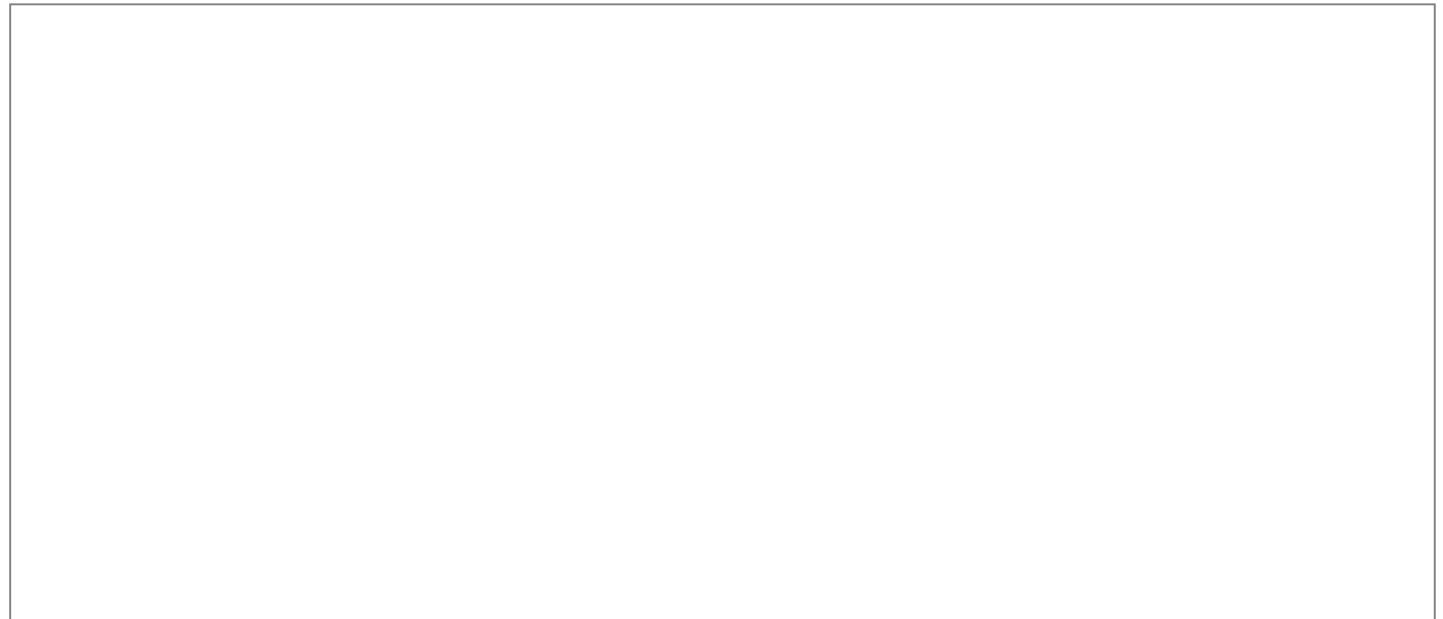
PS01 Brimscombe Mill:

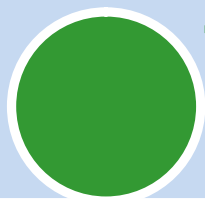
Land at Brimscombe Mill, as identified on the policies map, is allocated for a development comprising 40 dwellings and employment uses and associated community and open space uses, together with enabling infrastructure. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.



PS02 Brimscombe Port:

Land at Brimscombe Port, as identified on the policies map, is allocated for a development comprising 150 dwellings, canal related tourism development and employment uses and associated community and open space uses, together with enabling infrastructure. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Stroud Valleys | Our towns and villages

...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.

The whole settlement lies within the Cotswolds AONB.

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

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.

Settlement role and function

Chalford is a **large** village with close links to the nearby Manor Village estate, "old" Bussage, France Lynch and Eastcombe. These settlements benefit from easy access to each other's diverse services and facilities.

Settlement role and function (contd...)

Chalford has a **basic local retail** role (a community-run village shop and post office), but offers a **good** level of **local community services and facilities** (primary school and pre-school provision, pubs, village hall, place of worship, sports/playing fields and playground). **Access to key services and facilities** elsewhere is **fair** (the road infrastructure is constrained).

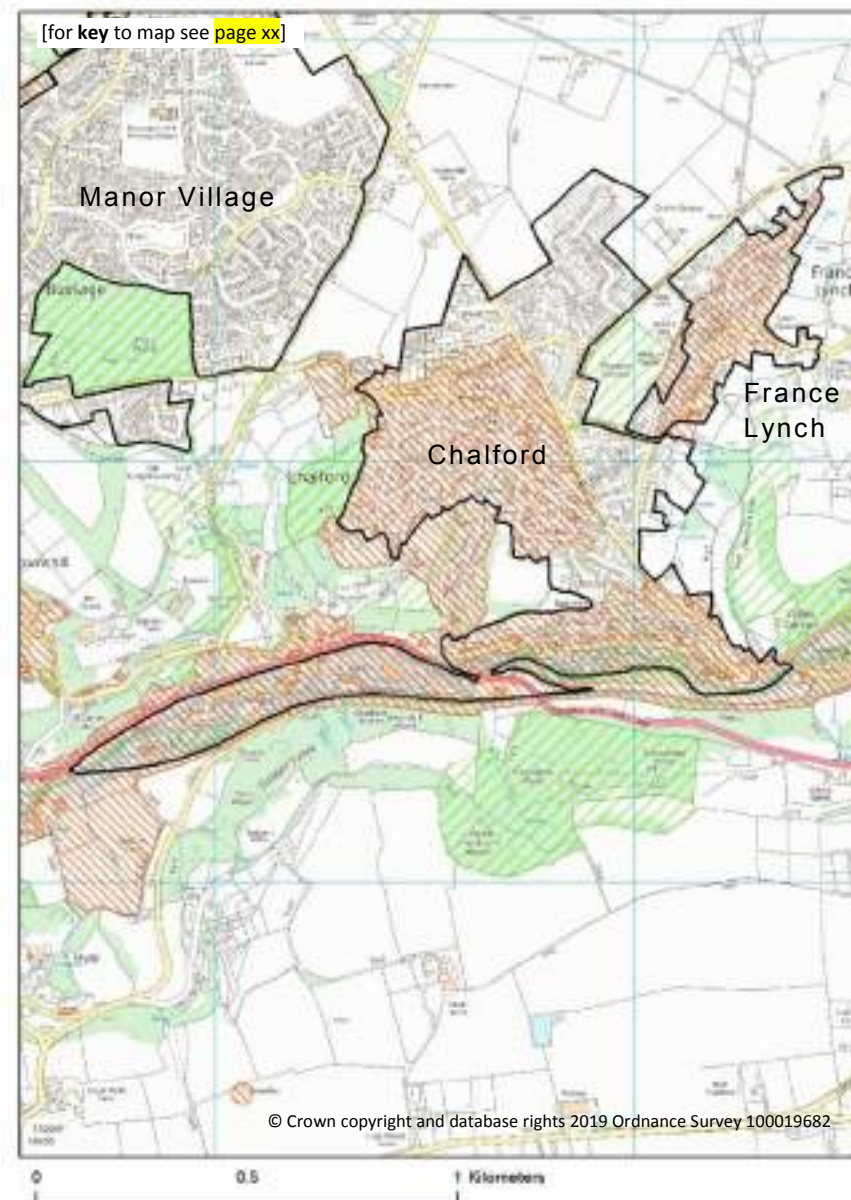
Chalford has an **employment role**: the southern part of the settlement forms part of a valuable employment hub, strung along the valley bottom between Stroud and Chalford. But Chalford's principal role is as a 'dormitory', where *most* people commute to work elsewhere.

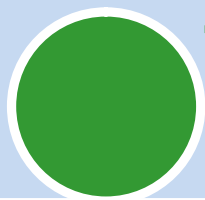
Development Strategy

Chalford is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

There are no site allocations at Chalford.





The Stroud Valleys | Our towns and villages

...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.

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.

Settlement role and function

Amongst Tier 3 settlements, Horsley has one of the **smallest** populations (although the 'Horsley' community encompasses some small satellite hamlets outside the Settlement Development Limit as well).

It has a **basic local retail role** (a community-run shop), and the village offers a **basic** level of **local community services and facilities** (primary school and pre-school provision, pub, village hall, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **fair**.

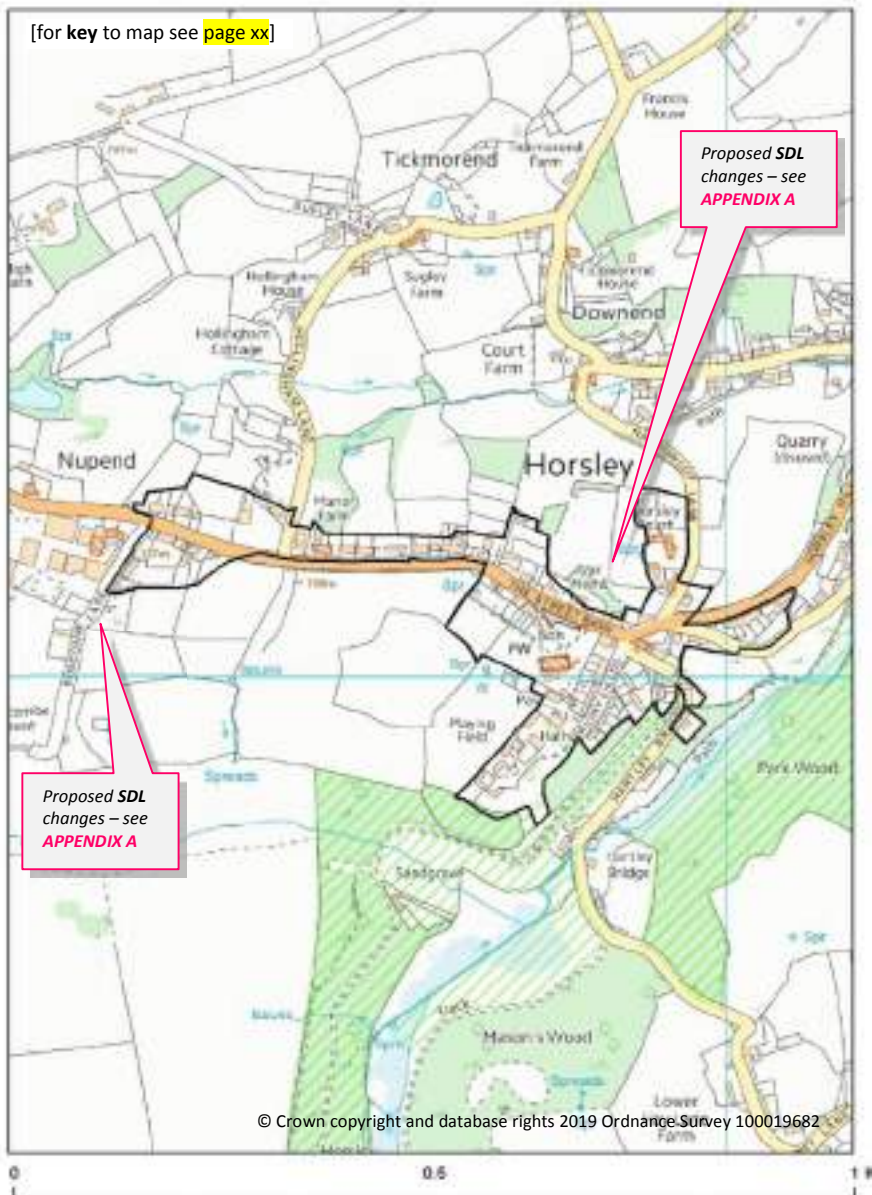
Horsley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

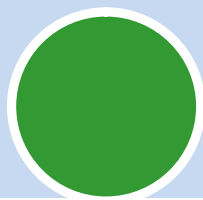
Development Strategy

Horsley is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Horsley's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Horsley.





The Stroud Valleys | Our towns and villages

..."Manor Village" (Bussage)

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.

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.

Settlement role and function

The "Manor Village" estate at Bussage is a **large** settlement, mostly developed in the 1980s and 1990s. It and has close links with smaller surrounding villages in Chalford parish, which benefit from easy access to each other's diverse services and facilities.

Settlement role and function (contd...)

It has a **basic local retail role** (a convenience store). It offers a **good** level of **local community services and facilities** (GP and pharmacy, primary school, village hall/community centre, sports/playing fields and playground) and has a **very limited role in providing 'strategic' services and facilities** to a wider catchment (at Thomas Keble Secondary School). **Access to key services and facilities** here and elsewhere is **good** (although the road infrastructure is constrained).

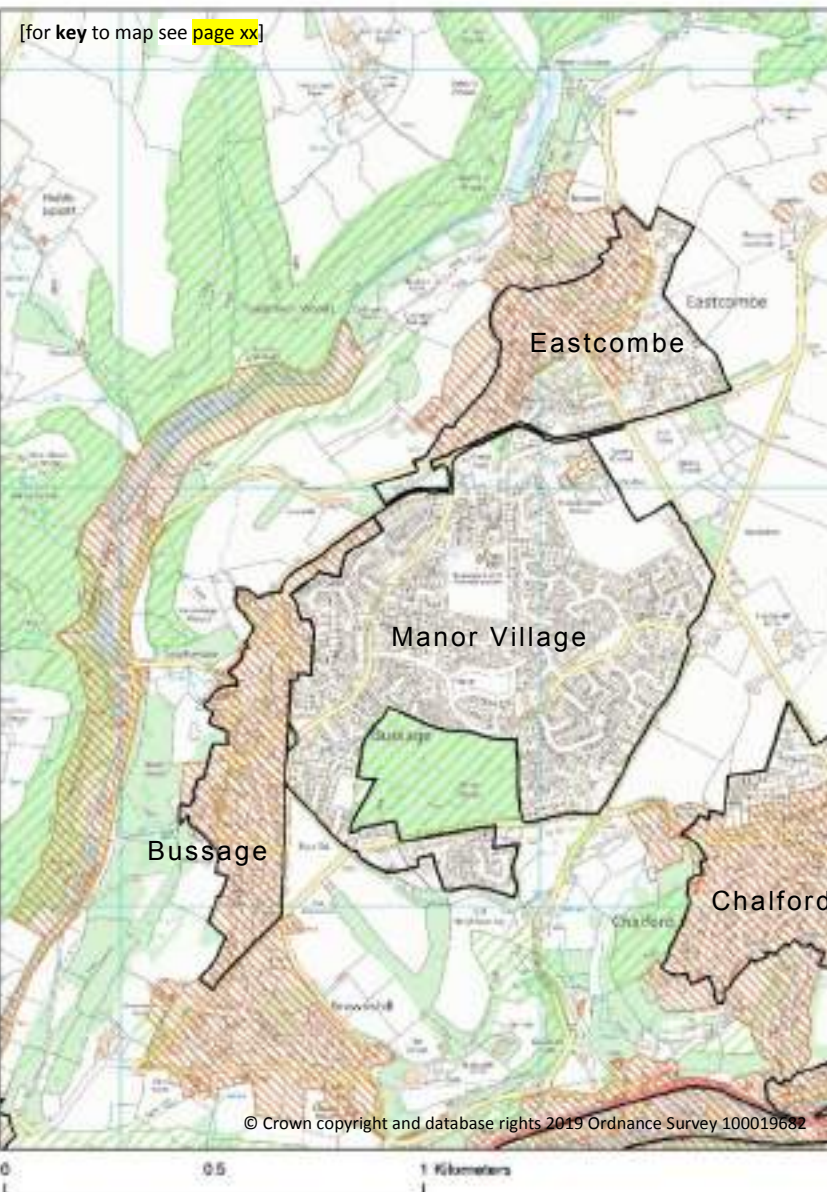
The settlement has **no significant employment role**. Its principal role is as a 'dormitory' settlement for its large working population.

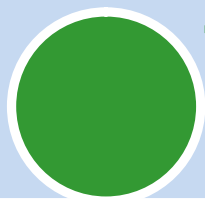
Development Strategy

"Manor Village" is defined as a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

There are no site allocations at Manor Village.





The Stroud Valleys | Our towns and villages

...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.

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.

Settlement role and function

Minchinhampton is a **large** village, one of the District's historic market towns.

The settlement has a **strong local retail role**, with a range of local shops to serve the day-to-day needs of surrounding villages and hamlets. It offers a **very good**, diverse range of **local community services and facilities**

Settlement role and function (contd...)

(GP, dentist and pharmacy, post office, primary school and pre-school, place of worship, village hall/community centre, sports/playing fields and playground) and has a **very limited role in providing 'strategic' services and facilities** to a wider catchment (a library). **Access to key services and facilities** here and elsewhere is **fair**.

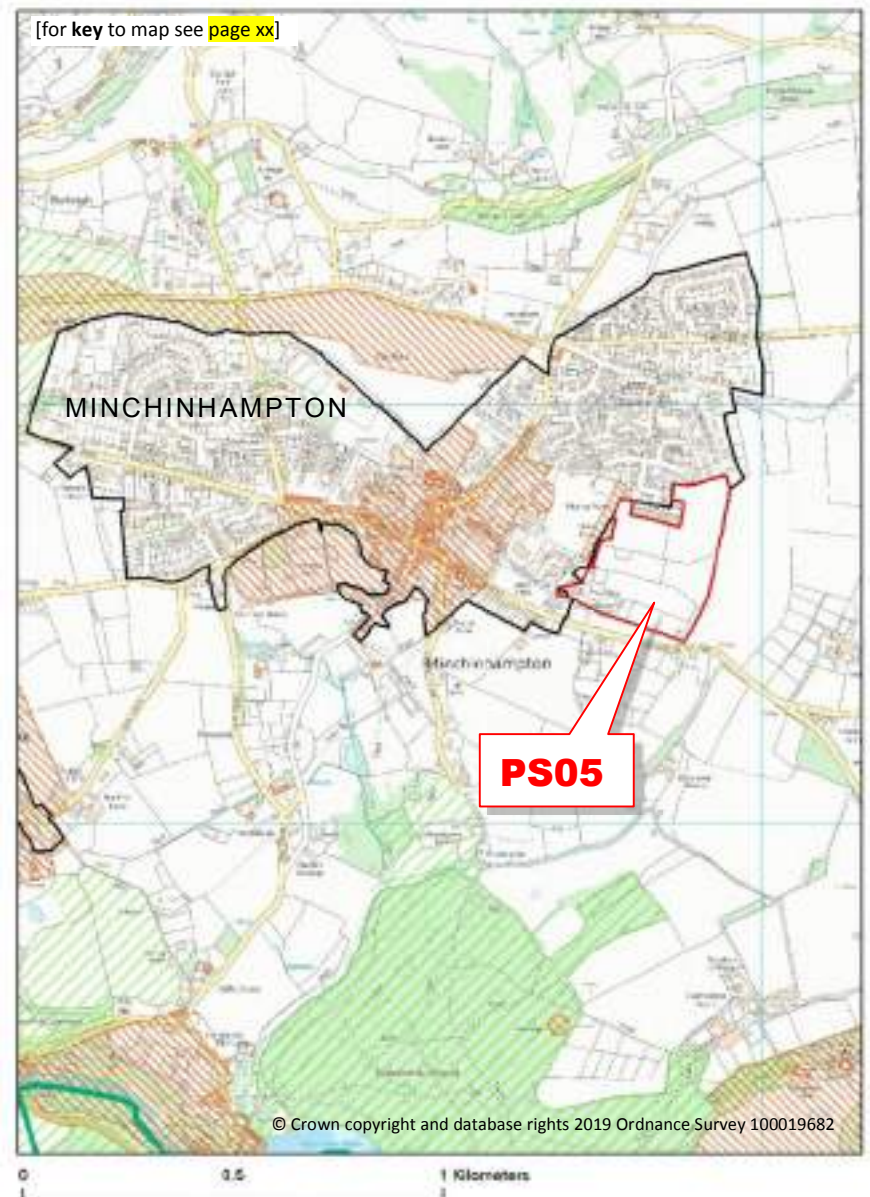
The village itself has **no significant employment role**, although there is employment in the wider parish. Its principal role is as a 'dormitory' settlement and local service centre.

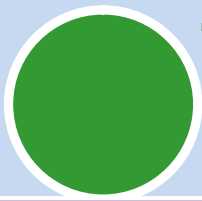
Development Strategy

Minchinhampton is a **Tier 2** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Minchinhampton's role and function as a Local Service Centre.

PS05 East of Tobacconist Road





The Stroud Valleys | Our towns and villages

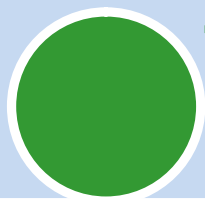
...Minchinhampton

Draft site allocations

PS05 East of Tobacconist Road:

Land East of Tobacconist Road, as identified on the policies map, is allocated for a development comprising up to 80 dwellings, community building and associated open space uses and strategic landscaping. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Stroud Valleys | Our towns and villages

...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.

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.

Settlement role and function

Nailsworth is a **very large** settlement, one of the District's historic market towns.

Nailsworth has a **strong 'strategic' retail role** as one of the District's 5 town centres, serving a wide catchment. Its niche retail and leisure offer draws visitors from further afield. It offers a **very good** level of **local community services and facilities** (GP, dentist and pharmacy, post office, primary school and pre-school, place of worship, pubs, town hall/community centre,

Settlement role and function (contd...)

sports/playing fields and playground) and has a **limited role in providing 'strategic' services and facilities** to a wider catchment (a bank and a library). **Access to key services and facilities** here and elsewhere is **good**.

The town has an **important employment role** and also functions as a 'dormitory' settlement and local service centre, with a significant leisure and tourism role too.

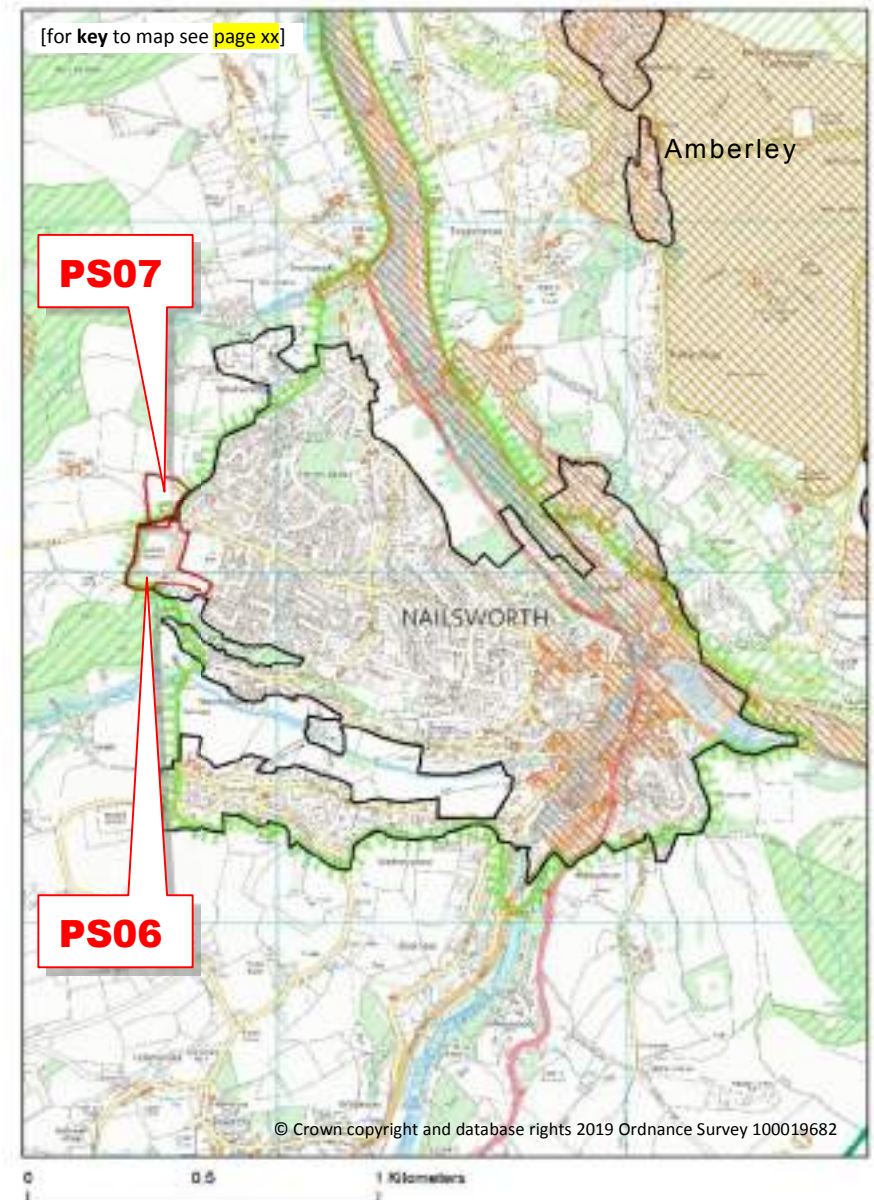
Development strategy

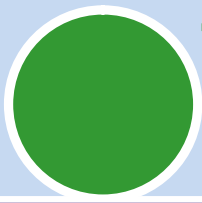
Nailsworth is a **Tier 2** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the town's role and function as a strategic Local Service Centre.

PS06 The New Lawn, Nailsworth

PS07 North of Nympsfield Road





The Stroud Valleys | Our towns and villages

...Nailsworth

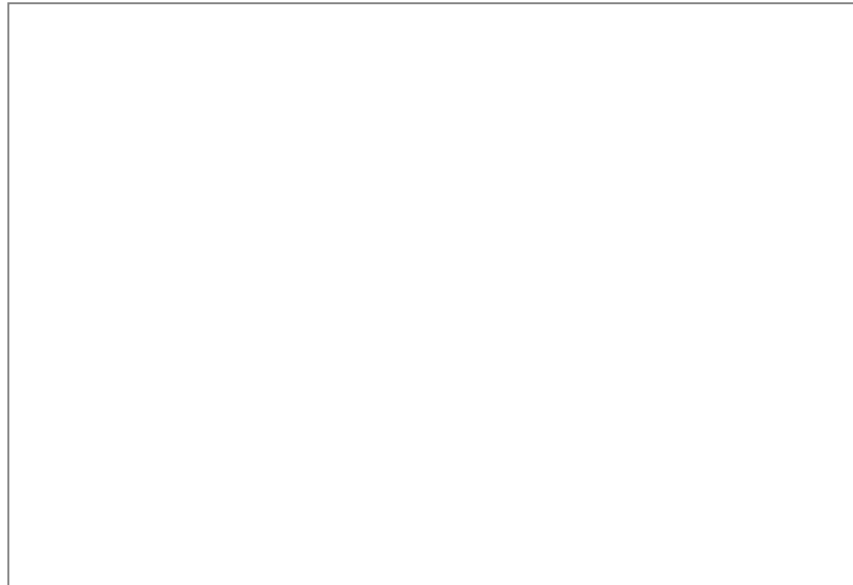
Draft site allocations

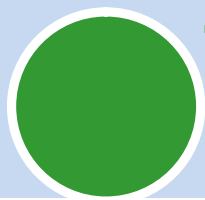
PS06 The New Lawn, Nailsworth:

Land at New Lawn, as identified on the policies map, is allocated for a development comprising 80 dwellings and associated community and open space uses, together with enabling infrastructure, subject to the satisfactory relocation of Forest Green football club. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

PS07 North of Nympsfield Road:

Land North of Nympsfield Road, as identified on the policies map, is allocated for a development comprising up to 25 dwellings and associated community and open space uses and strategic landscaping. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Stroud Valleys | Our towns and villages

...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.

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.

Settlement role and function

North Woodchester is a **small** village, with close functional links to neighbouring South Woodchester (Tier 4a).

Settlement role and function (contd...)

It has a **basic local retail role** (a village shop), and the village offers a **basic** level of **local community services and facilities** (primary school and pre-school provision, post office, place of worship, pub, village hall and sports field/pitch). **Access to key services and facilities** elsewhere is **very good**.

Woodchester has an **employment role**, forming part of a valuable employment hub strung along the valley bottom between Stroud and Nailsworth. Although Woodchester is a net importer of workers, the village's principal role is as a 'dormitory'.

Development strategy

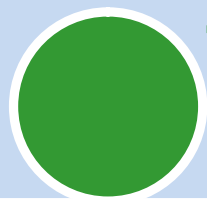
North Woodchester is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

Committed development at **Rooksmoor Mill** (an *existing* planning permission for 54 dwellings plus employment uses) will provide for the future needs of the settlement.

There are no site allocations here, due to environmental constraints around the settlement.





The Stroud Valleys | Our towns and villages

...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.

Settlement role and function

Stroud is the District's principal town and our largest concentrated population (25,000+). "Stroud" encompasses parts of the parishes of Rodborough and Cainscross, as well as Stroud parish, which includes the town centre and surrounding residential areas.

It has a **key strategic retail role** as our principal town centre. In addition to the District's **most extensive** range of **'strategic' services and facilities** (including hospital, rail station, banks, cinema, leisure centre, library, secondary schools and further education facilities), Stroud offers a **very good** range of **local community services and facilities** for its neighbourhoods and communities and has **very good access to key services and facilities** within the town and elsewhere.

Stroud is the District's largest employment 'hub': more than 11,700 jobs are based in the town. Combined with adjacent Brimscombe & Thrupp, this area clearly represents the District's **most significant employment base**.

The town also functions as a major 'dormitory' settlement and strategic service centre, with a significant leisure role too.

Development strategy

Stroud is a **Tier 1** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Site allocations [outlined in **red** on the map and shown in more detail over the following pages] will meet local needs and will contribute towards meeting some of the District's strategic growth and development needs:

PS10 Railway land / car parks, Cheapside: up to 75 dwellings and town centre uses.

PS11 Merrywalks Arches, Merrywalks: up to 25 dwellings and town centre uses.

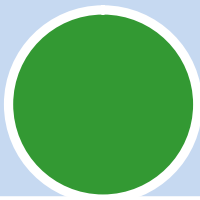
PS12 Police station / Magistrates court, Parliament Street: up to 45 dwellings and town centre uses.

PS13 Central river / canal corridor: around 120 dwellings, canal related tourism and employment uses.

In addition to the allocated sites, infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Stroud's role and function as the District's principal town and most important strategic service centre.

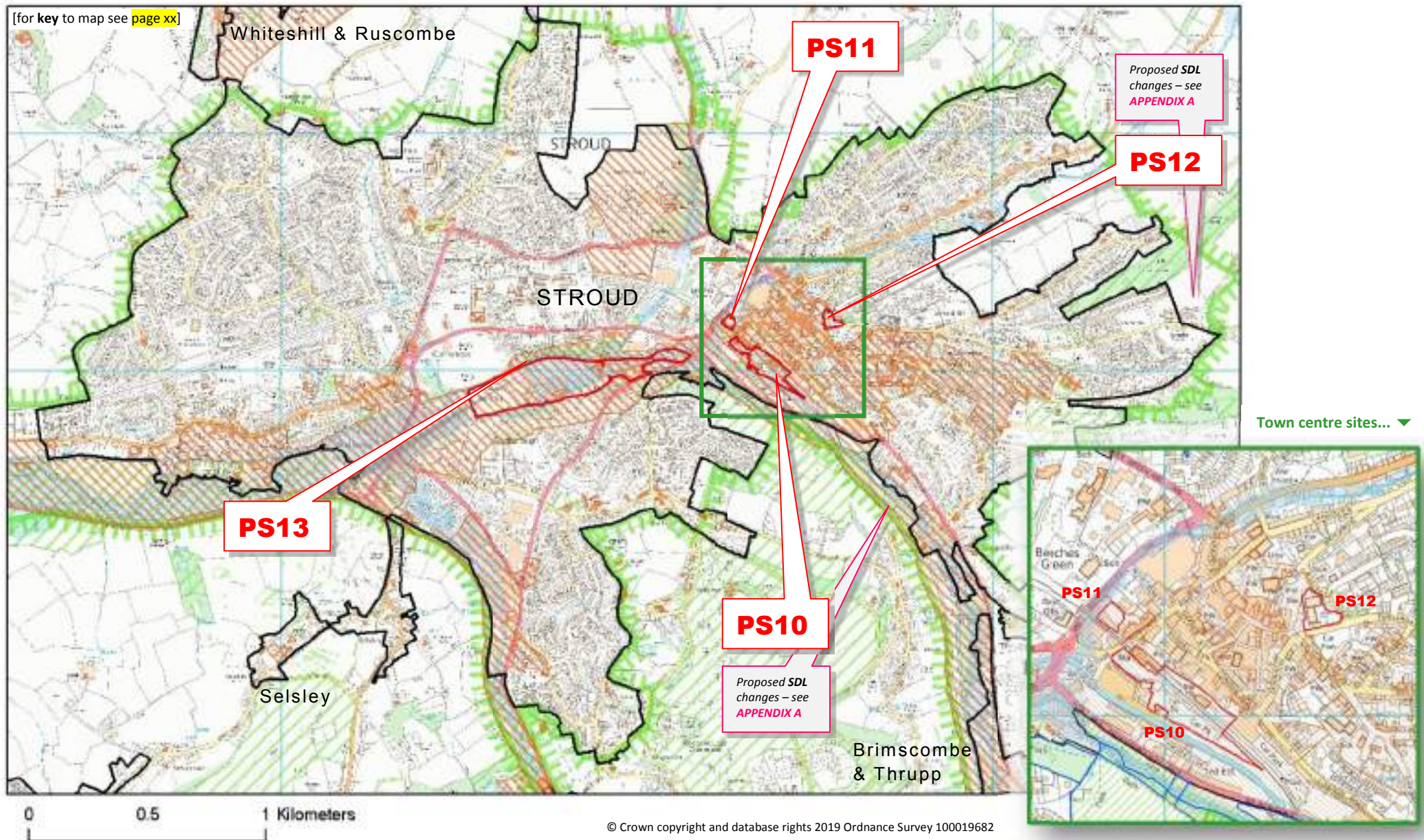
There are no proposed site allocations for very large scale development to meet the District's strategic housing or employment needs, due to environmental constraints around Stroud.

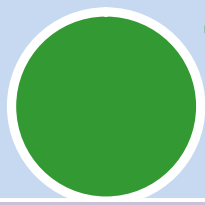




The Stroud Valleys | Our towns and villages

...Stroud





Draft site allocations

Town Centre sites:

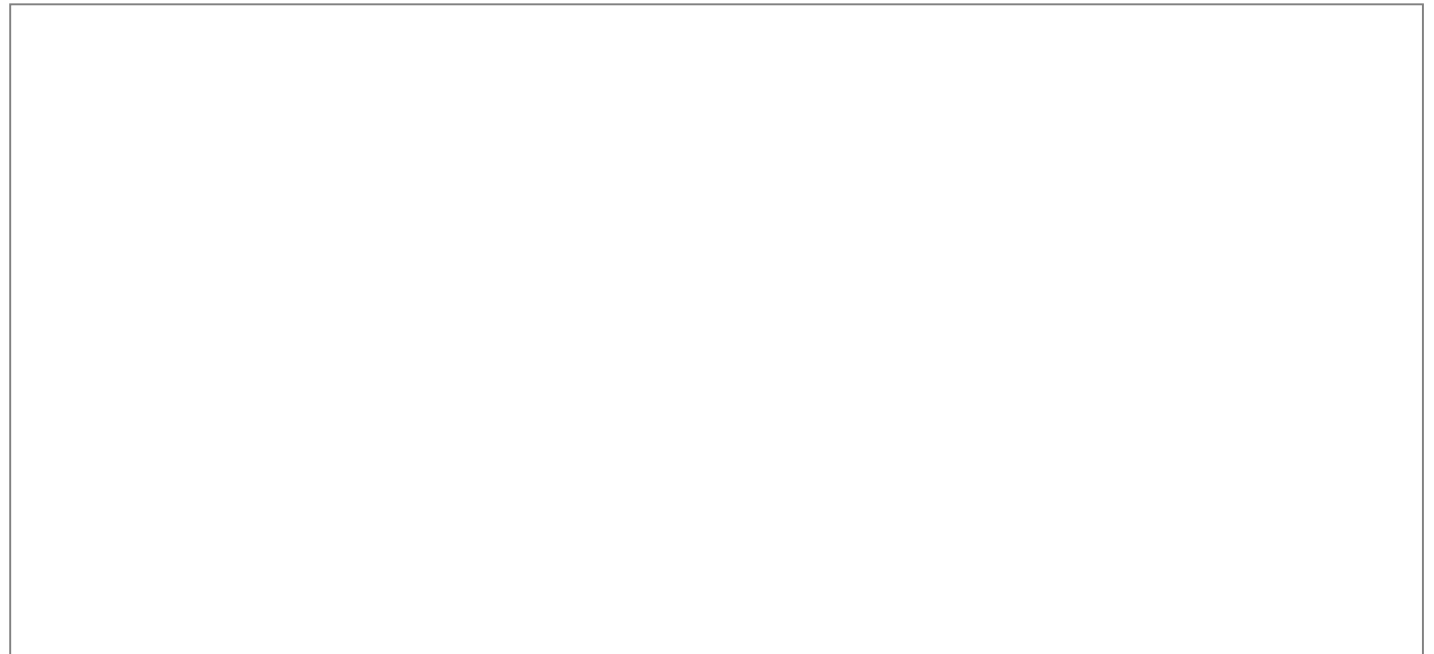
The following sites, as identified on the policies map, are allocated for the following development:

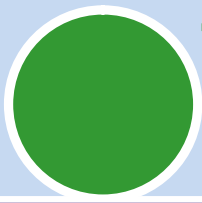
PS10 Railway land / car parks, Cheapside: up to 75 dwellings and town centre uses.

PS11 Merrywalks Arches, Merrywalks: up to 25 dwellings and town centre uses.

PS12 Police station / Magistrates court, Parliament Street: up to 45 dwellings and town centre uses.

Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. Development briefs incorporating indicative masterplans, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.



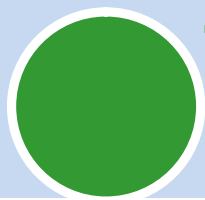


Draft site allocations

PS13 Central river / canal corridor:

Land within the central river/corridor, as identified on the policies map, is allocated for partial redevelopment and re-use to accommodate around 120 dwellings, canal related tourism, employment and community and open space uses. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Stroud Valleys | Our towns and villages

...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.

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.

Settlement role and function

The **medium-sized** settlement of Whiteshill & Ruscombe is comprised of two historically distinct villages.

The settlement has a **basic local retail role** (a community-run shop), and offers a **basic** level of **local community services and facilities** (primary school and pre-school provision, place of worship, village hall/community centre, pub, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **good**.

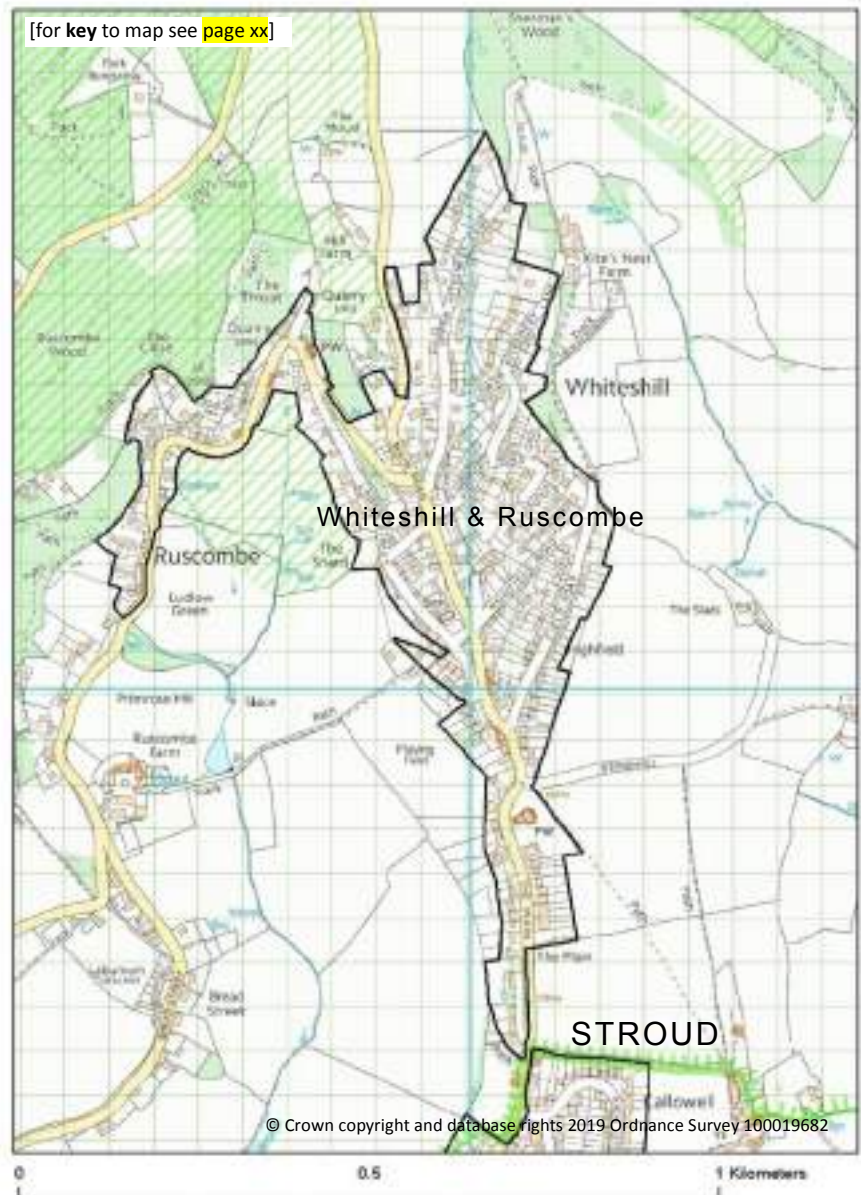
Whiteshill & Ruscombe has **no significant employment role**: its principal role is as a 'dormitory' settlement.

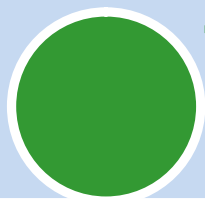
Development strategy

Whiteshill & Ruscombe is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Whiteshill & Ruscombe.





The Stroud Valleys | Our towns and villages

...Bussage, Eastcombe, S.Woodchester, Box, France Lynch, Randwick

Tier 4a settlements in the Stroud Valleys

- “Old” Bussage
- Eastcombe
- South Woodchester

Settlement role and function

These **small** and **very small** settlements provide only **basic/minimal local services and facilities** themselves. However, **access to key services and facilities** elsewhere is **good**: these are relatively accessible settlements, which benefit from their proximity and/or connectivity to higher tier settlements and, in the case of South Woodchester, its proximity to a key public transport route (A46). However, the road infrastructure in and around these settlements is very constrained. South Woodchester is the only Tier 4 settlement with any **employment role**. These villages all function as ‘dormitory’ settlements to some extent.

The Cotswolds AONB designation covers these villages and surrounding land, and they each face significant environmental constraints.

Development strategy

Bussage, Eastcombe and South Woodchester are **Tier 4a** settlements and have Settlement Development Limits (SDL).

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing their role, function and accessibility as accessible settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at these settlements.

Tier 4b settlements in the Stroud Valleys

- Box
- France Lynch
- Randwick

Settlement role and function

These **small** and **very small** settlements provide only **basic/minimal local services and facilities** for their communities (although Randwick is stronger in this respect than other Tier 4b settlements), and none has any retail facilities. These settlements are highly car-reliant and poorly connected, generally lacking reasonable foot, cycle or bus **access to key services and facilities elsewhere**. These villages **lack any employment role** and all function as ‘dormitory’ settlements.

The Cotswolds AONB designation covers these villages and surrounding land, and they each face significant environmental constraints.

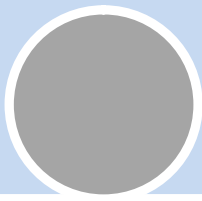
Development strategy

Box, France Lynch and Randwick are **Tier 4b** settlements and have Settlement Development Limits (SDL).

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing their role and function as settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at these settlements.





Making Places | Shaping the future of The Stonehouse cluster

Developing a vision for the future...

Where are we now?...

The town of Stonehouse lies two miles east of Junction 13 (M5), with a rail station on the main Gloucester-London line (the main line to Bristol also runs to the west of the town, but the station is no longer operational). Although Stonehouse has a close relationship with nearby Stroud, it very much functions as a town in its own right, the second most populous town in the District, with a good range of services and shops at its centre. On its western edge lies a major industrial and business area, which provides jobs for over 4,000 people and is home to a number of national companies.

By contrast, Standish and Frocester are amongst the most sparsely populated parishes in the District, with a strong rural character. Eastington, Leonard Stanley and Kings Stanley are amongst the District's larger villages, each having good access to everyday services and facilities, village essentials such as pub and primary school, and a strong sense of community. The Cotswold escarpment provides a dramatic landscape backdrop and the eastern edge of this cluster area is designated part of the Cotswolds AONB.

The current Local Plan sets out a mini vision, a range of key issues and a series of 'guiding principles' for future development in this parish cluster area.

The Council consulted community representatives on potential changes to the visions and key issues at **Issues and Options** stage (2017) and the draft vision and 'top priorities' set out here take account of this, as well as feedback to the **Emerging Strategy** consultation last year.

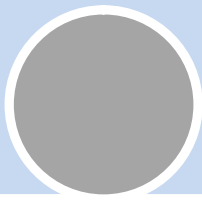
These will be subject to further refinement and rationalisation before the next iteration of the Local Plan (the **Pre-submission Plan**, anticipated Autumn 2020), to take full account of evidence and the final development strategy.

Key issues and top priorities for the future...

Public consultation and our evidence base have told us that these are key local issues and top priorities:

- Reducing A419 road congestion and travel to work out-commuting
- Designing safe cycle routes and achieving better public transport, including by delivering a new rail station on the Bristol-Birmingham main line and improving pedestrian and cycle connectivity to Stonehouse High Street
- Maintaining and improving the vitality of Stonehouse town centre
- Providing for local job opportunities, supporting home working, co-working, small businesses and training/apprenticeships
- Ensuring provision of adequate smaller affordable housing and opportunities for downsizing for local people
- Increasing health and community facilities at our towns and villages
- Conserving and enhancing the Cotswolds AONB
- Ensuring development enhances local green spaces and improves access to countryside throughout the Stonehouse cluster
- Prioritising green spaces along the canal for tourism, recreation, wildlife and community uses





Making Places | Shaping the future of The Stonehouse cluster

Developing a vision for the future...

[Key to maps ▼](#)

...Where do we want to be in the future?

Draft vision to 2040: “Economic growth and well-connected, thriving communities...”




Stonehouse is one of the District’s employment hotspots and, with its good rail and road links, it is well placed for future growth to meet the District’s strategic needs.

Development to the west of Stonehouse at Great Oldbury will expand the existing Oldends/Stroudwater employment area, with attendant transport and infrastructure improvements – including improved links to the town centre and opportunities for all to make use of pleasant and safe ‘green links’ on foot or cycle. This will be a sustainable workplace destination for the District, as well as a vibrant new community, served by its own local centre.

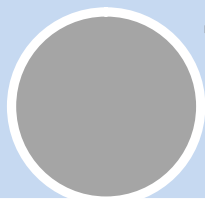
The growth of a new employment area close to the M5 Junction 13 will reinforce the town’s role as one of the District’s most important employment hubs.

The area will feel the environmental enhancement of both the river corridor and the canal restoration, with boosted tourist appeal contributing to the local economy. Links will be improved into the countryside (including to the Cotswold Way) and between the town centre and the canal, providing a valuable amenity for residents of Stonehouse and surrounding communities, as well as helping to draw increased visitor footfall to the town centre.

This area will continue to benefit from strong, well-balanced residential communities, both rural and urban. Communities will have the chance to help shape their neighbourhoods, maintaining their distinct identities and protecting and improving those aspects of the area that make it a pleasant and viable place to live. The villages of Eastington and The Stanleys in particular will thrive, with services and facilities for young and old alike.

-  Existing settlement development limit (settlement boundary)
-  Proposed site allocations
-  Committed Development (including site allocations in the current Local Plan and sites already with planning permission)
-  Heritage constraints (including conservation areas, listed buildings, scheduled monuments...)
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)
-  Flood Zones 2 and 3
-  The Cotswolds AONB





The Stonehouse cluster | Our towns and villages

...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.

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.

Settlement role and function

Eastington is a **medium/large sized** village, with the old hamlet of Alkerton at its core. This is the focus of the Settlement Development Limit, but the 'Eastington' community extends across several other distinct hamlets.

Settlement role and function (contd...)

It has a **basic local retail role** (a convenience store), and the village offers a **basic** range of **local community services and facilities** (primary school and pre-school provision, post office, place of worship, pub, village hall/community centre, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **fair**.

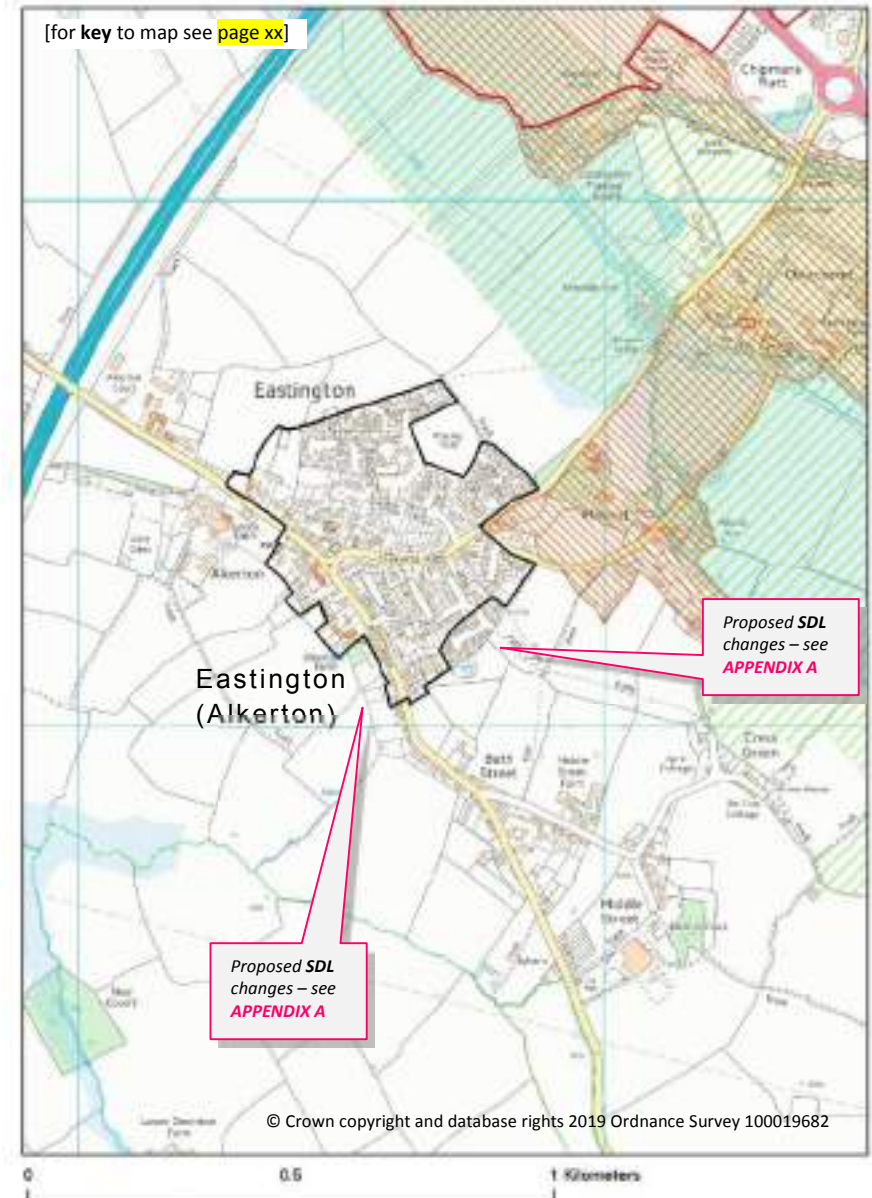
Eastington has an **employment role**, with a Key Employment Site north of the village. Although it is a modest net importer of workers, its principal role is as a 'dormitory' settlement.

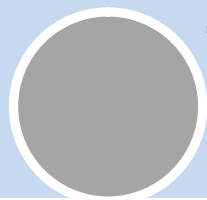
Development strategy

Eastington is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

There are no site allocations at Eastington.





The Stonehouse cluster | Our towns and villages

...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.

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.

Settlement role and function

Kings Stanley is a **medium/large sized** village with close geographic and functional links to Leonard Stanley.

It has a **strong local retail role** with a small range of shops to serve the day-to-day needs

Settlement role and function (contd...)

of the community and a small local catchment. The village has a **good** level of **local community services and facilities** (primary school and pre-school provision, post office, place of worship, pub, village hall/community centre, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **fair**.

Kings Stanley has **no significant employment role**: its principal role is as a local service centre and 'dormitory' settlement.

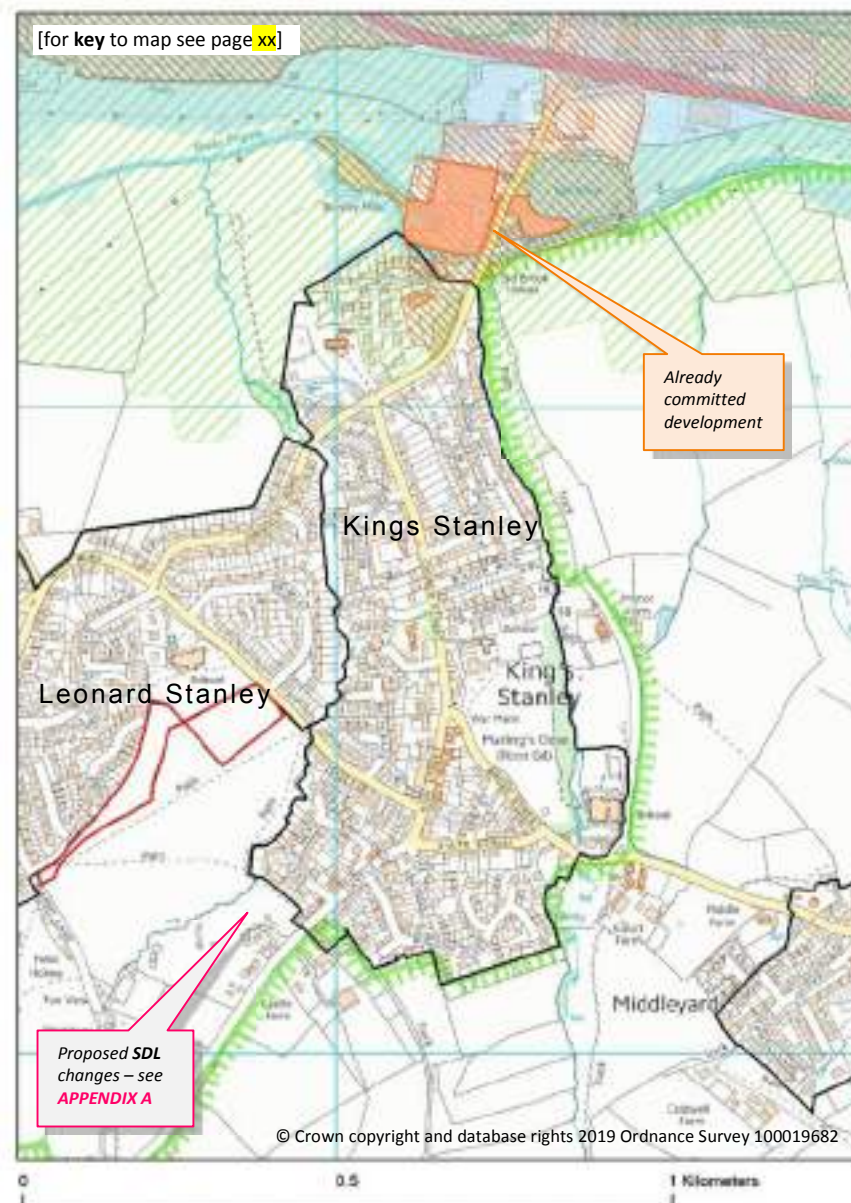
Development strategy

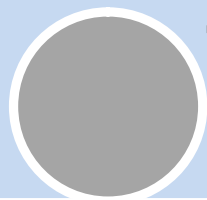
Kings Stanley is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

Committed development at **Stanley Mills** (an *existing* planning permission for 146 dwellings plus employment uses) will provide for the future needs of the settlement.

There are no site allocations at Kings Stanley, due to environmental constraints around the settlement.





The Stonehouse cluster | Our towns and villages

...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.

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.

Settlement role and function

Leonard Stanley is a **medium/large sized** village with close geographic and functional links to Kings Stanley.

It has **no retail role** and relies on Kings Stanley to service day-to-day needs. But the village offers a **basic** level of **local community services and facilities** (primary school and pre-school provision, place of worship, pub, village hall / community centre, sports field / pitch and playground).

Settlement role and function (contd...)

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

Leonard Stanley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

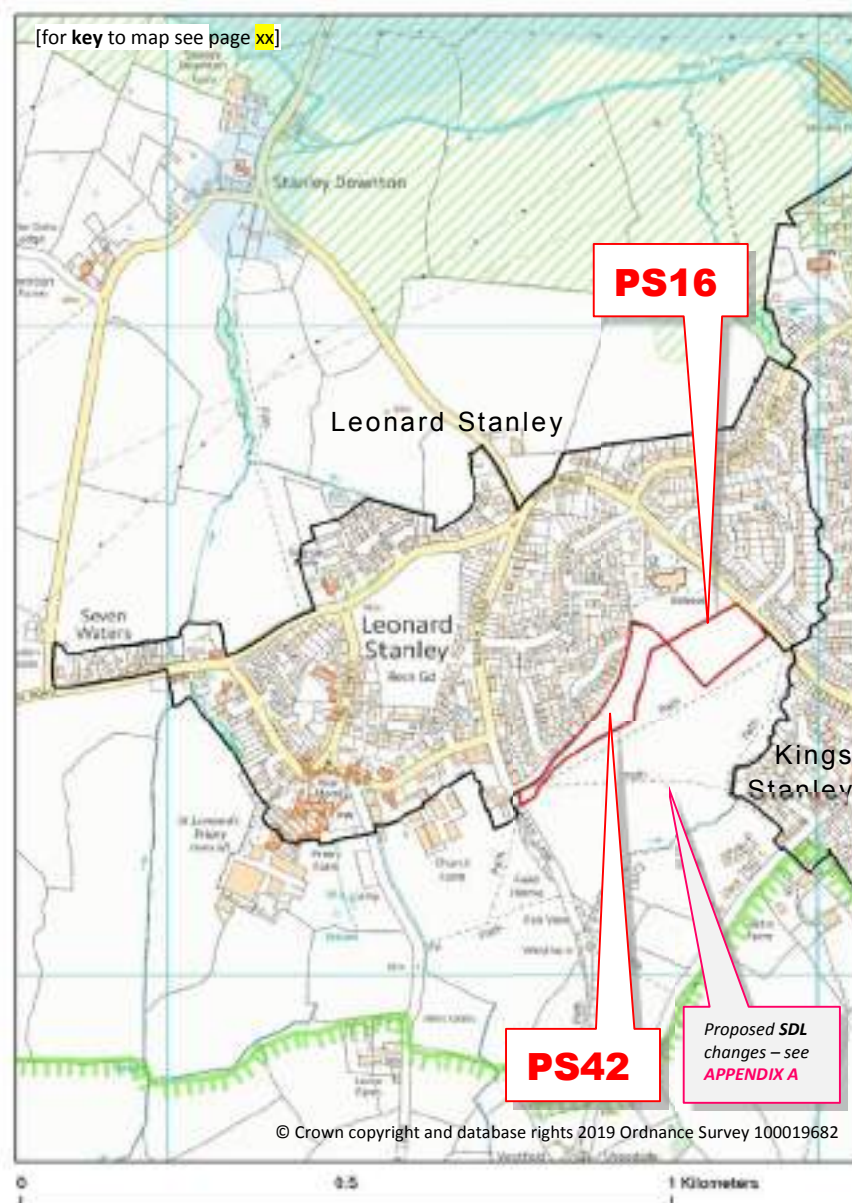
Development strategy

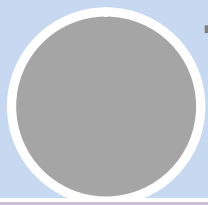
Leonard Stanley is a Tier 3a settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

PS16 South of Leonard Stanley Primary School.

PS42 Land off Dozule Close.





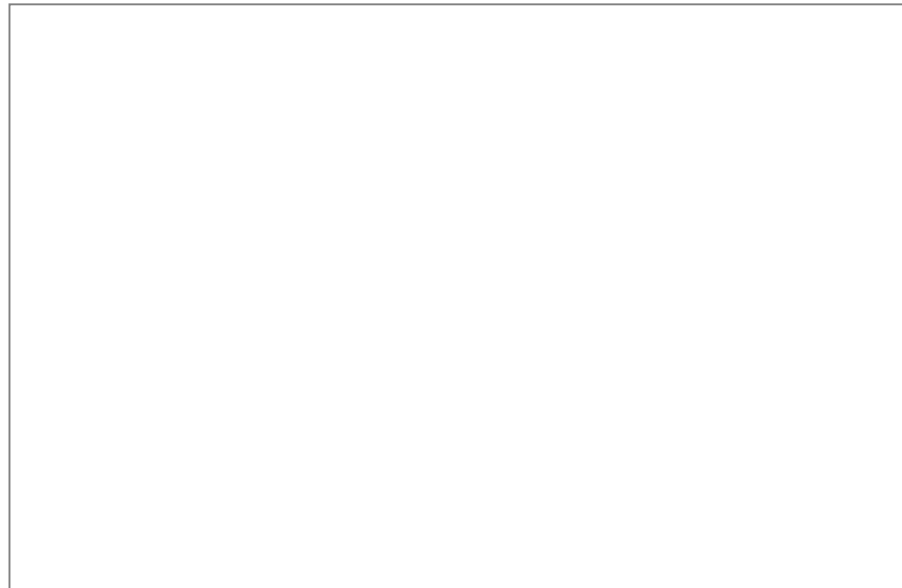
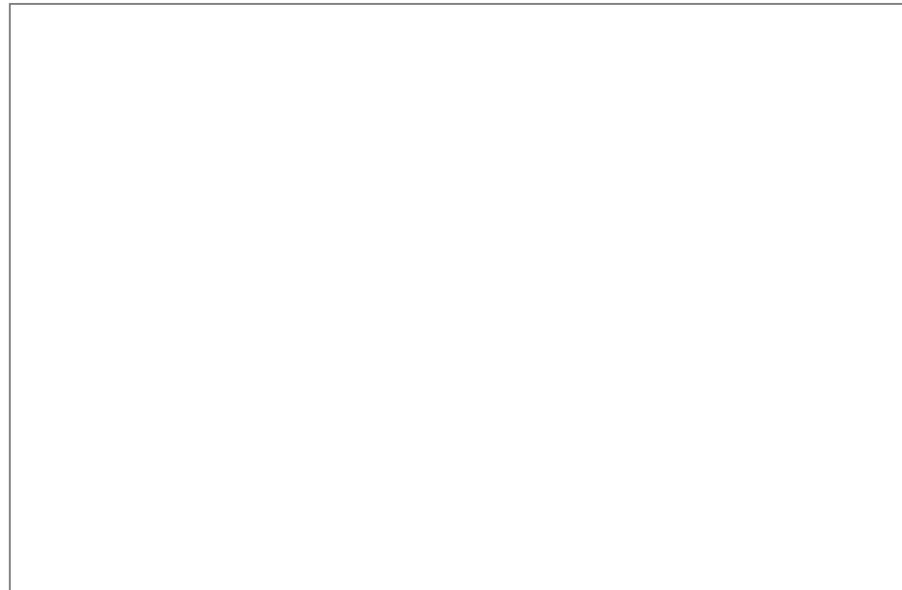
Draft site allocations

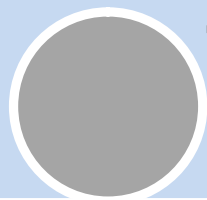
PS16 South of Leonard Stanley Primary School:

Land south of Leonard Stanley Primary School, as identified on the policies map, is allocated for a development comprising up to 25 dwellings and associated community and open space uses. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

PS42 Land off Dozule Close:

Land off Dozule Close, as identified on the policies map, is allocated for a development comprising up to 15 dwellings and associated community and open space uses. Existing open space on the southwest of the site and adjoining Marsh Lane will be retained and enhanced as public open space. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





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.

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.

Settlement role and function

Stonehouse is a **very large** settlement, one of the District's four biggest towns.

Stonehouse has a **strong 'strategic' retail role** as one of the District's 5 town centres, serving a wide catchment. It offers a **very good** level of **local community services and facilities** (GP, dentist and pharmacy, post office, primary school and pre-school, places of worship, pubs, town hall/community centre, sports/playing fields and playground) and has a **limited role in providing 'strategic' services and facilities** to a wider catchment (bank, secondary school and rail station). **Access to key services and facilities** here and elsewhere is **good**.

As a net importer of thousands of workers and with several major key employment sites around it, Stonehouse is the District's second biggest employment 'hub'. The town has a **very important employment role**.

Development strategy

Stonehouse is a **Tier 1** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

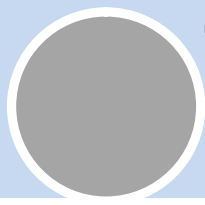
Site allocations [outlined in **red** on the map and shown in more detail over the following pages] will meet local and strategic growth needs:

PS17 Magpies site, Oldends Lane.

PS19 Northwest of Stonehouse.

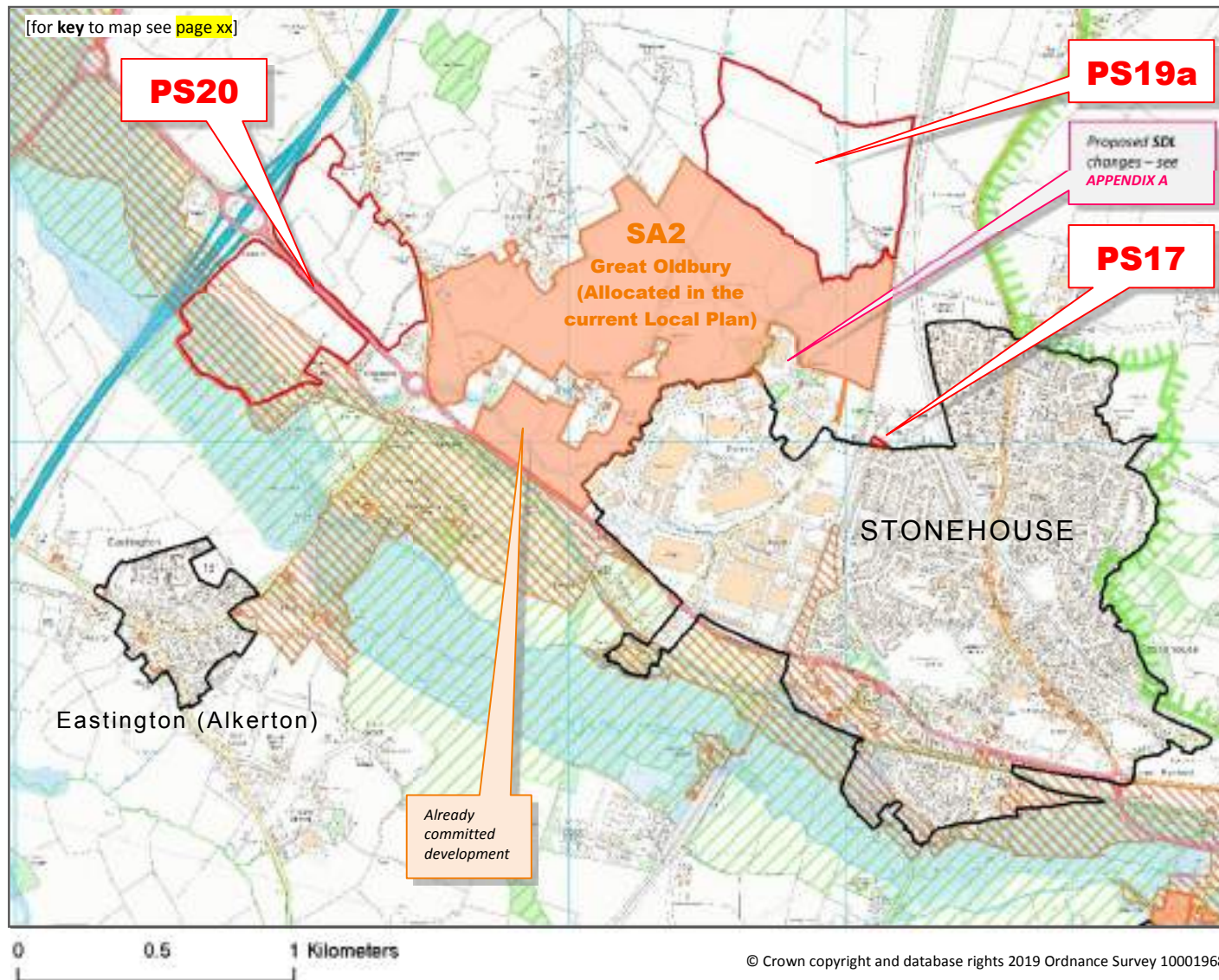
PS20 M5 Junction 13.

In addition to the allocated sites, infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Stonehouse's role and function as one of the District's main towns and a strategic service centre.



The Stonehouse cluster | Our towns and villages

...Stonehouse

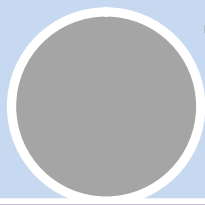


Draft site allocations

PS17 Magpies site, Oldends Lane:

Land at Magpies site, Oldends Lane, as identified on the policies map, is allocated for a development comprising up to 10 dwellings in order to secure the enhancement of existing and the provision of new community and open space uses. The site shall also safeguard land to allow for a future pedestrian bridge across the railway at Oldends Lane. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

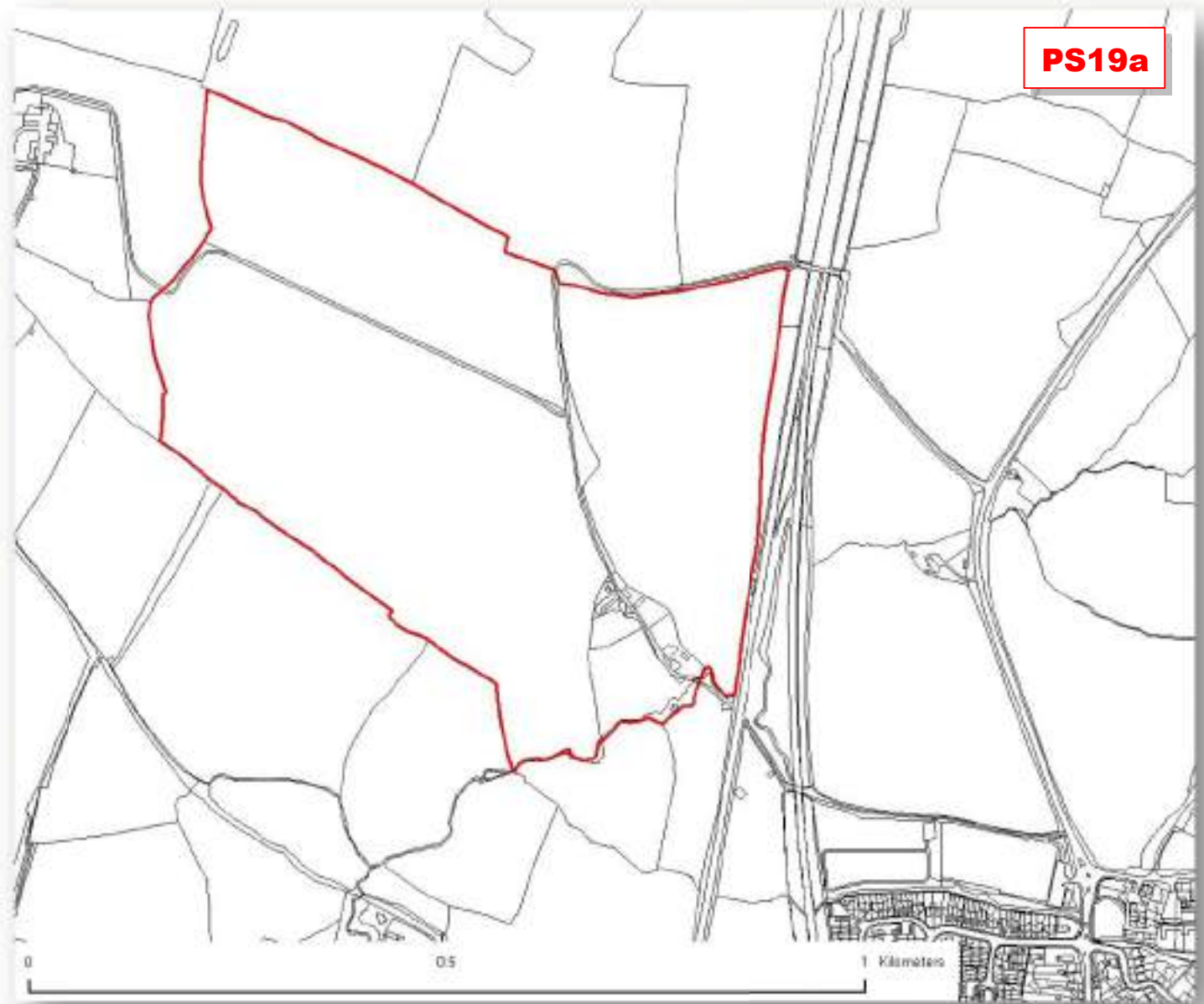


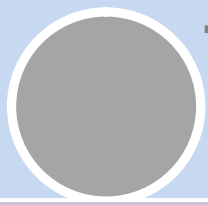


Draft site allocations

PS19a Northwest of Stonehouse:

Land Northwest of Stonehouse (in Standish Parish), as identified on the policies map, is allocated for a strategic mixed use development, including 5ha employment, 650 dwellings, primary school, strategic landscaping and green infrastructure along the northern, western and eastern boundaries and associated community and open space uses. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Stonehouse cluster | Our towns and villages

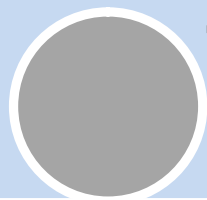
...Stonehouse

Draft site allocations

PS20 M5 Junction 13:

Land at M5 Junction 13 (in Eastington Parish), as identified on the policies map, is allocated for a strategic mixed use development, including 10 ha employment, sports stadium, sports pitches, canal and open space uses, together with strategic landscaping. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Stonehouse cluster | Our towns and villages

...Selsley, Middleyard

Tier 4a settlements around Stonehouse

- Selsley

Settlement role and function

This **small/very small** settlement provides **basic local services and facilities** for the community but has no retail role. However, **access to key services and facilities** elsewhere is **good**: this is a relatively accessible settlement, which benefits from its proximity and connectivity to the higher tier settlements of Stroud and Stonehouse. Selsley has **no significant employment role** and it functions as a 'dormitory' settlement.

The Cotswolds AONB designation covers Selsley and surrounding land, and it faces significant environmental constraints.

Development strategy

Selsley is a **Tier 4a** settlement and has Settlement Development Limits (SDL), [outlined in **black** on the map].

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Selsley's role, function and accessibility as accessible settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Selsley.

Tier 4b settlements around Stonehouse

- Middleyard

Settlement role and function

This **small/very small** settlement provides only **minimal local services and facilities** for the community and has no retail role. Middleyard has **fair access to key services and facilities elsewhere** and benefits from proximity to Kings Stanley. It is a relatively accessible settlement, but it is generally car-reliant and lacks good foot, cycle or bus connectivity. Middleyard has **no significant employment role** and it functions as a 'dormitory' settlement.

The Cotswolds AONB designation covers Middleyard and surrounding land, and it faces significant environmental constraints.

Development strategy

Middleyard is a **Tier 4b** settlement and has Settlement Development Limits (SDL), [outlined in **black** on the map].

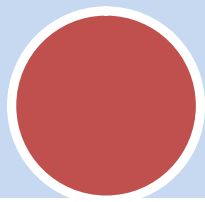
Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Middleyard's role and function as a settlement with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Middleyard.

Settlement development limits

There are proposed changes to the settlement development limits of **Middleyard**. Please refer to **APPENDIX A**.





Making Places | Shaping the future of Cam and Dursley

Developing a vision for the future...

Where are we now?...

Cam and Dursley adjoin each other and together make up the District's second largest population (after the Stroud Valleys). This large conurbation sits nestled at the foot of the Cotswold hills (the Cotswolds AONB covers the southern half of this parish cluster area) and adjoins the Severn Vale. The Cotswold Way runs through the historic market town centre of Dursley. Cam has a smaller village centre.

Both communities historically were centres for cloth manufacturing. Other industries later boomed in Dursley town, including engine manufacture, furniture production and pin-making. The area has suffered from a degree of deprivation that has impacted on the local communities, but regeneration and expansion in more recent years is delivering new employment and improved facilities and services within the area. The area benefits from a station on the main line to Bristol and good accessibility to the south of the District.

Outside of Cam and Dursley, the rural hinterland contains attractive villages, which look to the main settlement for their key services.

The current Local Plan sets out a mini vision, a range of key issues and a series of 'guiding principles' for future development in this parish cluster area.

The Council consulted community representatives on potential changes to the visions and key issues at **Issues and Options** stage (2017) and the draft vision and 'top priorities' set out here take account of this, as well as feedback to the **Emerging Strategy** consultation last year.

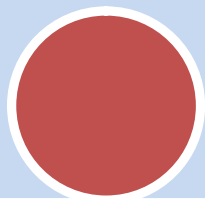
These will be subject to further refinement and rationalisation before the next iteration of the Local Plan (the **Pre-submission Plan**, anticipated Autumn 2020), to take full account of evidence and the final development strategy.

Key issues and top priorities for the future...

Public consultation and our evidence base have told us that these are key local issues and top priorities:

- Reducing car-borne traffic levels and congestion by delivering public transport improvements and safe pedestrian and cycle links
- Enhancing rail facilities at Cam and Dursley station, linked to the wider pedestrian and cycle network
- Encouraging growth of start up businesses, hot desk facilities and home working, including through improved IT connectivity and infrastructure
- Improving health and community facilities in Cam, providing for children and young people
- Providing sheltered homes and affordable bungalows for the elderly and disabled
- Developing tourism and accommodation opportunities
- Enhancing walking and cycling routes and green links through to Uley and the Severn Vale, including the Wildfowl & Wetlands Trust
- Conserving and enhancing the natural beauty of the Cotswolds AONB





Making Places | Shaping the future of Cam and Dursley

Developing a vision for the future...

Key to maps ▼

...Where do we want to be in the future?


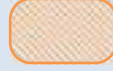



Draft vision to 2040: “Growth and prosperity: revitalising the towns of Dursley and Cam to make an accessible, attractive focus for rural communities in the south...”

Together, Cam and Dursley provide a focus for jobs and services in the southern part of the District. Development will bring new economic vitality, with more high technology, start-ups and light industrial businesses using the area’s skilled, trained workforce. Dursley town centre will continue to provide the main shopping and leisure focus, with environmental enhancements and additional facilities helping to maintain and increase its vitality. Cam will benefit from an improved centre, with good pedestrian and cycle connectivity. Facilities and services will be enhanced at Cam and Dursley railway station. As a sustainable place to live and work, growth here will support local services, improved infrastructure and provide for the social and economic wellbeing of the wider locality.

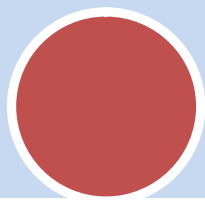
There will be accessible countryside for leisure, amenity and recreation in this attractive Cotswold edge location. Pleasant and safe green routes linking Cam, Dursley and Uley will be developed for walkers and cyclists, providing access to the surrounding countryside. The tourism profile of the area will be raised as a destination for walkers at a convenient mid point on the Cotswold Way National Trail and with good transport links to other visitor attractions further afield at Bath, Bristol, elsewhere in the Cotswolds and Severn Vale, Gloucester and Cheltenham.

Cam and Dursley will support a thriving community, which recognises, respects and provides for the varied needs of the people that live in, work in, or visit the area. The valued landscape setting and attractive, wildlife-rich local environment will be conserved and cared for, whilst providing learning opportunities, jobs, access to services and leisure activities for everybody.

Communities will continue to have an active and productive role in shaping and managing their neighbourhoods. They will conserve and enhance their special qualities, which include the sense of place, community and well being. The heritage assets of the locality will be protected and promoted.

-  Existing settlement development limit (settlement boundary)
-  Proposed site allocations
-  Committed Development (including site allocations in the current Local Plan and sites already with planning permission)
-  Heritage constraints (including conservation areas, listed buildings, scheduled monuments...)
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)
-  Flood Zones 2 and 3
-  The Cotswolds AONB





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.

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.

Settlement role and function

Cam is a **very large** settlement (second largest population after Stroud). Cam and Dursley are adjacent settlements and their combined population (14,800+) makes this a really significant conurbation and an important second focus for the District.

Cam has a **strong local retail role**, with several 'neighbourhood' shopping areas and a range of local shops in the main centre, which serves the day-to-day needs of surrounding villages and hamlets. Unlike our other very large settlements, Cam has only a **very limited role in providing 'strategic' services and facilities** to a wider catchment (a rail station and a supermarket). But it benefits from proximity to Dursley and offers an **excellent** range of **local community services and facilities** (GP, dentist and pharmacy, post office, primary schools and pre-school provision, places of worship, pubs, village hall/community centre, sports/playing fields and playgrounds). Cam and Dursley have the **best access to key services and facilities** of anywhere in the District.

Cam has a very **significant employment role**, but it is nevertheless a net exporter of workers: it acts as a major 'dormitory' and a local service centre.

Development strategy

Cam is a **Tier 1** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

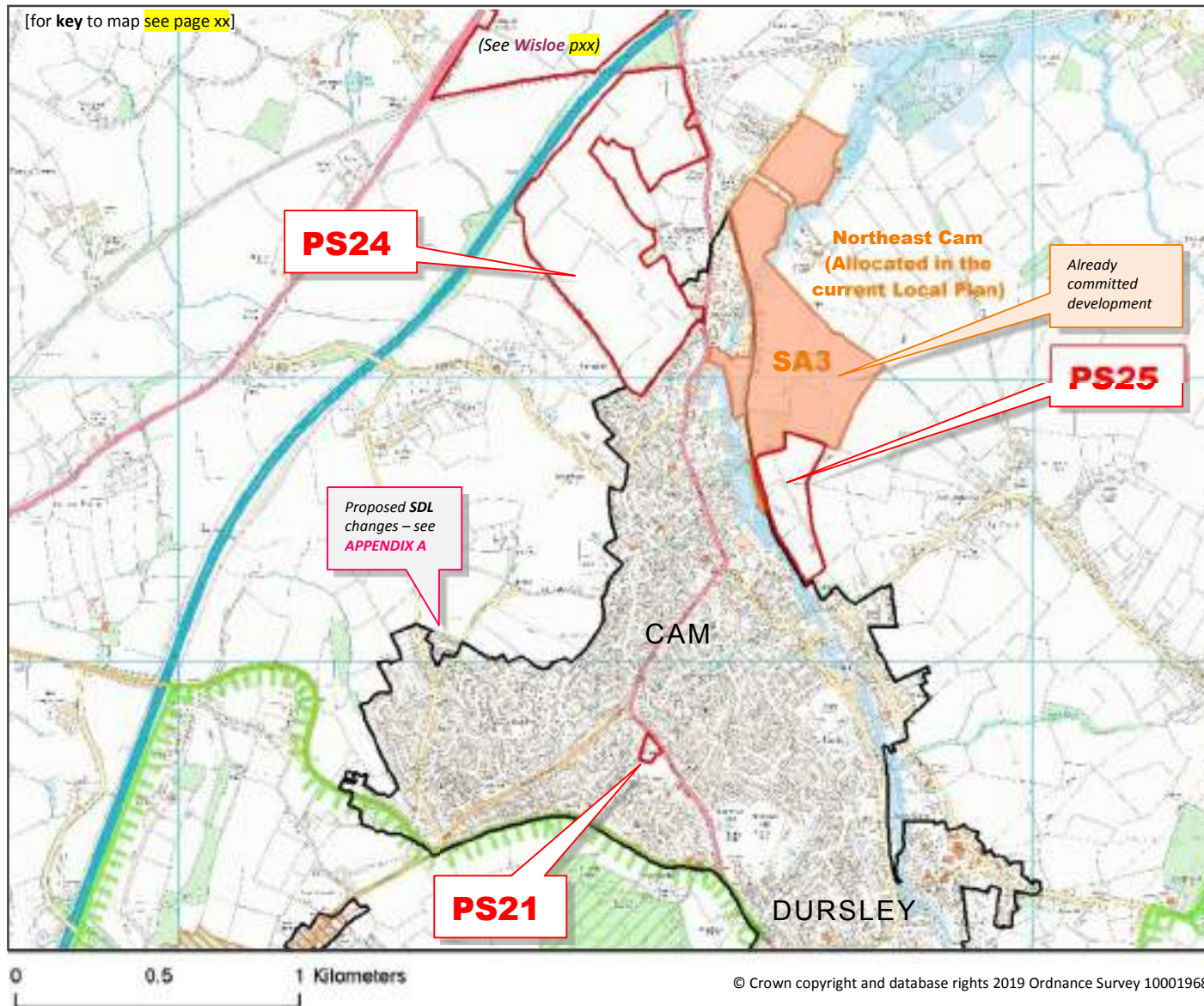
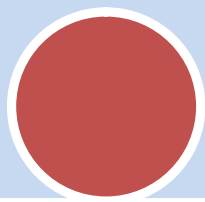
Site allocations [outlined in **red** on the map and shown in more detail over the following pages] will meet local and strategic growth needs:

PS21 Land adjacent to Tilsdown House.

PS24 West of Draycott.

PS25 East of River Cam.

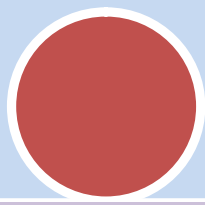
In addition to the allocated sites, infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Cam's role and function as one of the District's main towns and an important local service centre.



Draft site allocations

PS21 Land adjacent to Tilsdown House:

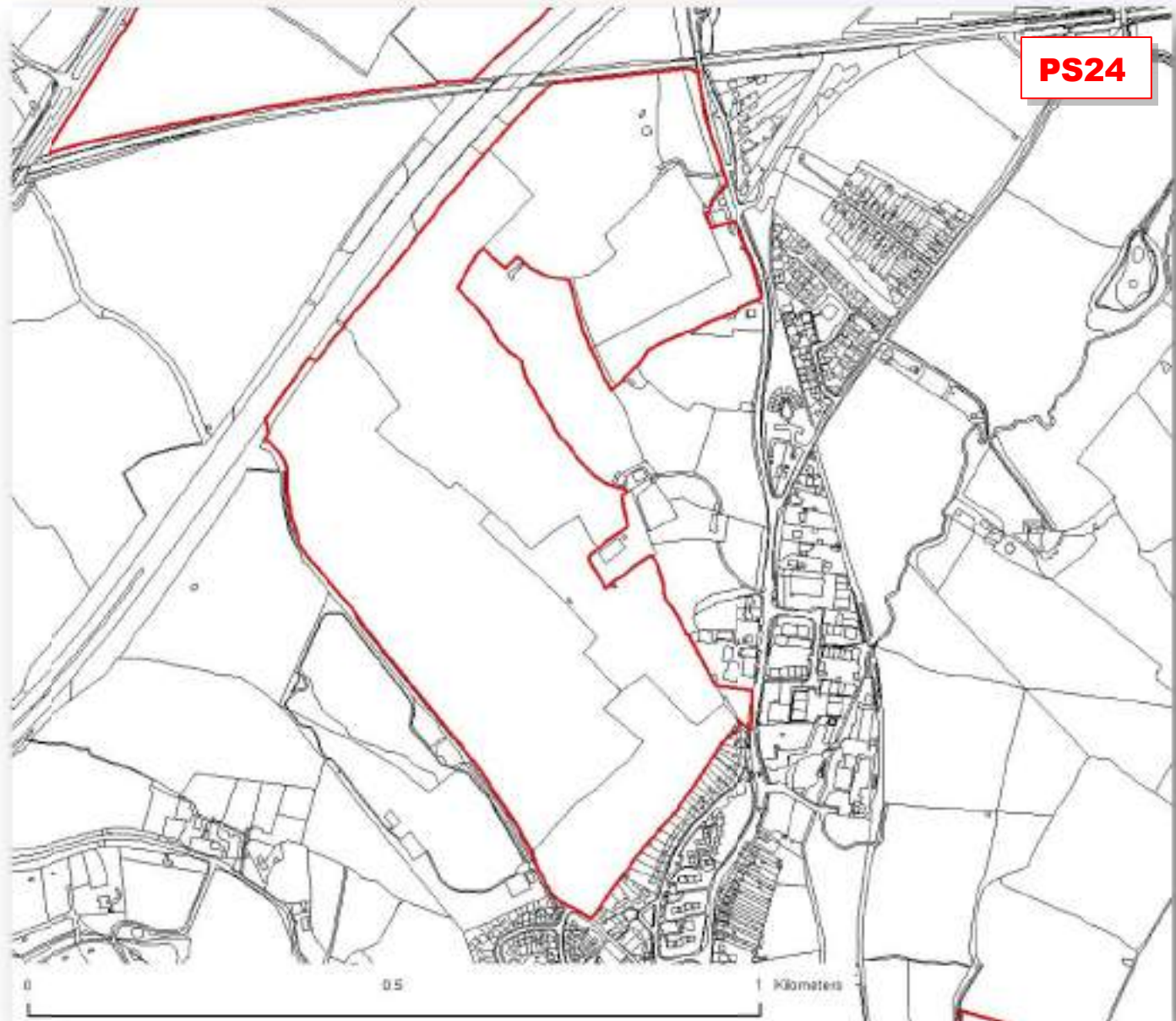
Land adjacent to Tilsdown House, as identified on the policies map, is allocated for a development comprising up to 15 dwellings and associated community and open space uses. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner

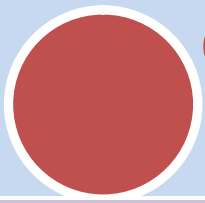


Draft site allocations

PS24 West of Draycott:

Land west of Draycott, as identified on the policies map, is allocated for a strategic mixed use development, including up to 700 dwellings, primary school, strategic landscaping and green infrastructure and associated community and open space uses. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.



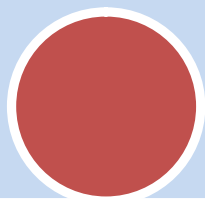


Draft site allocations

PS25 East of River Cam:

Land east of River Cam, as identified on the policies map, is allocated for 180 dwellings and associated community and open space uses to complete the current Local Plan North East Cam strategic allocation. Development will complete the walking and cycling route from Cam local centre to Box Road. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





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.

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.

Settlement role and function

Coaley is a **small** village with a small population, (although the 'Coaley' community also encompasses separate linear hamlets outside the Settlement Development Limit).

It has a **basic local retail role** (a community-run village shop), and a **basic** level of **local community services and facilities** (primary school and pre-school provision, place of worship, pub, village hall/community centre, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **fair**.

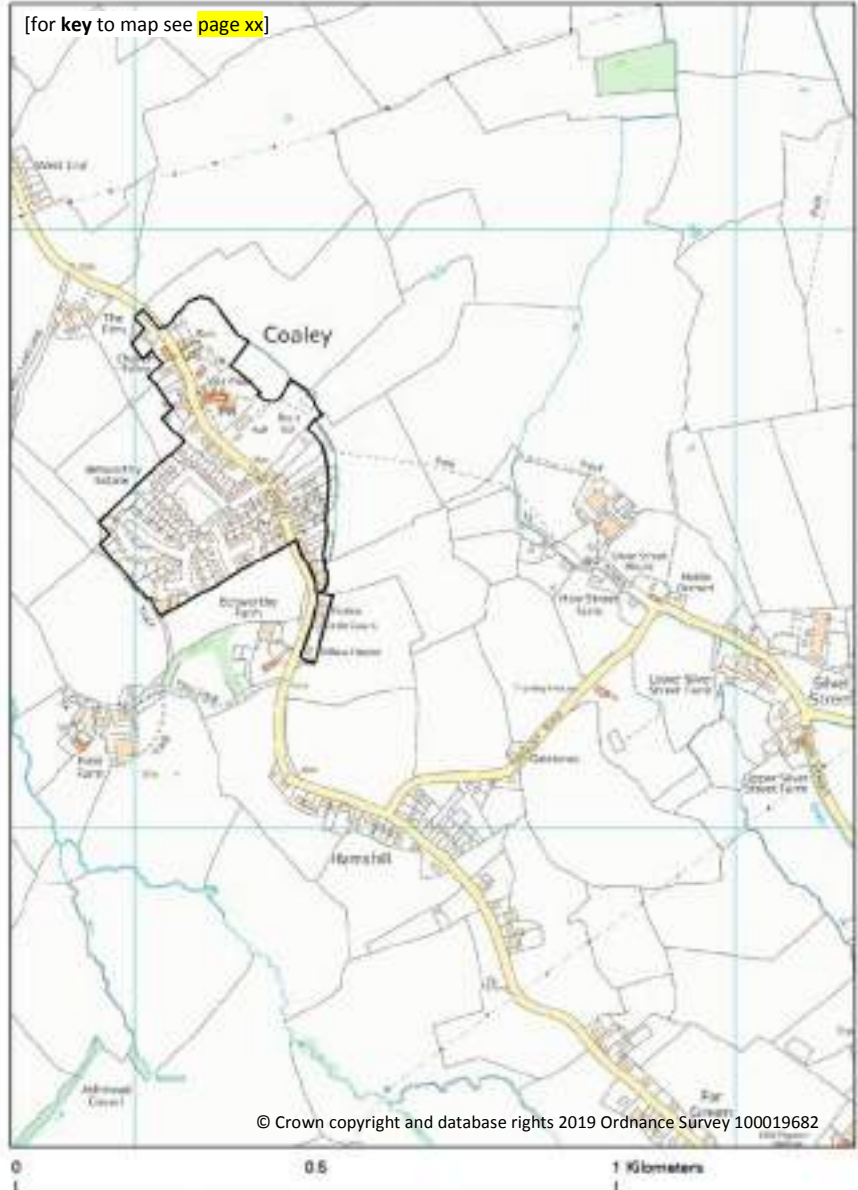
Coaley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

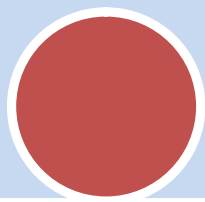
Development strategy

Coaley is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Coaley's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Coaley.





Cam & Dursley | Our towns and villages

...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.

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.

Settlement role and function

Dursley is a **very large** settlement, one of the District's historic market towns. Cam and Dursley are adjacent settlements; their combined population (14,800+) makes this a really significant conurbation and an important second focus for the District.

Dursley has a **strong 'strategic' retail role** as one of the District's 5 town centres, serving a wide catchment. It offers a **very good** level of **local community services and facilities** (GP, dentist and pharmacy, post office, primary schools and pre-schools, places of worship, pubs, town hall/community centre, sports/playing fields and playgrounds) and has an **important role** in providing a diverse range of **'strategic' services and facilities** to a wider catchment (hospital, banks, secondary school and 6th form, library, swimming pool and leisure centre). Cam and Dursley have the **best access to key services and facilities** of anywhere in the District.

The town has an **important employment role** and also functions as a 'dormitory' settlement and strategic service centre.

Development strategy

Dursley is a **Tier 1** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Site allocations [outlined in **red** on the map and shown in more detail over the following pages] will meet local growth needs:

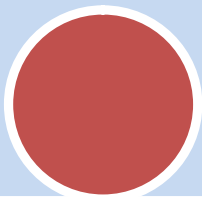
PS27 1-25 Long Street.

PS28 Land off Prospect Place.

There are no proposed site allocations for strategic growth, due to environmental constraints around Dursley.

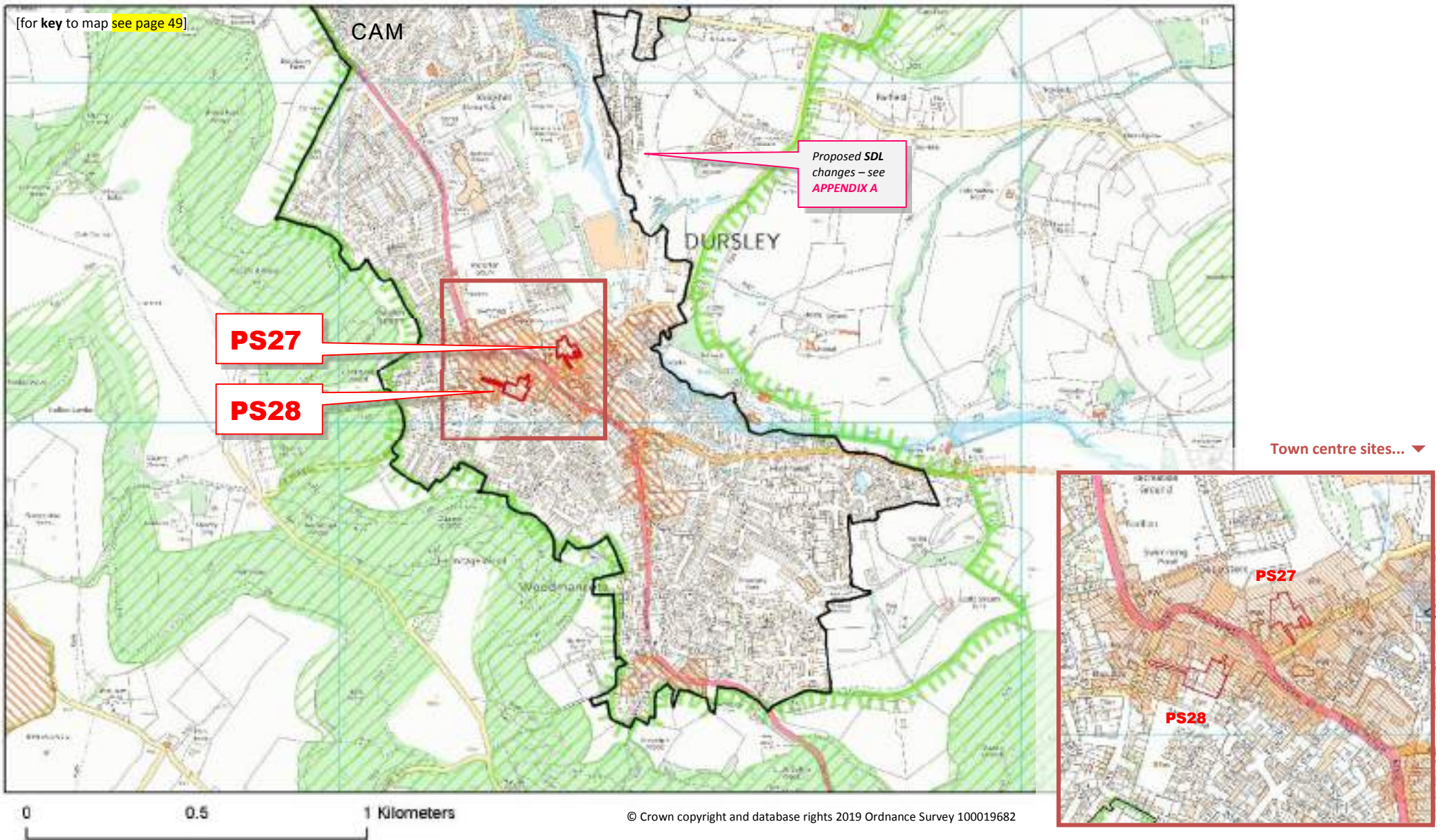
In addition to the allocated sites, infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Dursley's role and function as one of the District's main towns and a strategic service centre.

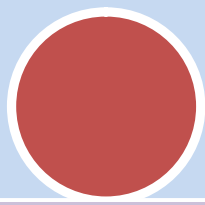




Cam & Dursley | Our towns and villages

...Dursley





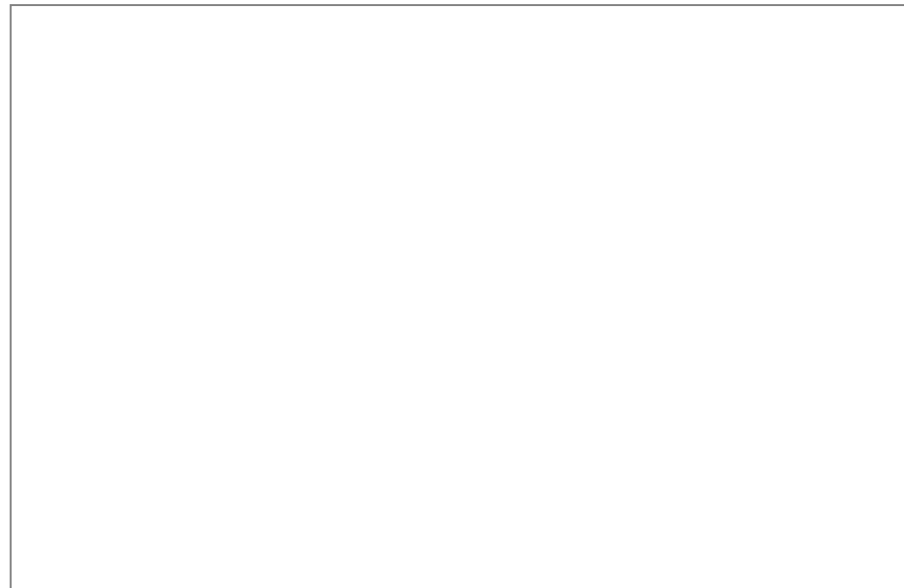
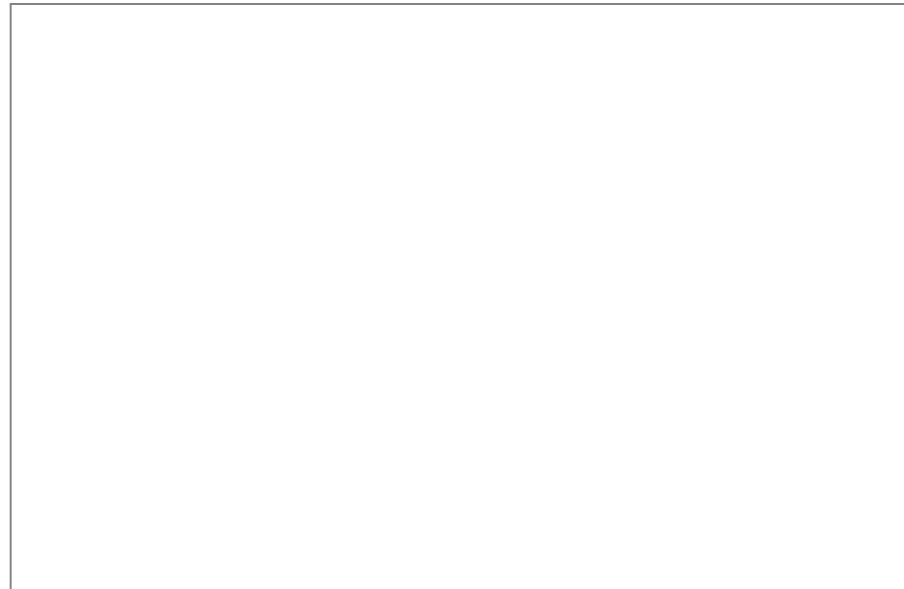
Draft site allocations

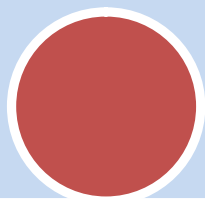
PS27 1-25 Long Street:

Land rear of 1-25 Long Street, as identified on the policies map, is allocated for partial redevelopment and re-use for town centre uses. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

PS28 Land off Prospect Place:

Land off Prospect Place, as identified on the policies map, is allocated for a development comprising up to 10 dwellings, associated community and open space and town centre uses. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





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.

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.

Settlement role and function

Uley is a **medium-sized** village.

It has a **basic local retail role** (a community-run village shop), but a **good** range of **local community services and facilities** (GP, primary school and pre-school provision, post office, place of worship, pub, village hall/community centre, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **fair**.

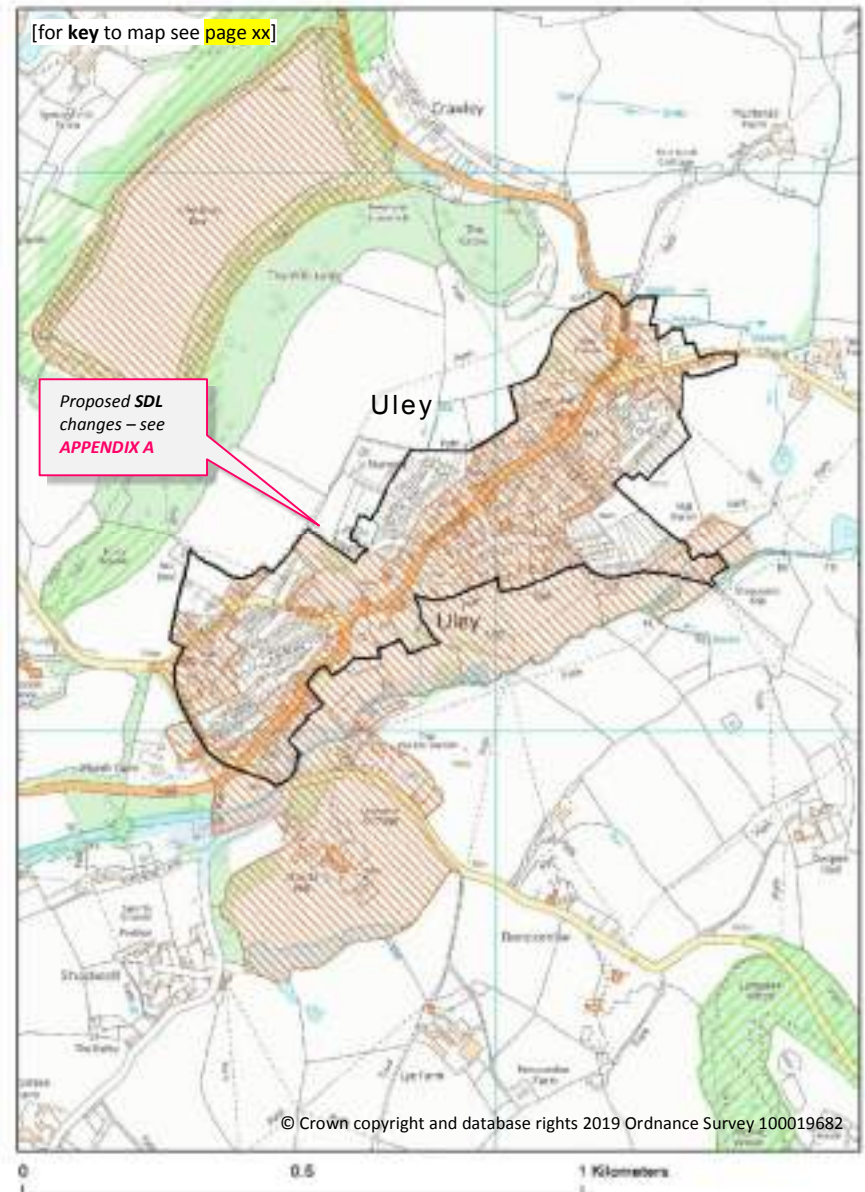
Uley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

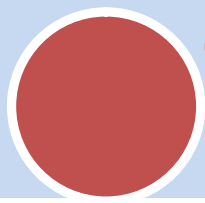
Development strategy

Uley is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Uley's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Uley.





Cam & Dursley | Our towns and villages

...Nympsfield, Stinchcombe

Tier 4a settlements around Cam & Dursley

- Nympsfield

Settlement role and function

These **small/very small** settlements provide only **basic local services and facilities** for their communities, and neither has any retail facilities. However, **access to key services and facilities elsewhere** is **good**: this is a relatively accessible settlement, which benefits from its proximity and connectivity to higher tier settlements. Nympsfield has **no significant employment role** and functions as a 'dormitory' village.

The Cotswolds AONB designation covers the village and surrounding land, and it faces significant environmental constraints.

Development strategy

Nympsfield is a **Tier 4a** settlement and has Settlement Development Limits (SDL).

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Nympsfield's role, function and accessibility as accessible settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Nympsfield.

Tier 5b settlements around Cam & Dursley

- Stinchcombe

Settlement role and function

These **small/very small** settlements provide only **basic local services and facilities** for their communities, and neither has any retail facilities. However, **access to key services and facilities elsewhere** is **fair**: this is a relatively accessible settlement, which benefits from its proximity and connectivity to the higher tier settlements of Cam and Dursley. Stinchcombe has **no significant employment role** and functions as a 'dormitory' village.

The Cotswolds AONB designation covers both villages and surrounding land, and they both face significant environmental constraints.

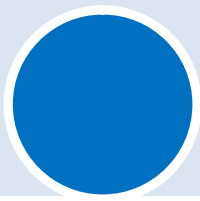
Development strategy

Stinchcombe is a **Tier 4b** settlement and has Settlement Development Limits (SDL).

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Stinchcombe's role and function as a settlement with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Stinchcombe.





Making Places | Shaping the future of Gloucester's rural fringe

Developing a vision for the future...

Where are we now?...

Most people in this area live on the edge of the Gloucester urban area, at Hardwicke and in the growing new communities at Hunts Grove and Cooper's Edge. There are also several key employment sites here. Over the District boundary, Gloucester City is experiencing significant employment growth, including at Waterwells Business Park. Upton St Leonards is the second largest settlement on the Gloucester fringe, but both Hardwicke and Upton St Leonards have limited facilities and they look to Gloucester for most of their strategic needs.

Beyond Hardwicke and Upton St Leonards, the parishes are distinctly rural in character, populated by scattered hamlets and farmsteads, aside from the small villages of Haresfield and Brookthorpe. Almost half of the area is designated part of the Cotswolds AONB and there are dramatic and far-reaching views to and from the Cotswold escarpment. All the District's major routes north (road and rail, as well as the Gloucester-Sharpness canal) pass through this area and Junction 12 (M5) lies just south of Hunts Grove. The motorway provides a distinct 'edge' to the urban expansion of the city.

The current Local Plan sets out a mini vision, a range of key issues and a series of 'guiding principles' for future development in this parish cluster area.

The Council consulted community representatives on potential changes to the visions and key issues at **Issues and Options** stage (2017) and the draft vision and 'top priorities' set out here take account of this, as well as feedback to the **Emerging Strategy** consultation last year.

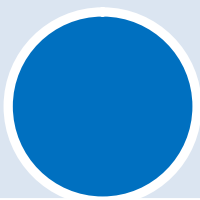
These will be subject to further refinement and rationalisation before the next iteration of the Local Plan (the **Pre-submission Plan**, anticipated Autumn 2020), to take full account of evidence and the final development strategy.

Key issues and top priorities for the future...

Public consultation and our evidence base have told us that these are the key local issues and top priorities:

- Delivering a new train station at Hunts Grove, with public transport, pedestrian and cycling links
- Maintaining and designing safe footpaths, cycle paths and bridleways, including connections to employment allocation sites
- Ensuring walking routes are clearly defined, attractive, accessible and suitable for all
- Ensuring adequate provision of affordable housing, addressing needs of young people, the elderly and first time buyers.
- Supporting agriculture and encouraging farm diversification to sustain businesses and support the economy
- Enabling small scale housing development to sustain villages whilst retaining their diverse identity
- Recognising amenity and environmental issues along M5 and A38 corridors
- Increasing health, sport and community facilities in nearby centres.
- Conserving and enhancing the natural beauty of the Cotswolds AONB





Making Places | Shaping the future of Gloucester's rural fringe

Developing a vision for the future...

Key to maps ▼

...Where do we want to be in the future?

Draft vision to 2040: "Growing a sustainable community at Hunts Grove and preserving Gloucester's rural hinterland..."

Parishes on Gloucester's fringe will retain their distinctiveness and rural character, providing a valuable green hinterland to the city and a setting for the Cotswolds AONB. At the urban fringe, with the exception of employment development at Junction 12, the motorway will represent a distinct and defensible limit to southerly expansion.

Hunts Grove will grow into a sustainable new community with a strong sense of identity, served by its own "village centre", providing easy and convenient access to nearby jobs and playing an ever more important role as a 'gateway' to Gloucester. High quality design and improvements to cycle and pedestrian links, transport and infrastructure will enhance the environment and quality of life for those living or working close to here, as well as improving the experience of those passing through.

This area will continue to be an important employment focus for the District. Whilst the presence of the waste incinerator has marked the landscape, Javelin park will also provide a positive stimulus to the development of complementary innovative business opportunities on surrounding employment sites and offer combined heat and power opportunities to nearby housing.

While Hunts Grove sees continued housing and employment growth, Hardwicke's own village character and sense of community will be preserved as distinct, as will that of the area's other ancient villages and hamlets. Growth and development will be minimal outside of the identified 'strategic locations'. But communities elsewhere will have the chance to help shape their neighbourhoods, protecting and improving those aspects of the area that make it special to them, and identifying needs and opportunities that will help to improve their sustainability.



Existing settlement development limit (settlement boundary)



Proposed site allocations



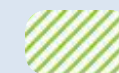
Other sites (which may have potential to contribute towards Gloucester's future housing needs)



Committed Development (including site allocations in the current Local Plan and sites already with planning permission)



Heritage constraints (including conservation areas, listed buildings, scheduled monuments...)



Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)

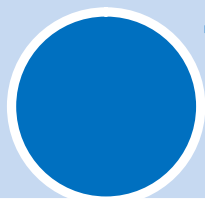


Flood Zones 2 and 3



The Cotswolds AONB





The Gloucester fringe | Our towns and villages

...Hardwicke and Hunts Grove

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.

Landscape sensitivity

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

Settlement role and function

Hardwicke is a **large** (mostly modern) settlement on Gloucester's southern edge, with close links to Quedgeley. The 'core' of old Hardwicke village lies south of the Settlement Development Limit.

Hardwicke has a **basic local retail role** (a convenience store) and offers a **basic** level of **local community services and facilities** (primary and pre-school provision, post office, pub, village hall/community centre, sports/playing fields and playground).

Settlement role and function (contd...)

Access to key services and facilities here and elsewhere is **fair**. 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 new Tier 2 settlement.

The Hardwicke area has an **important employment role**: with three key employment sites nearby, this is one of the District's employment hubs. However, the principal role of the settlement itself is as a 'dormitory' for its large working population.

Development strategy

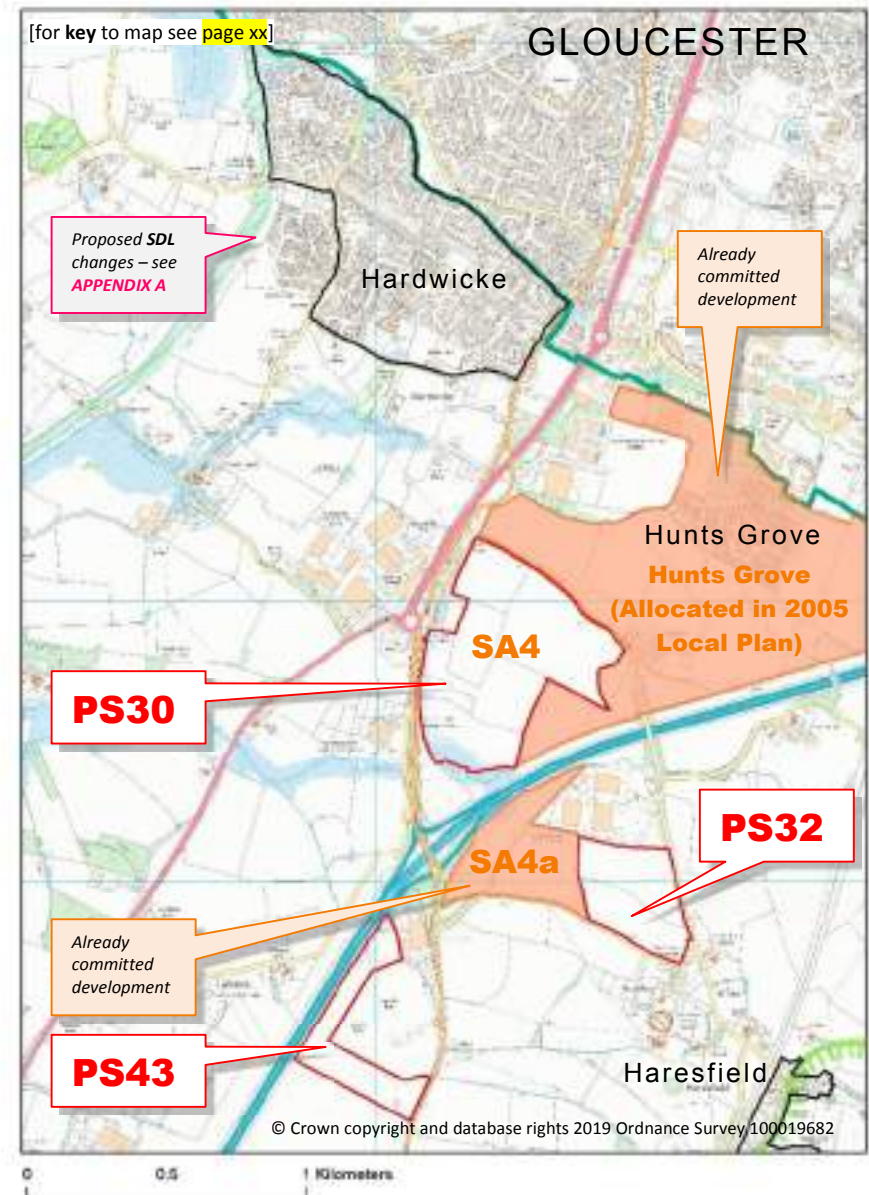
Hardwicke is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

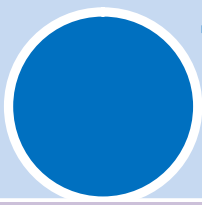
In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Hardwicke's role and function as an accessible settlement with local facilities.

PS30 Hunts Grove extension: An *existing* site allocation in the current Local Plan (SA4).

PS32 South of M5 / J12

PS43 Javelin Park





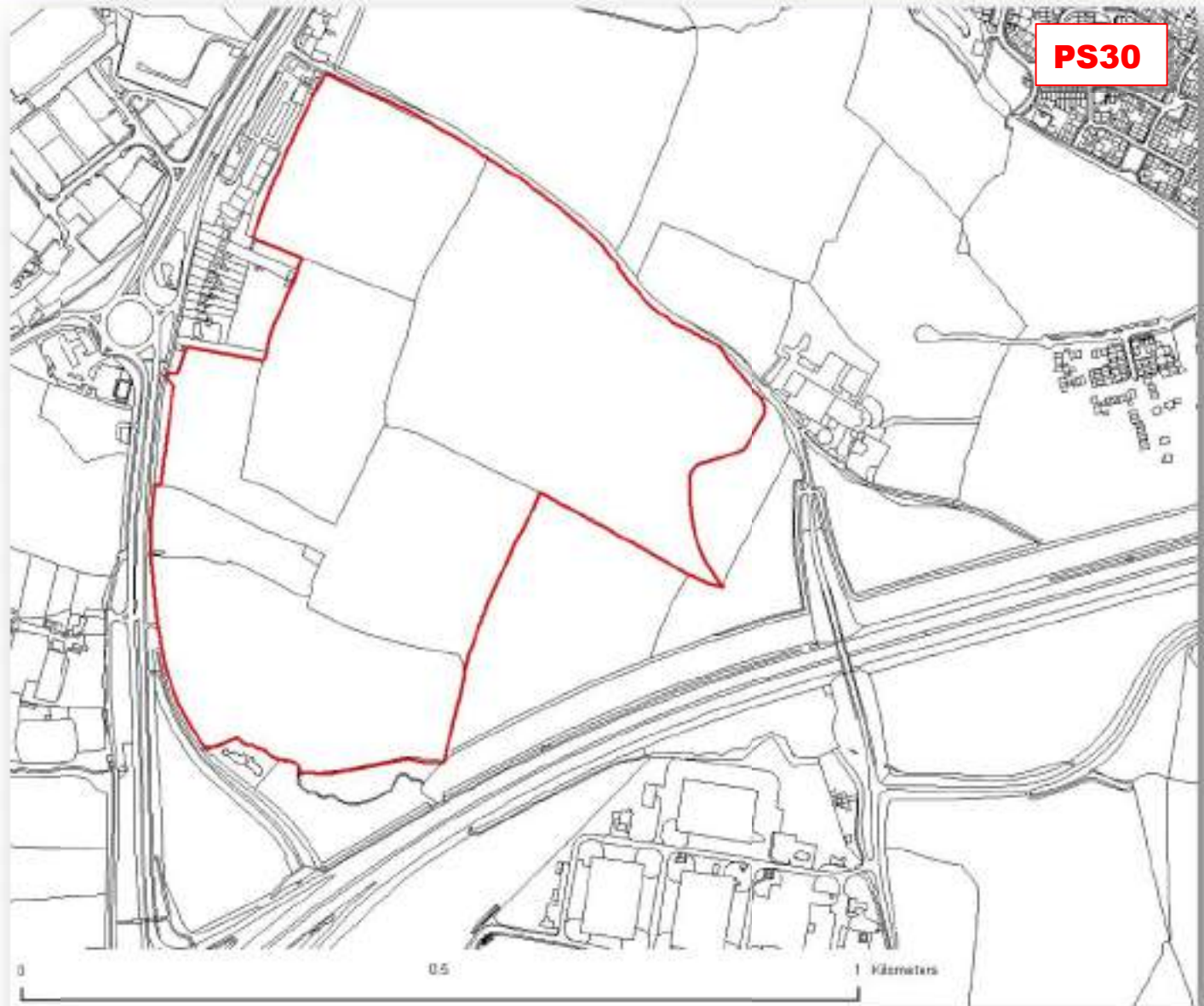
The Gloucester fringe | Our towns and villages

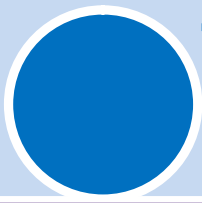
...Hardwicke and Hunts Grove

Draft site allocations

PS30 Hunts Grove Extension:

Land at Hunts Grove, as identified on the policies map, is allocated for 750 dwellings, primary school and associated community and open space uses and strategic landscaping to complete the current Local Plan Hunts Grove strategic allocation. **are set out in** the current Local Plan Policy SA4, to highlight specific mitigation measures and infrastructure requirements. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





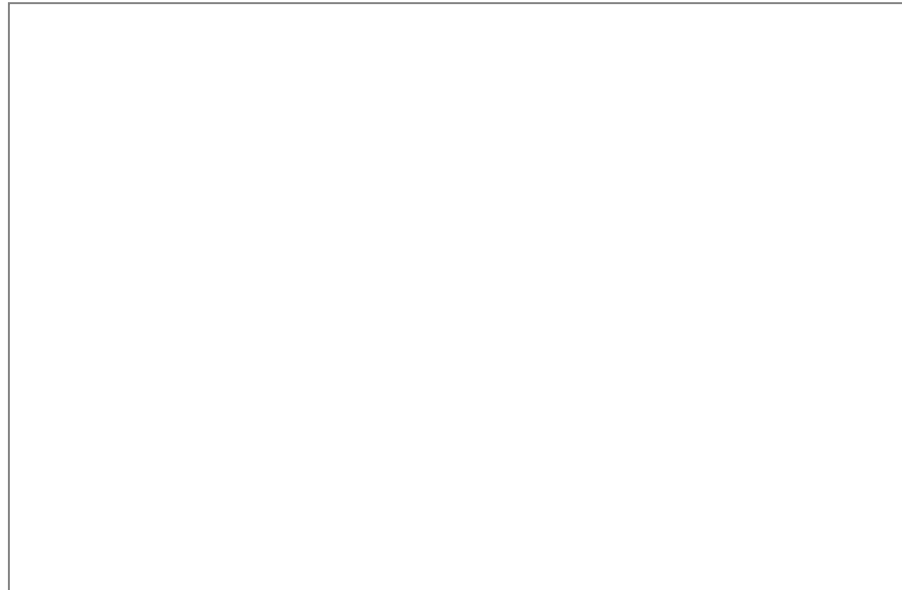
The Gloucester fringe | Our towns and villages

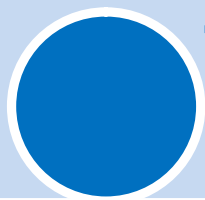
...Hardwicke and Hunts Grove

Draft site allocations

PS32 South of M5 / J12:

Land south of M5/J12, as identified on the policies map, is allocated for 5ha employment and strategic landscaping buffer to the south east, to complete the current Local Plan Quedgeley East strategic allocation. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner





The Gloucester fringe | Our towns and villages

...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.

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.

Settlement role and function

Upton St Leonards is a **medium-sized** village. Although it lies on Gloucester's periphery, it is separated from the city by the M5 motorway.

The village has a **basic local retail role** (a village shop), but a **good range of local community services and facilities** (primary school and pre-school provision, post office, place of worship, pub, village hall/community centre, sports field/pitch and playground). **Access to key services and facilities elsewhere is fair.**

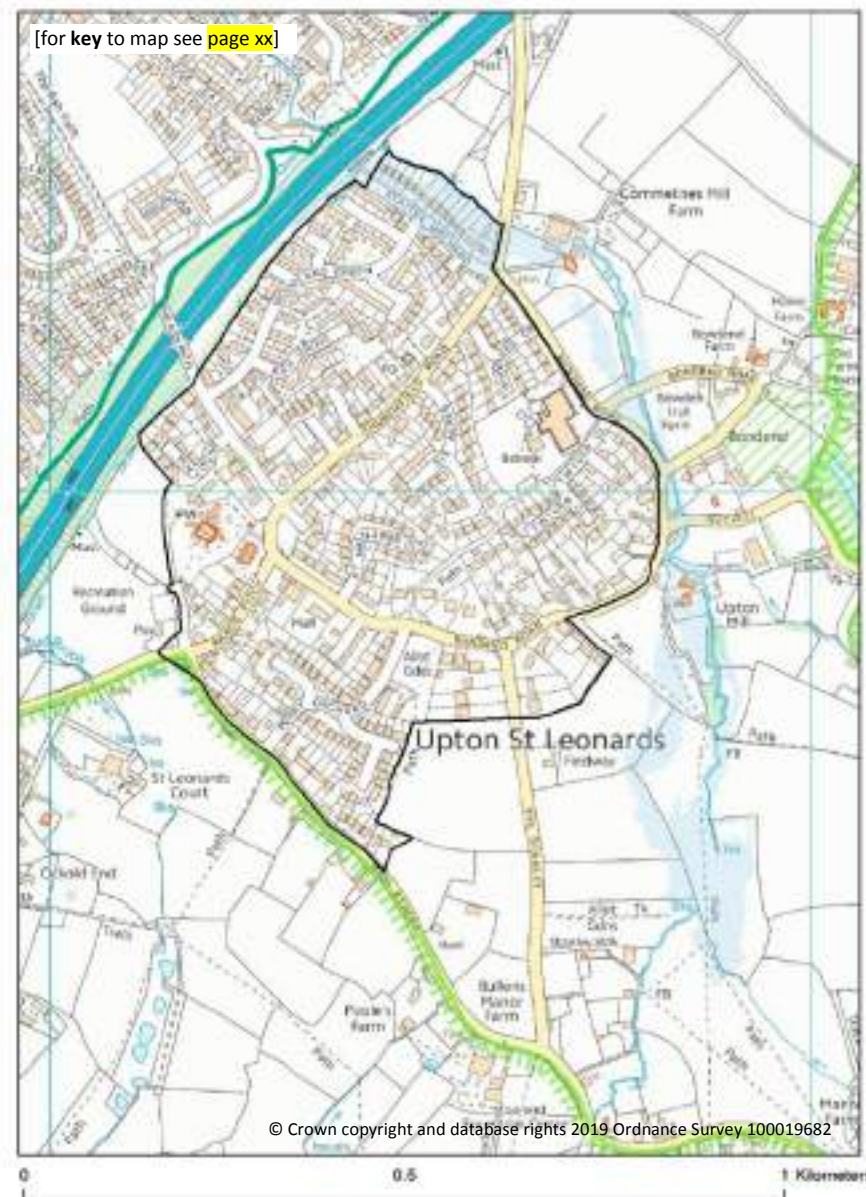
Upton St Leonards has **no significant employment role**: its principal role is as a 'dormitory'.

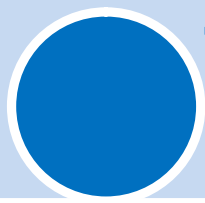
Development strategy

Upton St Leonards is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Upton St Leonards.





The Gloucester fringe | Our towns and villages

...Brookthorpe, Haresfield

Tier 4b settlements on Gloucester's fringe

- Brookthorpe
- Haresfield

Settlement role and function

These **small/very small** settlements provide only **basic/minimal local services and facilities** for their communities and neither has any retail role. **Access to key services and facilities elsewhere is poor/very poor**, generally lacking reasonable foot, cycle or bus connectivity to strategic facilities nearby (despite Brookthorpe's location on a key transport corridor, the A4173). These settlements have **no significant employment role** and they both function as 'dormitory' villages to some extent, tending to look northward to Gloucester.

The Cotswolds AONB extends to the east, with the designation affecting parts of both these villages. They both face significant environmental constraints.

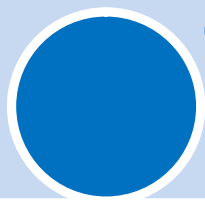
Development strategy

Brookthorpe and Haresfield are **Tier 4b** settlements and have Settlement Development Limits (SDL), [outlined in **black** on the map].

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing their role and function as settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Brookthorpe or Haresfield.





The Gloucester fringe | Potential to meet Gloucester's needs

...Land at Whaddon

- 2.11 The **Joint Core Strategy (JCS)** for the Gloucester City, Tewkesbury Borough and Cheltenham Borough areas has identified that in the longer term additional sites will be required to meet Gloucester's housing needs beyond 2028. Stroud District Council is committed to working together with these and the other authorities in Gloucestershire, to identify the most sustainable sites to meet these future needs.
- 2.12 An assessment of potential alternative sites to meet Gloucester's long term housing needs is currently being carried out. Land at **Whaddon** and **south of Hardwicke** (within Stroud District) have been included in the assessment, together with other sites both within and on the edge of Gloucester but within neighbouring council areas. The best performing site(s) will be identified in the respective council's future draft plan(s) for potential allocation.
- 2.13 Current indications are that Whaddon may be amongst the better performing options. If the assessment ultimately concludes that a site at Whaddon is not required to meet Gloucester's immediate needs, then there is potential to review how the land might contribute to Stroud's own needs and whether there is any merit in bringing it into the Stroud District Local Plan, with consequential changes to the strategy.

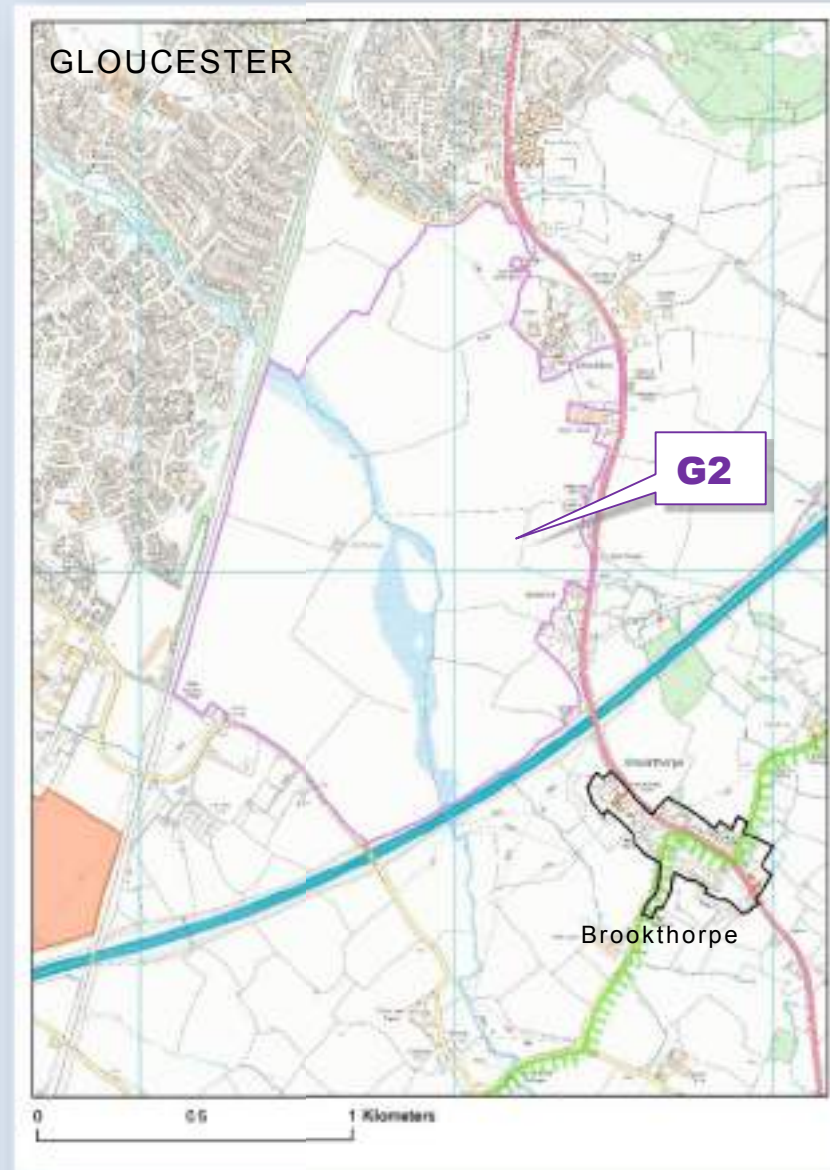
Constraints and designations

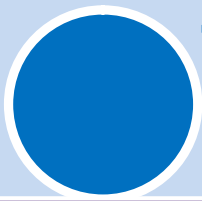
Whaddon is not identified in the Local Plan as a Tier 1-5 settlement and it has no settlement development limits: the Local Plan treats the area as "countryside".

Brookthorpe (a Tier 4b settlement) lies south of the M5 motorway. Gloucester is the nearest higher order settlement and it provides both strategic and local facilities.

The Cotswolds AONB lies beyond the M5, to the south. The area was not included in the Stroud District **Landscape Sensitivity Assessment** (which focussed on land surrounding the District's existing defined settlements), but it has been assessed [... **JCS assessment by LUC...**], which compared the area's landscape sensitivity against that of other locations around Gloucester.

The principal physical constraints affecting the land identified as **G2** are the floodplain (which runs through its centre) and the proximity of the M5 to the south and the Bristol-Birmingham main railway line to the west.





The Gloucester fringe | Potential to meet Gloucester's needs

...Land at Whaddon

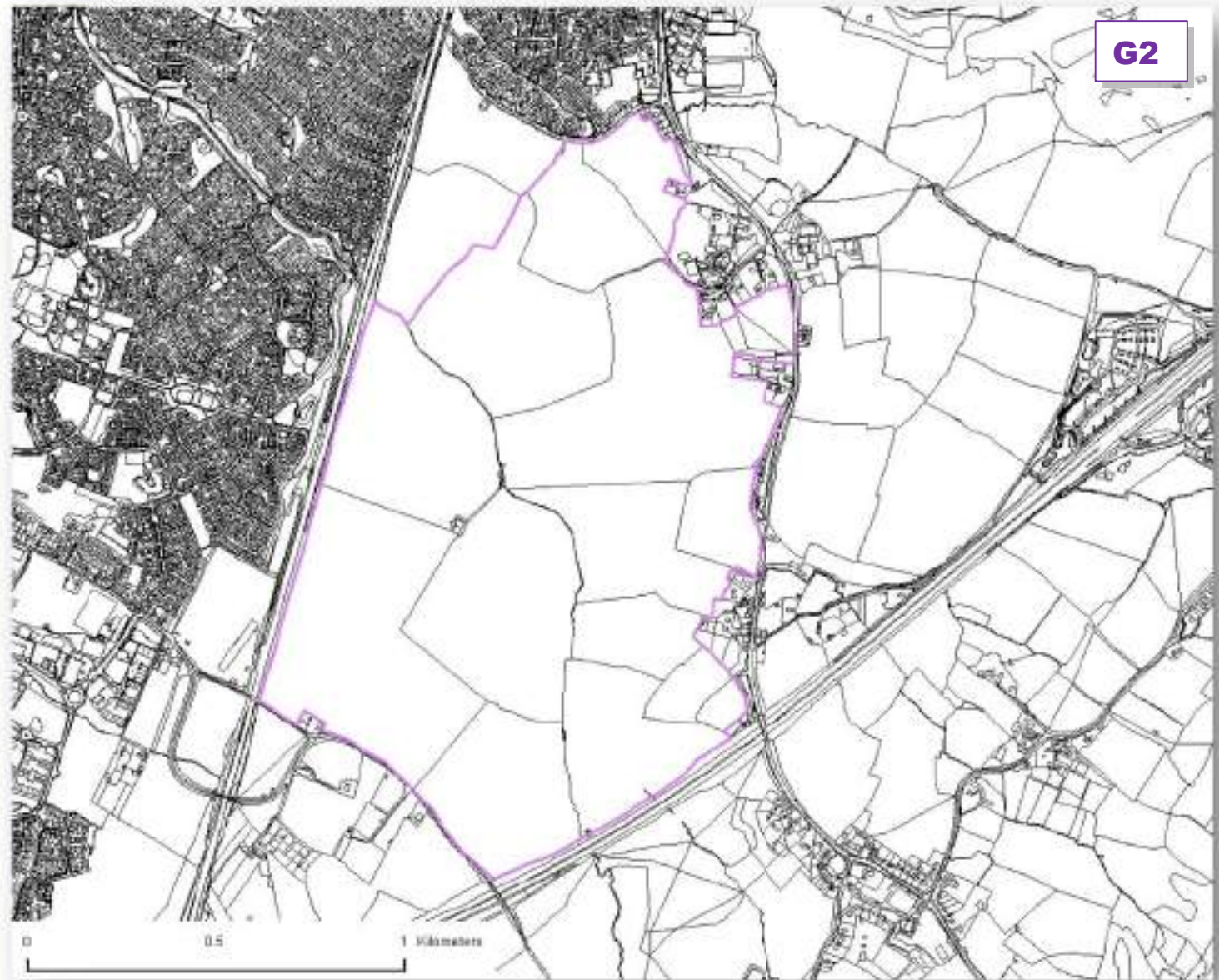
Other sites

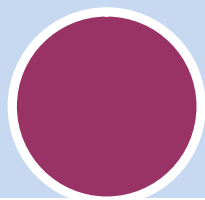
(outlined in **purple** on the maps):

This site does not currently form part of the Draft Plan's development strategy for meeting Stroud District's needs, but it may have potential to contribute towards meeting Gloucester's unmet housing needs, subject to being considered against all reasonable alternatives on the edge of Gloucester:

G2 Land at Whaddon:

Land at Whaddon, as identified on the policies map, is safeguarded to meet the future housing needs of Gloucester City should it be required and provided it is consistent with the approved strategy of the Joint Core Strategy Review. Subject to this, the site will be allocated for a strategic mixed use development, including approximately 2500 dwellings, local centres including shops, community and employment uses, secondary and primary schools, bus interchange, safeguarded rail halt, green infrastructure, open space and strategic landscaping. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council in consultation with Gloucester City Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





Making Places | Shaping the future of the Berkeley cluster

Developing a vision for the future...

Where are we now?...

This cluster of parishes lies in the Severn Vale at the south-western corner of Stroud District, close to the boundary between Gloucestershire and South Gloucestershire. Berkeley is a historic market town, which today acts as a local service centre for a rural hinterland. Many residents of these parishes commute out of the District for work, leisure and anything other than convenience shopping (Bristol and Thornbury are within easy reach). The closure of Berkeley Nuclear Power Station had an impact on local employment opportunities, but the development of the Gloucestershire Science and Technology Park is providing new opportunities for growth. Sharpness Docks is a thriving and busy port but has scope for new development focussing on the leisure and tourism potential of the Gloucester-Sharpness canal and its Severn Estuary location.

The area is blessed with some beautiful landscape and valuable estuarine habitats, which are nationally and internationally protected. These parishes are also home to some of the District's major tourist attractions: notably, Berkeley Castle, The Jenner Museum, Cattle Country Adventure Park and the world-renowned Wildfowl and Wetlands Trust at Slimbridge.

The current Local Plan sets out a mini vision, a range of key issues and a series of 'guiding principles' for future development in this parish cluster area.

The Council consulted community representatives on potential changes to the visions and key issues at **Issues and Options** stage (2017) and the draft vision and 'top priorities' set out here take account of this, as well as feedback to the **Emerging Strategy** consultation last year.

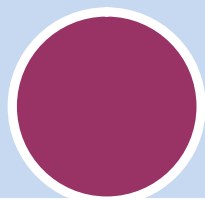
These will be subject to further refinement and rationalisation before the next iteration of the Local Plan (the **Pre-submission Plan**, anticipated Autumn 2020), to take full account of evidence and the final development strategy.

Key issues and top priorities for the future...

Public consultation and our evidence base have told us that these are the key local issues and top priorities:

- Designing safe walking and cycle routes from Newport to Berkeley
- Designing safe walking and cycle routes from Newport to Berkeley extended to Sharpness and the Gloucestershire Science and Technology Park
- Providing a well signposted, direct walking and cycle route from Wisloe to Cam and Dursley station and to the Wildfowl and Wetlands Trust at Slimbridge
- Completing the Berkeley Link Road to the A38
- Improving transport links with towns and villages in South Gloucestershire and to Bristol and beyond
- Ensuring adequate provision of affordable housing and housing opportunities for younger people
- Providing for local job opportunities; supporting small scale and start up businesses
- Improving IT connectivity and infrastructure
- Maintaining and improving the vitality of Berkeley town centre
- Protecting the natural landscape and wildlife habitats of the river estuary and its rural setting including the Severnway
- Promoting tourist opportunities in Berkeley town centre and the river estuary for tourism and increasing tourist accommodation opportunities.





Making Places | Shaping the future of the Berkeley cluster

Developing a vision for the future...

Key to maps ▾

...Where do we want to be in the future?

Draft vision to 2040: “Growing two new villages and boosting local vitality by making the most of our natural resources, leisure and tourism...”

New communities at Sharpness and at Wisloe Green will help to meet the housing and employment needs of the District, whilst delivering a step change in services and facilities available to the local area. Following Garden City principles, the mix of uses, design quality and an accessible layout within a green setting will deliver a truly sustainable pattern of living for new and existing local residents. Public transport will be boosted by the new settlement at Wisloe providing sustainable transport links along the A38 corridor connecting Stone, Newport, Slimbridge and Cambridge to Bristol and Gloucester. Established communities will have the chance to help shape their neighbourhoods, maintaining their distinct identities and protecting and improving those aspects of the area that make it a pleasant place to live.

Berkeley town will continue in its historic role as a service centre for rural communities around it, although it is recognised that it cannot compete with larger towns within or outside the District for many goods or services. Instead, its local role will be bolstered through small scale growth to meet locally identified needs, benefitting from improved transport links to elsewhere, delivered by the new community at Sharpness. The town’s vitality will also benefit from increased visitor numbers and passing trade, drawn to the area for work or leisure and tourism. The new settlement at Sharpness, together with improvements to the working environment and leisure amenities at the Docks and the development of Gloucestershire Science and Technology Park at the former Nuclear Power Station site, will provide a local boost. These will act together with visitor attractions (including Berkeley Castle, Dr Jenner’s Museum, Slimbridge Wildfowl and Wetlands Trust, restored heritage railway and several safe and attractive walking and cycling routes) to raise the profile of this part of the District. The townscape and public realm of Berkeley will be conserved and enhanced, to improve the marketability of the area.

Villages and hamlets may see small scale development in response to identified local needs, boosting their ability to remain sustainable and thriving communities. Where possible, safe walking and cycling routes will link places together. Across the area, small scale local businesses are encouraged, supported by farm diversification and including low-impact tourism related activities.

Conservation and management of the area’s distinctive built heritage, precious estuarine landscape and habitats will remain high priorities, as will resilience to climate change and associated flood risk.



Existing settlement development limit (settlement boundary)



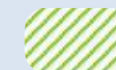
Proposed site allocations



Committed Development (including site allocations in the current Local Plan and sites already with planning permission)



Heritage constraints (including conservation areas, listed buildings, scheduled monuments...)



Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)

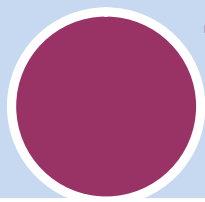


Flood Zones 2 and 3



The Cotswolds AONB





The Berkeley cluster | Our towns and villages

...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, including landmark Berkeley Castle.

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

There are protected open spaces within the settlement.

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.

Settlement role and function

Berkeley is a **large** settlement, although it is smaller than the District's other historic market towns.

Berkeley has a **strong local retail role**, with a range of local shops to serve the day-to-day needs of surrounding villages and hamlets. It offers a **very good**, diverse range of **local**

Settlement role and function

community services and facilities (GP and pharmacy, post office, primary school, place of worship, town hall/community centre, pub, sports/playing fields and playground). Berkeley also has a **role in providing some 'strategic' services and facilities** to a wider catchment (mobile bank, library, swimming pool), plus further education at nearby Berkeley Green UTC. **Access to key services and facilities** here and elsewhere is **good**.

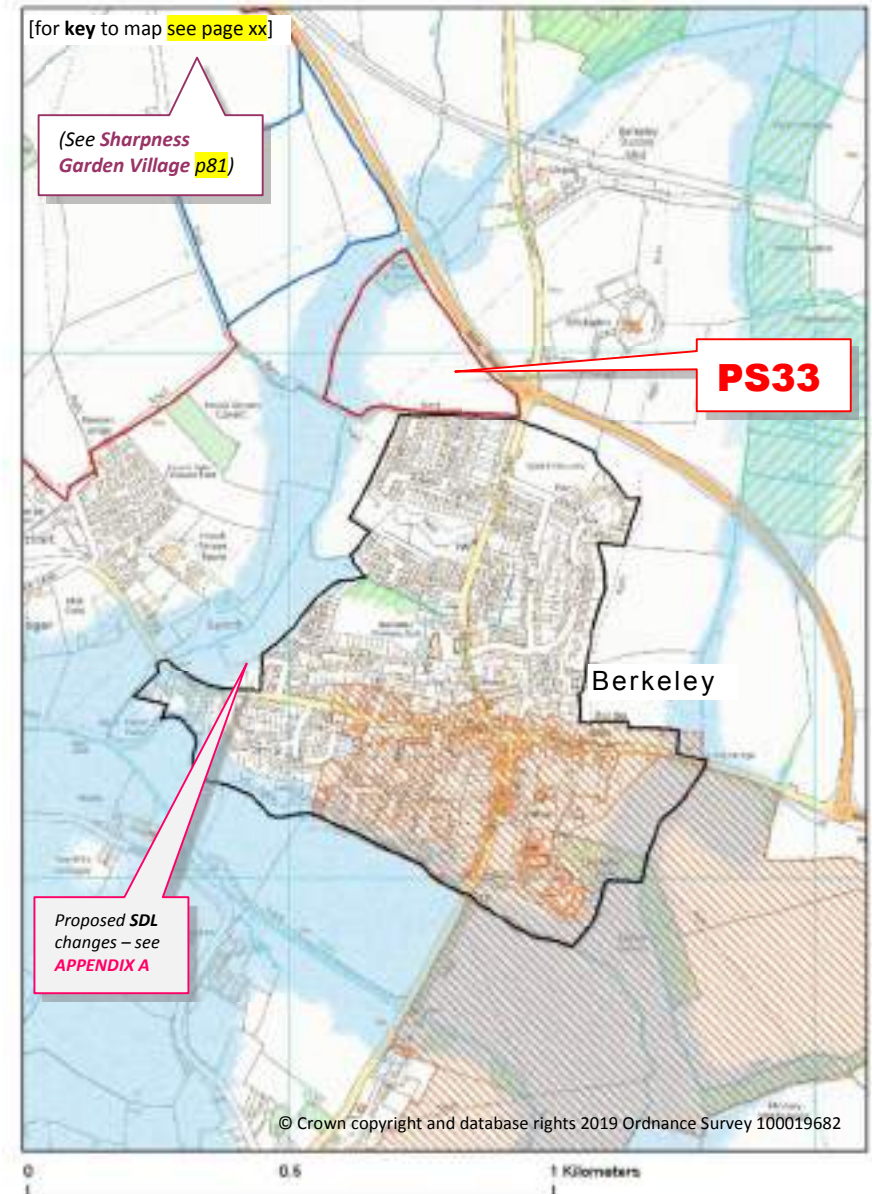
The town itself has a **small employment role**, although nearby Berkeley Green is likely to grow as a significant employment hub. Berkeley's principal role is as a 'dormitory' settlement and local service centre.

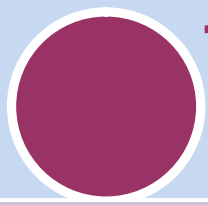
Development strategy

Berkeley is a **Tier 2** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the town's role and function as a strategic Local Service Centre.

PS33 Northwest of Berkeley





The Berkeley cluster| Our towns and villages

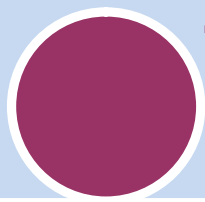
...Berkeley

Draft site allocations

PS33 Northwest of Berkeley:

Land northwest of Berkeley, as identified on the policies map, is allocated for 120 dwellings and associated community and open space uses and strategic landscaping along the northern and eastern boundaries. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Berkeley cluster | Our towns and villages

...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.

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.

Settlement role and function

Newtown is a **medium/large sized** village, attached to the docks area of Sharpness.

Newtown & Sharpness has a **basic local retail role** (village shop), but the settlement offers a **good level of local community services and facilities** (primary school and pre-school provision, post office, place of worship, pub, village hall/community centre, sports field/pitch and playground. **Access to key services and**

Settlement role and function (contd...)

facilities elsewhere is **good**.

Sharpness principally has an **employment role** (although its residential and leisure functions are likely to grow), while Newtown's principal role is as a 'dormitory' settlement.

Development strategy

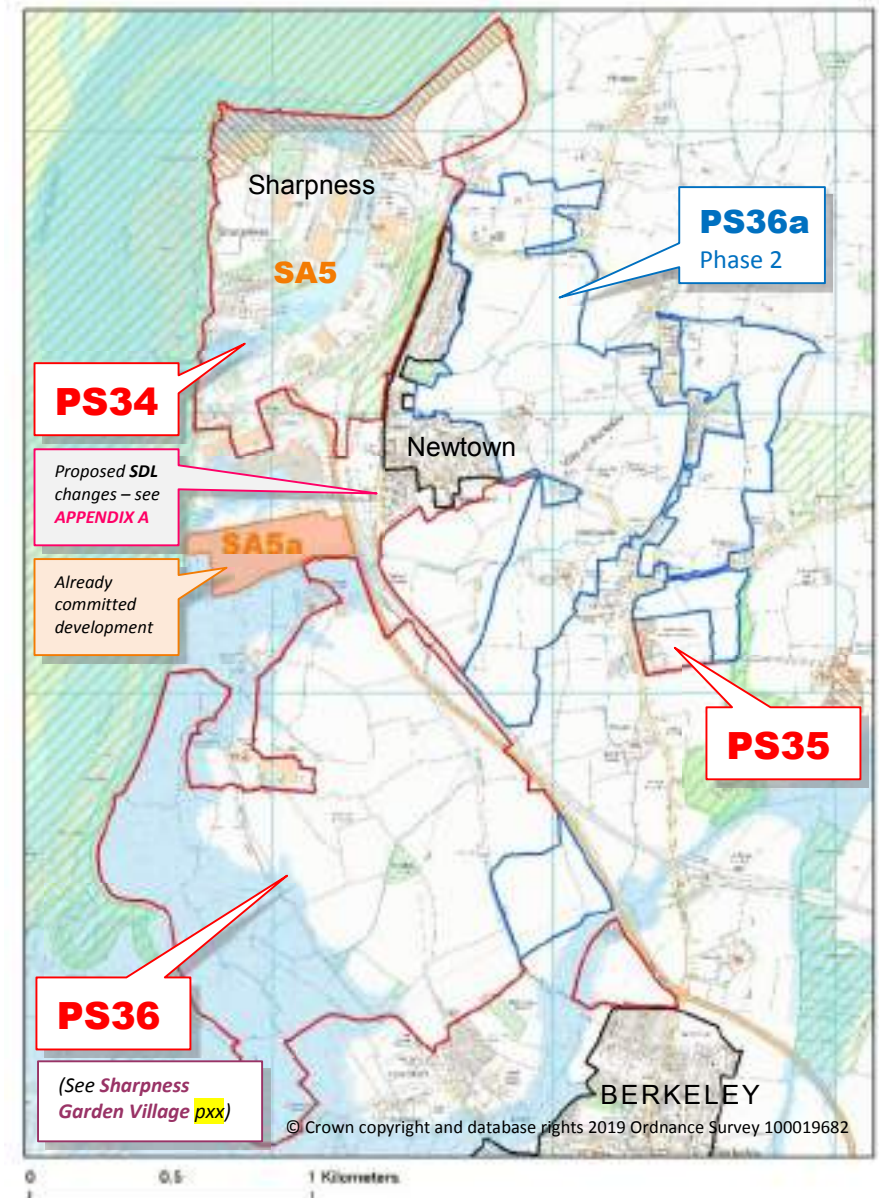
Newtown & Sharpness is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

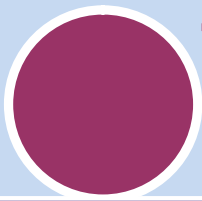
In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Newtown & Sharpness's role and function as an accessible settlement with local facilities.

PS34 Sharpness Docks: This is an *existing* site allocation in the current Local Plan (SA5).

PS35 Land at Focus School, Wanswell

The proposed strategic site allocation **PS36** is not envisaged as an extension to the existing settlement of Newtown & Sharpness, but as a distinct new settlement in its own right. Further details of the proposed **Sharpness "Garden Village"** are set out from **page xxx**.





The Berkeley cluster| Our towns and villages

...Newtown & Sharpness

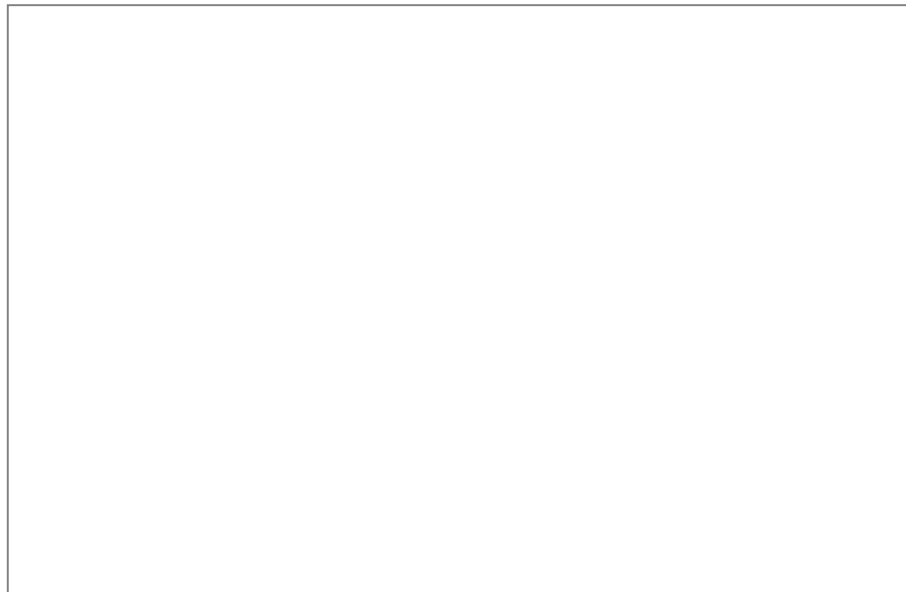
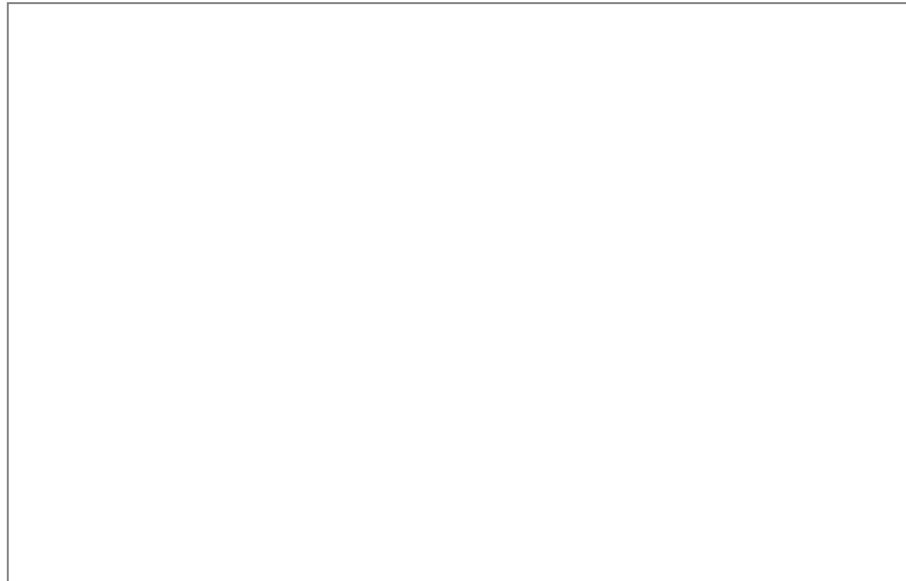
Draft site allocations

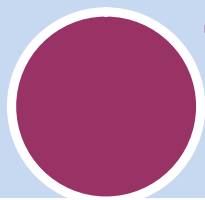
PS34 Sharpness Docks:

Land at Sharpness Docks, as identified on the policies map, is allocated for a mixed use development, comprising dock uses and dock related industrial and distribution uses, including 7 ha expansion land, to the south and a mix of tourism, leisure and recreational development including up to 300 dwellings to the north, as set out in the current Local Plan Sharpness Docks strategic allocation. Detailed policy criteria are set out in the current Local Plan Policy SA5, to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

PS34 Land at Focus School, Wanswell:

Land at Focus School, Wanswell, as identified on the policies map, is allocated for partial redevelopment comprising up to 70 dwellings and community use and open space, including the retention and enhancement of existing open space. Development should be considered within the context of the proposed allocation PS36 to ensure that retained open space is integrated into the new community. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Berkeley cluster | Creating a new settlement

... Garden Villages

2.14 The Draft Plan envisages that housing and employment growth will be centred at two new settlements at **Sharpness** and **Wisloe**, within the Severn Vale (A38/M5 corridor), where there is potential to create new sustainable communities along garden village principles.

2.15 National policy identifies that a new settlement should create a sustainable community, with sufficient access to services and employment opportunities within the development itself, or in larger towns to which there is good access.

2.16 At both **Sharpness** and **Wisloe**, development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with “Garden City Principles”.

2.17 These are defined as:

A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City Principles are an indivisible and interlocking framework for their delivery, and include:

- *Land value capture for the benefit of the community.*
- *Strong vision, leadership and community engagement.*
- *Community ownership of land and long-term stewardship of assets.*
- *Mixed-tenure homes and housing types that are genuinely affordable.*
- *A wide range of local jobs in the Garden City within easy commuting distance of homes.*
- *Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.*
- *Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.*
- *Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.*
- *Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.*

▲ “Garden City Principles” as defined by the Town and Country Planning Association

[Map]

Draft site allocations

(outlined in **red** on the map):

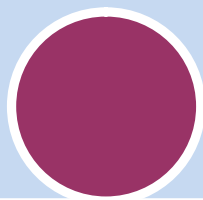
PS36 New settlement at Sharpness:

Up to 2,400 dwellings by year 2040, 10 ha employment, local centre, community uses (including new secondary school) and open space.

PS37 New settlement at Wisloe:

Up to 1,500 dwellings, 5 ha employment, local centre, community uses and open space.





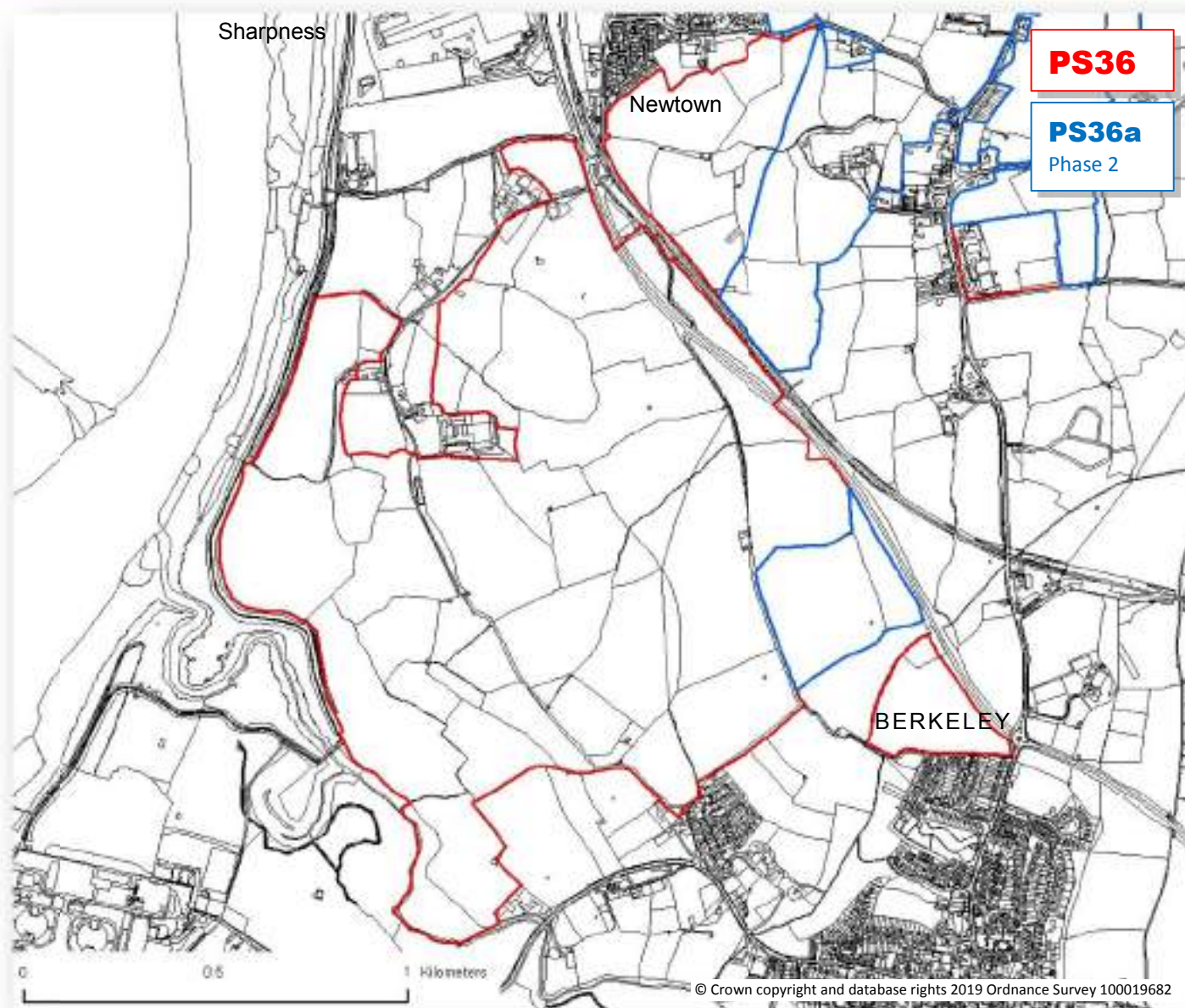
The Berkeley cluster| Creating a new settlement ... Sharpness Garden Village

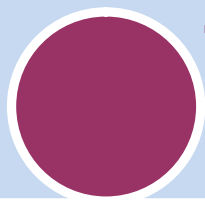
Draft site allocations

PS36 New settlement at Sharpness:

Land south and east of Newtown and Sharpness, as identified on the policies map, is allocated for a new garden community comprising 10ha employment, 2,400 dwellings by 2040 (**5,000 by 2050**), local centre including shops and community uses, primary schools and secondary school, associated community and open space uses and strategic green infrastructure and landscaping. The development will prioritise walking, cycling and public transport over the use of the private car and will include high quality pedestrian and cycle routes through the development, a new rail station enabling rail services to Cam and Gloucester and rapid bus services to the nearest main settlements. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements.

A range of tools including a community engagement and stewardship strategy, design codes and a spatial masterplan and implementation plan, to be approved by the District Council, will detail the way in which the new community, land uses and infrastructure will be developed in an integrated and co-ordinated manner. Development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with Garden City Principles.





The Berkeley cluster| Creating a new settlement

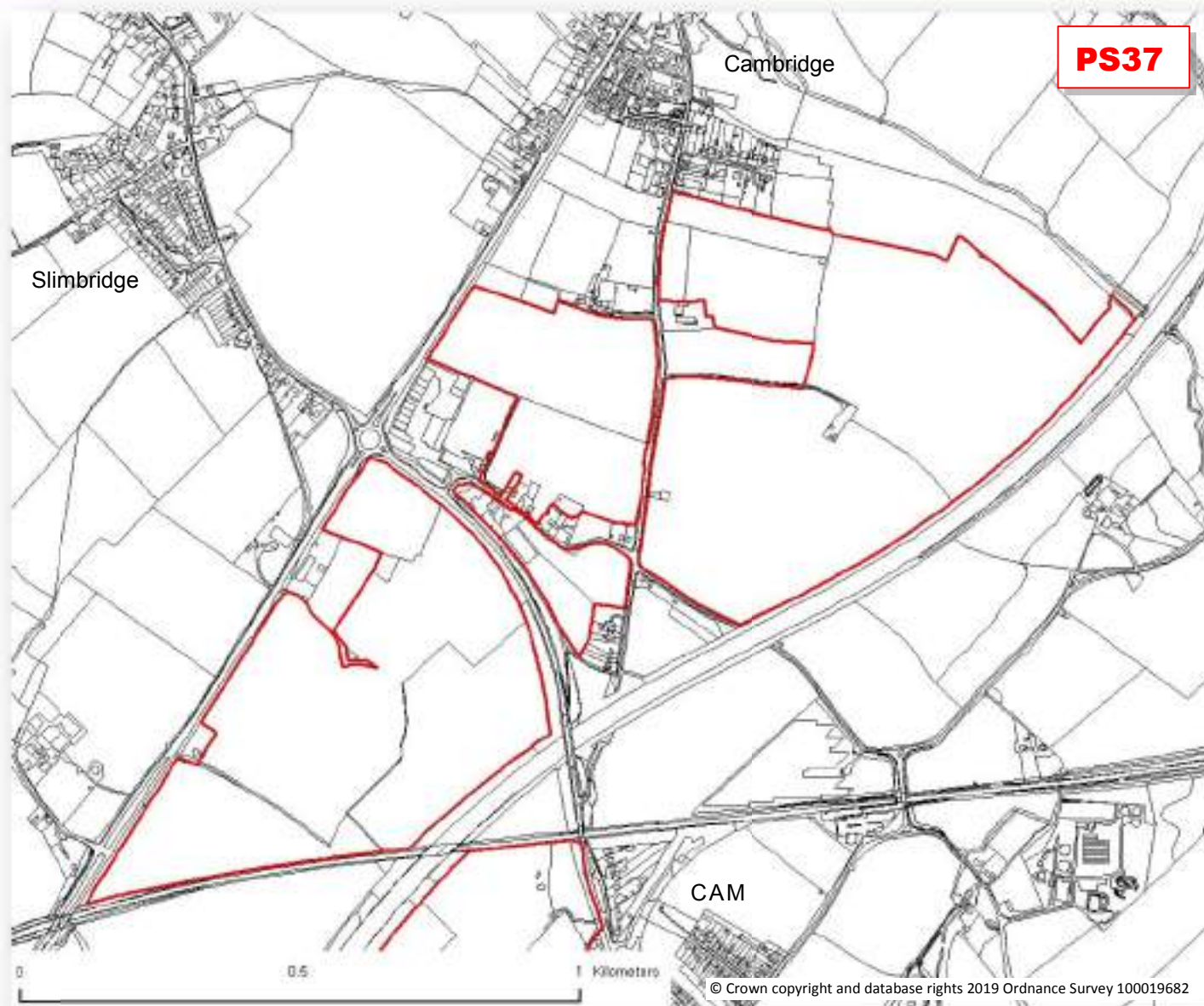
...Wisloe Garden Village

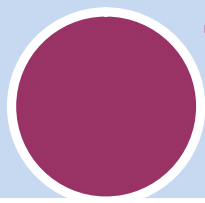
Draft site allocations

PS37 New settlement at Wisloe:

Land at Wisloe, as identified on the policies map, is allocated for a new garden community comprising 5ha employment, up to 1500 dwellings, local centre including shops and community uses, primary school(s) and associated community and open space uses and strategic green infrastructure and landscaping. The development will prioritise walking, cycling and public transport over the use of the private car and will include high quality pedestrian and cycle routes through the development, walking and cycling connections to Cam & Dursley rail station and rapid bus services to the nearest main settlements. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements.

A range of tools including a community engagement and stewardship strategy, design codes and a spatial masterplan and implementation plan, to be approved by the District Council, will detail the way in which the new community, land uses and infrastructure will be developed in an integrated and co-ordinated manner. Development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with Garden City Principles.





The Berkeley cluster | Our towns and villages

...Wisloe Garden Village

Planning constraints and designations

The principal physical constraints are the floodplain on the north eastern edge of the area adjacent to Cambridge and the proximity to the M5 to the east.

The Slimbridge football club ground (Thornhill Park) is a protected open space.

The area around Wisloe Road currently consists of an employment area, football ground, stables and scattered housing.

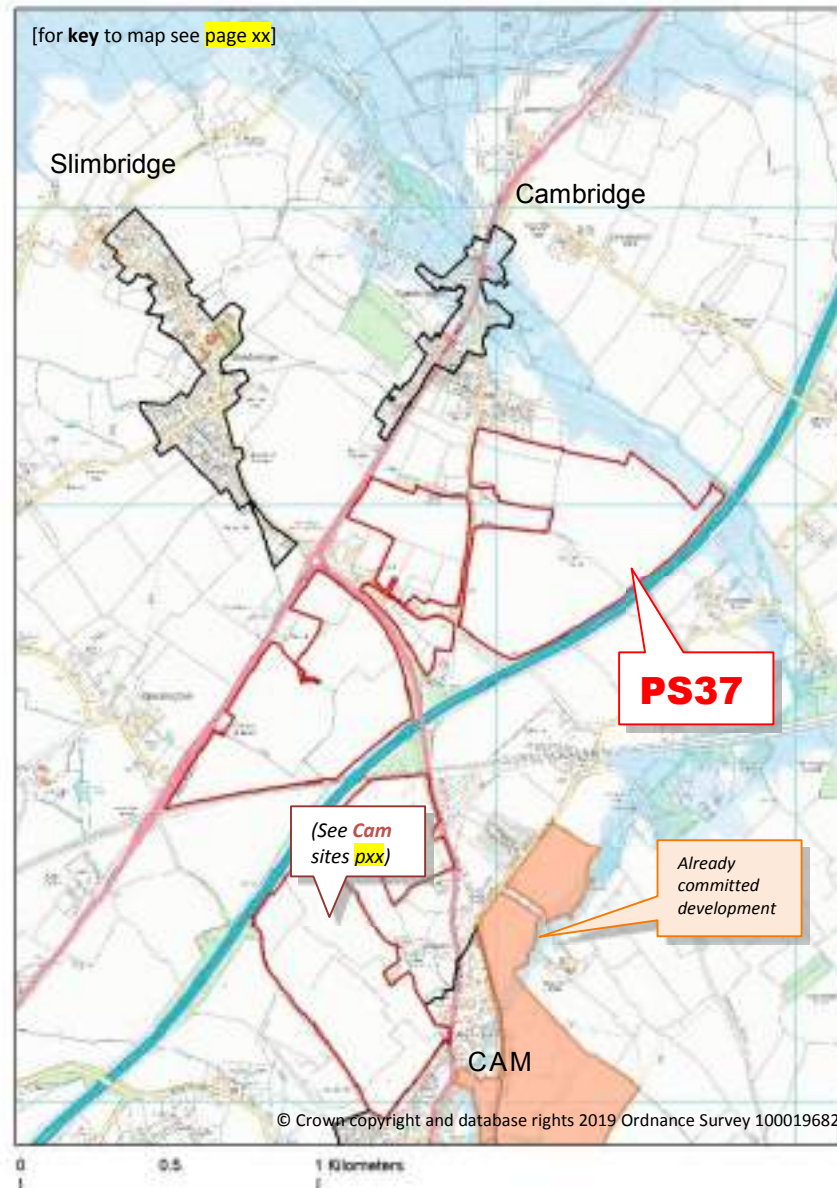
The area is not identified in the Local Plan as a settlement and it has no settlement development limits.

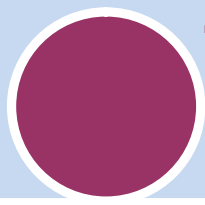
Landscape sensitivity

The area is beyond the immediate vicinity of Cam and Slimbridge and was therefore not included in the Stroud District Landscape Sensitivity Assessment (which focussed on land surrounding the District's existing settlements).

Settlement role and function

The area is not currently defined as a settlement and has not been assessed for its current role and function. The Draft Plan anticipates that Wisloe "Garden Village" will function as a new **Accessible Settlement with Local Facilities** once complete (**Tier 3a**), with access to services and employment opportunities within the development itself, as well as in higher tier settlements to which there is good access.





The Berkeley cluster | Our towns and villages

...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.

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.

Settlement role and function

Slimbridge is a **medium-sized** village.

It has a **no retail role**, but the village offers a **basic** level of **local community services and facilities** (primary school and pre-school provision, post office, place of worship, village hall, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **poor**.

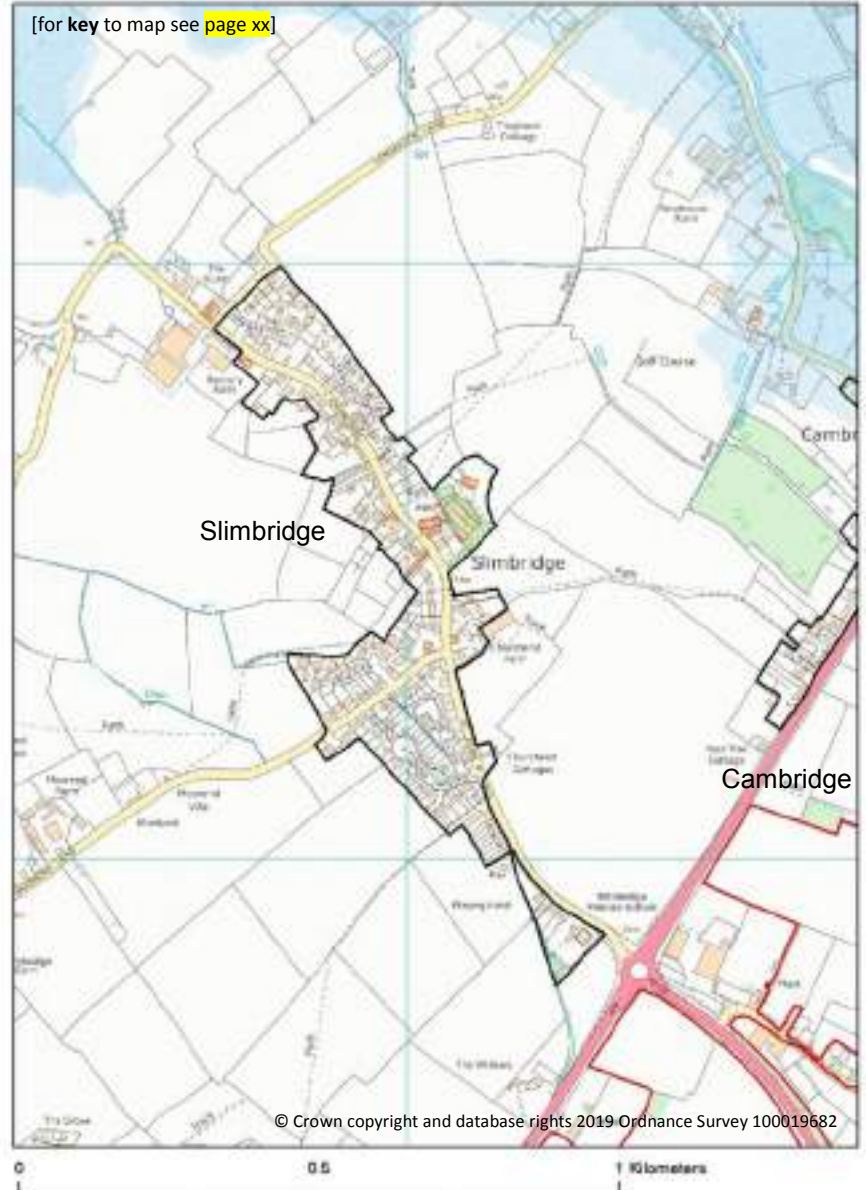
Slimbridge has **no significant employment role**: its principal role is as a 'dormitory'.

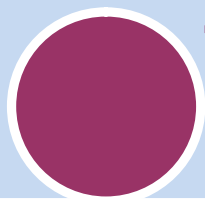
Development strategy

Slimbridge is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Slimbridge.





The Berkeley cluster| Our towns and villages

...Cambridge, Newport, Stone

Tier 4a settlements in The Berkeley cluster

- Cambridge
- Newport

Settlement role and function

These **small/very small** settlements lack any retail role and provide only **minimal local services and facilities** themselves. However, **access to key services and facilities elsewhere is good**: these are relatively accessible settlements, which benefit from their proximity and/or connectivity to higher tier settlements. Their location on a key transport corridor (A38) offers potential to develop better public transport links to strategic facilities nearby. These villages have **no significant employment role** and both function as 'dormitory' settlements, to some extent.

These villages are relatively unconstrained by environment or topography, although both are affected by river floodplain.

Development strategy

Cambridge and Newport are **Tier 4a** settlements and have Settlement Development Limits (SDL), [outlined in **black** on the map].

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing their role, function and accessibility as accessible settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Cambridge or Newport.

Tier 4b settlements in The Berkeley cluster

- Stone

Settlement role and function

This **small/very small** settlement provides **basic local services and facilities** for its community but has no retail facilities. The village has **fair access to key services and facilities elsewhere**, but generally lacks reasonable foot, cycle or bus connectivity to strategic facilities nearby, despite its location on a key transport corridor (A38). The village has **no significant employment role** and it functions as a 'dormitory' settlement, tending to look southward to Bristol / M5 J14.

Stone is relatively unconstrained by environment or topography, although there is river floodplain to the northeast and the west.

Development strategy

Stone is a **Tier 4b** settlement and has Settlement Development Limits (SDL), [outlined in **black** on the map].

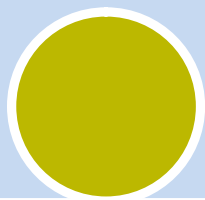
Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Stone's role and function as a settlement with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Cambridge or Newport.

Settlement development limits

There are proposed changes to the settlement development limits of **Cambridge**. Please refer to **APPENDIX A**





Making Places | Shaping the future of the Severn Vale

Developing a vision for the future...

Where are we now?...

With much of this area falling within the functional floodplain of the Severn, it has a generally low lying open and flat landscape. The land is traversed by key north/south through-routes (M5, A38 and the Gloucester-Sharpness canal), but many communities lie a long way off any main road. The farming community is strong and holdings range from medium-scale dairy, arable and beef farms to family run smallholdings. The natural environment is high quality with sympathetically managed agricultural land, orchards, woodland and watercourses; the Severn Estuary and its margins offer an internationally important wildlife and habitat resource. Frampton-on-Severn has an exceptional built heritage, with a high number of listed buildings set around a very distinctive, long village green.

The hamlets and villages are few and relatively isolated, reflected in the relatively low population densities of these parishes, compared to many other parts of the District. The communities are active and have a strong sense of local identity with more than half living there more than 10 years. The area is becoming well known for day tourism for walkers, cyclists and horse-riders. There are no major employment areas within this cluster.

Key issues and top priorities for the future...

Public consultation and our evidence base have told us that these are the key local issues and top priorities:

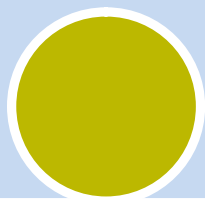
- Designing a new cycle way between Arlingham Passage and Newnham on Severn
- Ensuring adequate provision of affordable housing and opportunities for downsizing for local people
- Ensuring infrastructure is implemented in a timely manner to support development
- Supporting farm diversification schemes
- Ensuring adequate flood defences for the River Severn.

The current Local Plan sets out a mini vision, a range of key issues and a series of 'guiding principles' for future development in this parish cluster area.

The Council consulted community representatives on potential changes to the visions and key issues at **Issues and Options** stage (2017) and the draft vision and 'top priorities' set out here take account of this, as well as feedback to the **Emerging Strategy** consultation last year.

These will be subject to further refinement and rationalisation before the next iteration of the Local Plan (the **Pre-submission Plan**, anticipated Autumn 2020), to take full account of evidence and the final development strategy.





Making Places | Shaping the future of the Severn Vale

Developing a vision for the future...

Key to maps ▼

...Where do we want to be in the future?

Draft vision to 2040: “Maintaining a distinctive rural way of life and strengthening the resilience of the area’s communities, built heritage and natural environment...”

This area has a special character – its unique social and environmental distinctiveness relies partly on its relative isolation and its estuarine location. The relationship to the River Severn is a key aspect in local land use and management decisions. Whilst maintaining and improving public transport, accessibility and services will remain key aims for these communities, this part of the District will experience no ‘strategic’ growth or development during the plan period.

But villages and hamlets may see small scale development in response to identified local needs, boosting their ability to remain sustainable and thriving communities. Frampton on Severn and Whitminster will continue to be a focus for local service provision; while across the area, small scale local businesses are encouraged, supported by farm diversification and including low-impact tourism related activities.

Communities will also feel the environmental and economic benefits of the restored Stroudwater canal. Saul Junction will become an important visitor ‘gateway’ to the Cotswold Canals and the wider Stroud District – part of a growing and ever improving network of walking and cycling routes.

Conservation and management of the area’s distinctive built heritage, precious estuarine landscape and habitats will remain high priorities, as will resilience to climate change and associated flood risk.



Existing settlement development limit (settlement boundary)



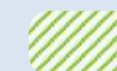
Proposed site allocations



Committed Development (including site allocations in the current Local Plan and sites already with planning permission)



Heritage constraints (including conservation areas, listed buildings, scheduled monuments...)



Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)

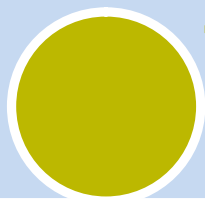


Flood Zones 2 and 3



The Cotswolds AONB





The Severn Vale | Our towns and villages

...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.

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.

Settlement role and function (contd...)

Frampton is a **medium sized** village.

It has a **basic local retail role** (a village shop), but the village offers a **good**, diverse range of **local community services and facilities** (GP, primary school and pre-school provision, post office, place of worship, pubs, village hall and sports field/pitch, playground). **Access to key services and facilities** elsewhere is **very poor**.

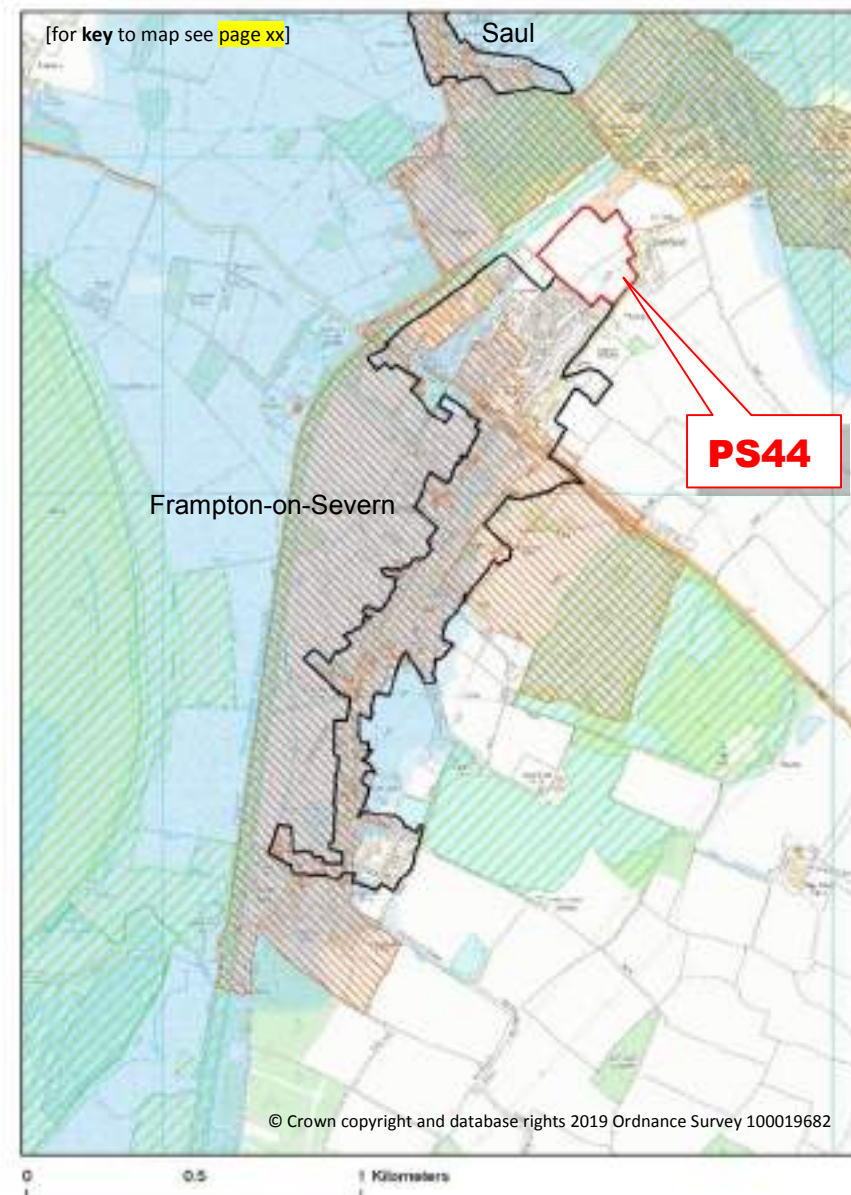
Frampton has an **employment role**, with a Key Employment Site in the village. Although it is a modest net importer of workers, its principal role is as a 'dormitory' settlement.

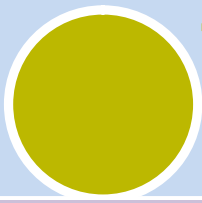
Development strategy

Frampton-on-Severn is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

PS44 Northwest of Whitminster Lane.

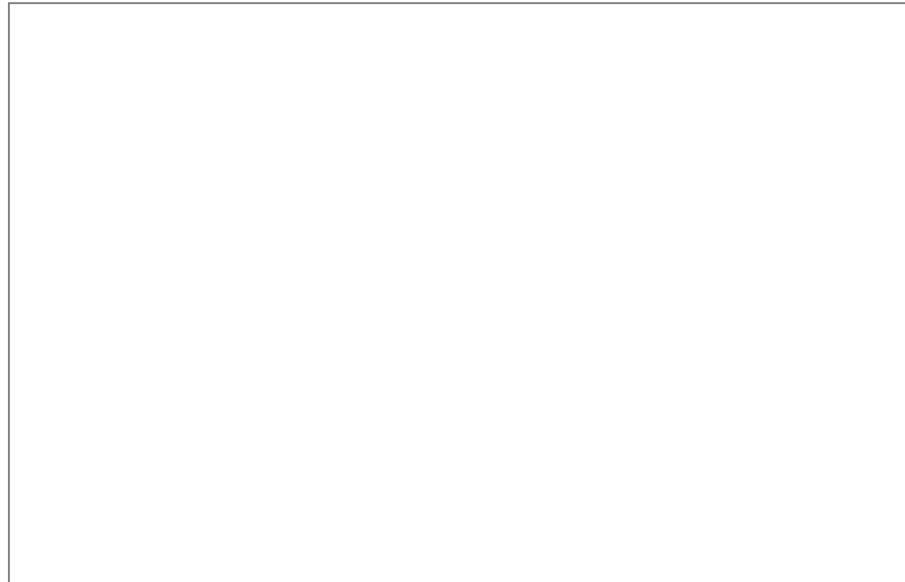


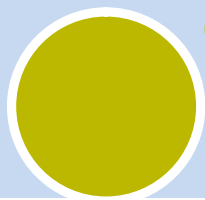


Draft site allocations

PS44 Northwest of Whitminster Lane:

Land northwest of Whitminster Lane, as identified on the policies map, is allocated for a development comprising 30 dwellings and associated community and open space uses. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Severn Vale | Our towns and villages

...Whitminster

Planning constraints and designations

There are no significant physical constraints.

There are a number of listed buildings within and to the north and southeast 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.

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.

Settlement role and function

Whitminster is a **medium-sized** village.

It has a **strong local retail role** with a range of local shops to serve the day-to-day needs of the community and surrounding area. In addition, some niche retail providers draw consumers here from a much wider catchment.

Settlement role and function (contd...)

Whitminster has a **basic** level of **local community services and facilities** (primary school, post office, pub, village hall/community centre, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **poor**.

Whitminster has a small but important **employment role** and is a net importer of workers. Its principal role is as a local service centre and 'dormitory' settlement though.

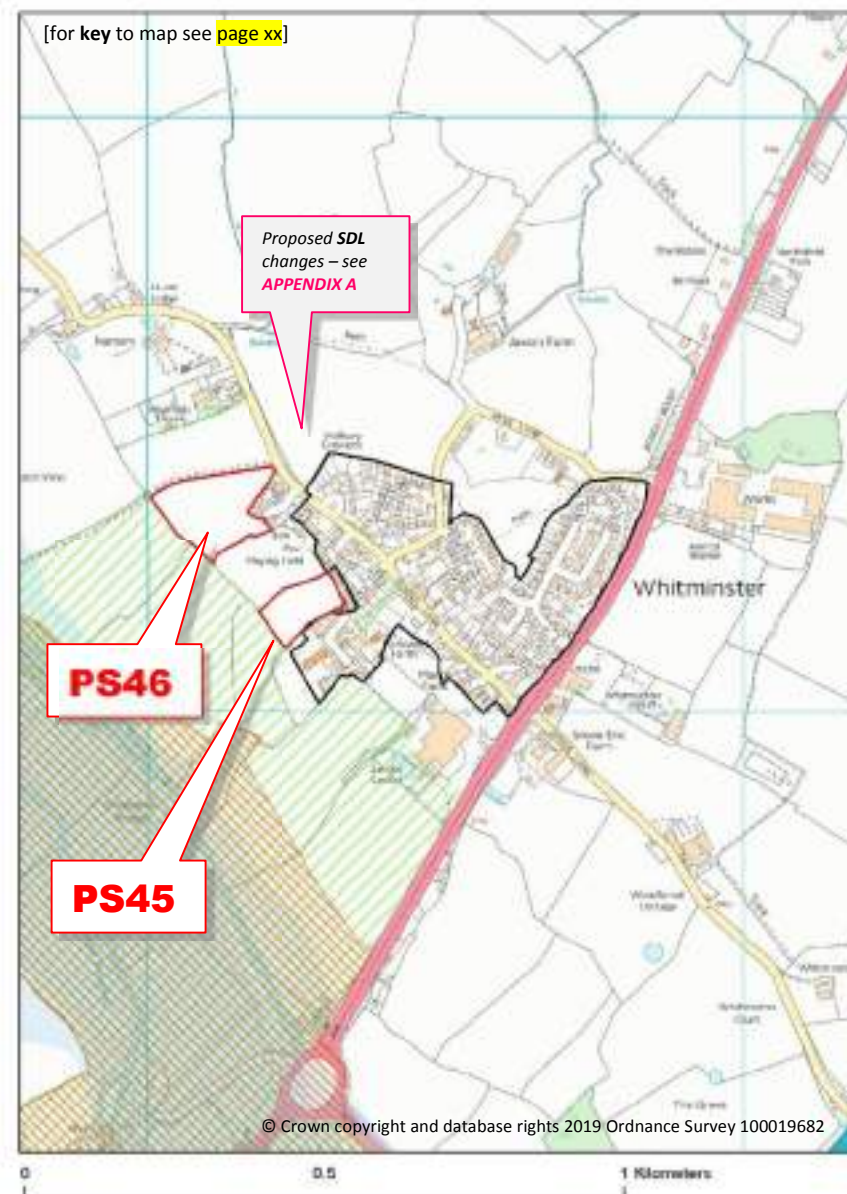
Development strategy

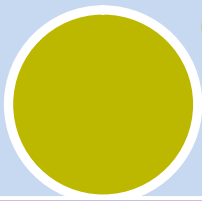
Whitminster is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

PS45 Land west of Upton's Gardens.

PS46 Land west of School Lane.





The Severn Vale | Our towns and villages

...Whitminster

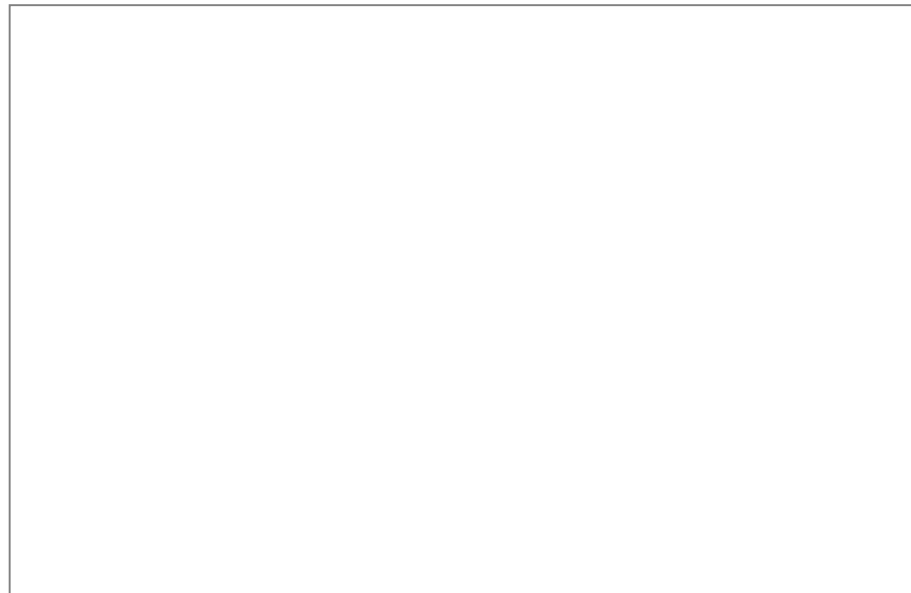
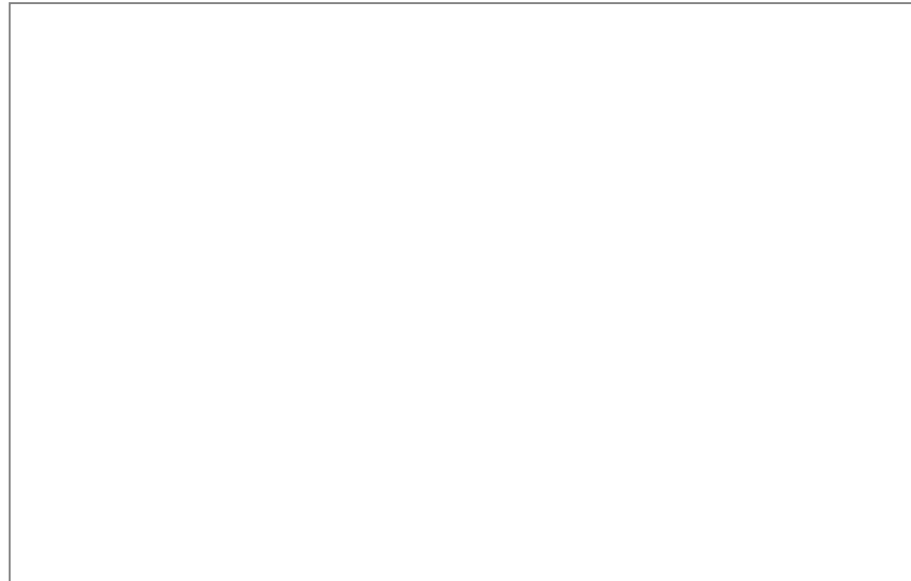
Draft site allocations

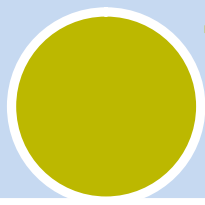
PS45 Land west of Upton's Gardens:

Land south of Whitminster Playing Field, as identified on the policies map, is allocated for a development comprising 10 dwellings and associated community and open space uses and strategic landscaping. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

PS46 Land west of School Lane:

Land north of Whitminster Playing Field, as identified on the policies map, is allocated for a development comprising 30 dwellings and associated community and open space uses and strategic landscaping. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Severn Vale | Our towns and villages

...Arlingham, Longney, Saul

Tier 4b settlements in The Severn Vale

- Arlingham
- Longney
- Saul

Settlement role and function

These **small** and **very small** settlements provide **basic/minimal local services and facilities** for their communities and only Arlingham has any retail facility. These are remote, highly car-reliant and poorly connected settlements, with **very poor access to key services and facilities elsewhere**, including on foot, cycle or by bus. These villages have **no significant employment role** and they function as 'dormitory' settlements, to some extent, with a Gloucester / M5 focus.

These settlements are constrained by the Severn's tidal floodplain and, south of Saul, the Severn Estuary is protected by multiple environmental designations (SAC/SPA/RAMSAR).

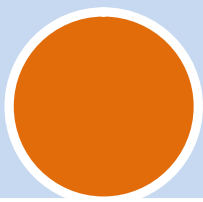
Development strategy

Arlingham, Longney and Saul are **Tier 4b** settlements and have Settlement Development Limits (SDL), [outlined in **black** on the map].

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing their role and function as settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at these settlements.





Making Places | Shaping the future of The Wotton cluster

Developing a vision for the future...

Where are we now?...

This is a largely rural area on the western escarpment of the Cotswolds, overlooking the Severn Vale. Wotton-under-Edge sits on a ledge below the Cotswold Escarpment and is crossed by the Cotswold Way national trail and Monarchs Way long distance path. The centre of the town (one of the District's former market towns, which grew as a wool and cloth-trading centre) is a Conservation Area and sits within the Cotswolds AONB.

Surrounding villages and hamlets look towards Wotton-under-Edge as a local service centre. Renishaw Ltd is a major employer, based just outside the village of Kingswood. Most working people commute to surrounding towns and cities (it is relatively close to Thornbury, Yate and Bristol), but the town itself is still commercially active. There are a good range of shops and services in the town including a local cinema and swimming pool.

The current Local Plan sets out a mini vision, a range of key issues and a series of 'guiding principles' for future development in this parish cluster area.

The Council consulted community representatives on potential changes to the visions and key issues at **Issues and Options** stage (2017) and the draft vision and 'top priorities' set out here take account of this, as well as feedback to the **Emerging Strategy** consultation last year.

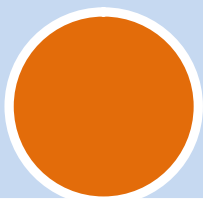
These will be subject to further refinement and rationalisation before the next iteration of the Local Plan (the **Pre-submission Plan**, anticipated Autumn 2020), to take full account of evidence and the final development strategy.

Key issues and top priorities for the future...

Public consultation and our evidence base have told us that these are key local issues and top priorities:

- Designing safe green walking and cycle routes and achieving a better public transport system
- Ensuring adequate provision of affordable housing and opportunities for downsizing for local people
- Preventing the loss of employment sites to housing, providing for low skilled job opportunities
- Maintaining and improving the vitality of Wotton High Street
- Reducing traffic congestion and improving traffic flow through Wotton under Edge
- Promoting tourism and accommodation opportunities
- Conserving and enhancing the natural beauty of the Cotswolds Area of Outstanding Natural Beauty.
- Addressing Kingswood School capacity issues





Making Places | Shaping the future of The Wotton cluster

Developing a vision for the future...

Key to maps ▼

...Where do we want to be in the future?







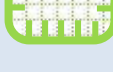
Draft vision to 2040: “Improving access to jobs, services and facilities in the south of the District, to boost local sustainability and community vitality...”

Lying at the southernmost tip of the District, the parishes around Wotton-Under-Edge naturally look southwards to Bristol and South Gloucestershire for many of their needs. A key aim for the plan period will be to improve opportunities for people to access jobs, services and facilities without having to travel long distances, but to improve public transport access to those services that cannot be met locally. The south of the District will benefit from the growth of employment at Cam, as well as the on-going revitalisation of Dursley and its town centre.

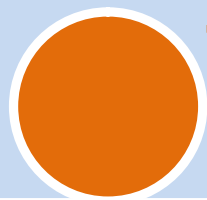
Wotton-Under-Edge itself will continue to capitalise on its character as an historic town set within a green and pleasant environment, benefitting from its proximity to the Cotswold Way. With commercial activity and local employment, Wotton meets the everyday needs of its surrounding rural communities, although its sensitive location in the landscape will prevent further outward growth. High Street vitality will be maintained, with a varied and well-used range of shops and services in its pretty town centre. This will be supported by strong community input into events, festivals and cultural and leisure facilities, such as the Picture House.

Kingswood is a thriving village within an attractive landscape setting which benefits from its proximity to Wotton-Under Edge and access to local employment boosted by pleasant and safe green walking and cycling links connecting Kingswood, Wotton under Edge and Charfield and other key local destinations. Smaller villages and hamlets may see small scale development in response to identified local needs, boosting their ability to remain sustainable and thriving communities.

Across the area, small scale local businesses are encouraged, supported by farm diversification and including low-impact tourism related activities.

-  Existing settlement development limit (settlement boundary)
-  Proposed site allocations
-  Committed Development (including site allocations in the current Local Plan and sites already with planning permission)
-  Heritage constraints (including conservation areas, listed buildings, scheduled monuments...)
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)
-  Flood Zones 2 and 3
-  The Cotswolds AONB





The Wotton cluster| Our towns and villages

...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.

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.

Settlement role and function

Kingswood is a **medium sized** village.

It has a **basic local retail role** (a village shop), but the village offers a **good** level of **local community services and facilities** (primary school and pre-school provision, post office, place of worship, pub, village hall and sports

Settlement role and function (contd...)

field/pitch). **Access to key services and facilities** elsewhere is **very good**.

Kingswood has an **employment role**: as well as two Key Employment Sites within the village, nearby Renishaw acts as a notable employment 'hub' and the village is a net importer of workers. Its principal role is as a 'dormitory' settlement though.

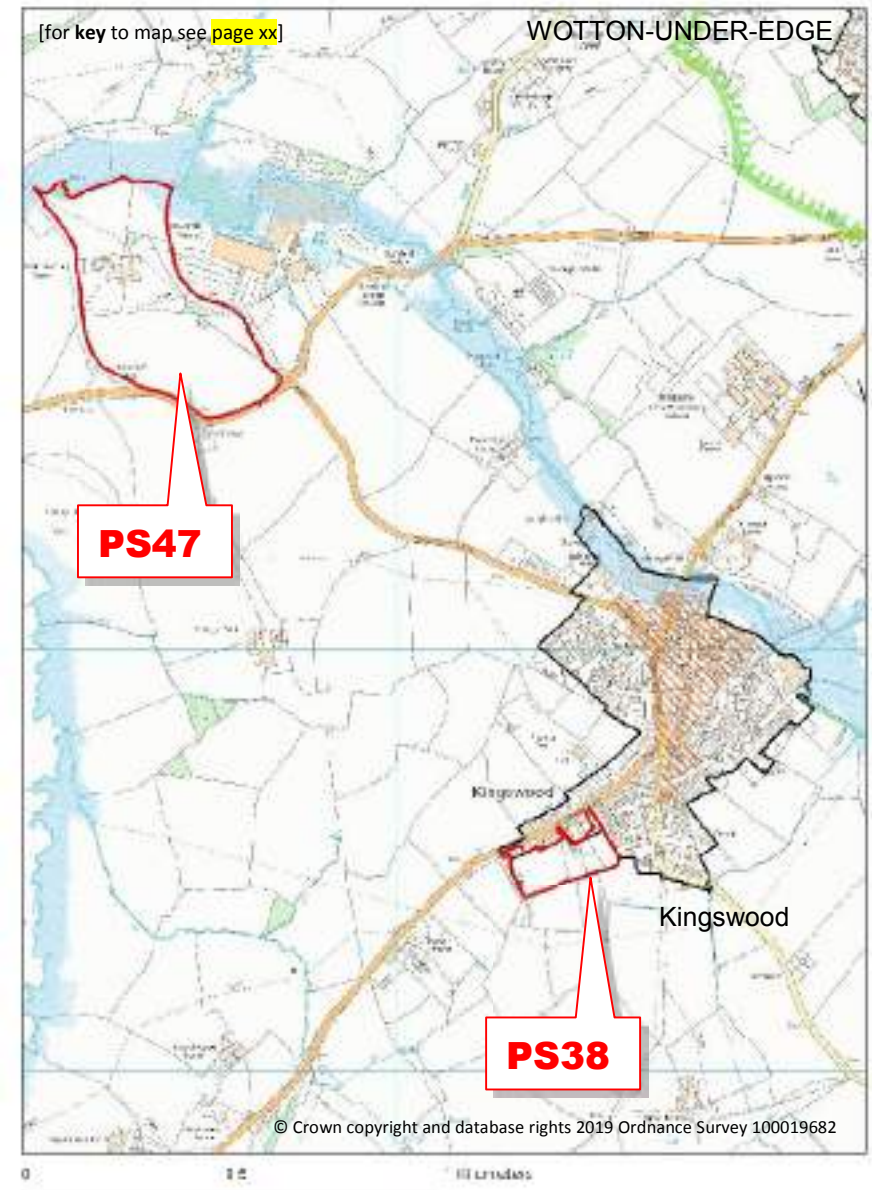
Development strategy

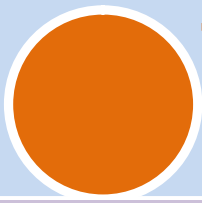
Kingswood is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

PS38 South of Wickwar Road

PS47 Land west of Renishaw New Mills.





The Wotton cluster| Our towns and villages

...Kingswood

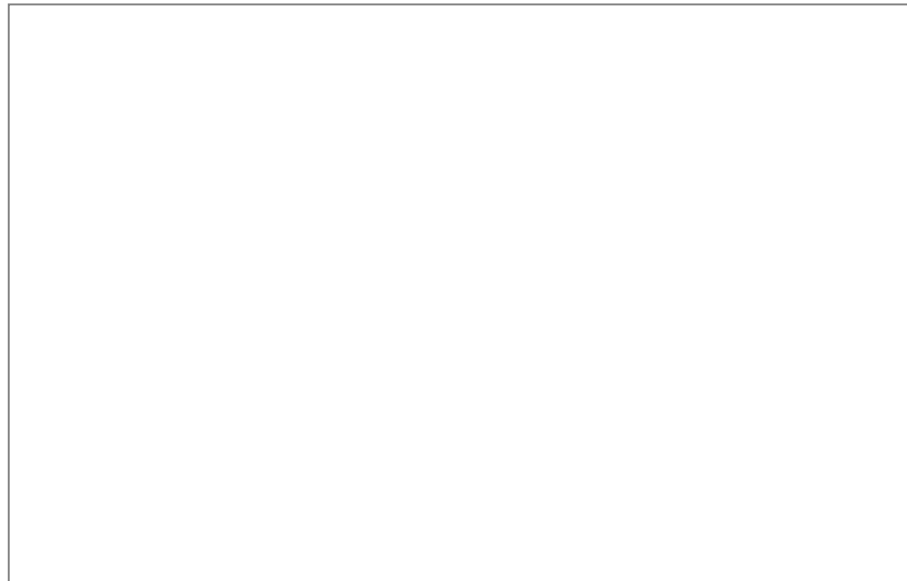
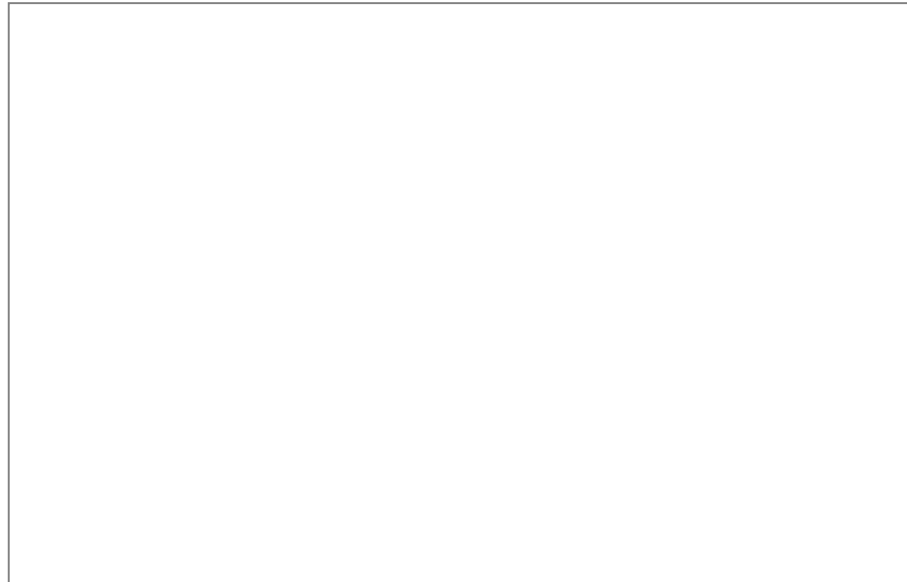
Draft site allocations

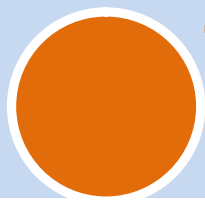
PS38 South of Wickwar Road:

Subject to the satisfactory resolution of existing school capacity issues at Kingswood, land south of Wickwar Road, as identified on the policies map, is allocated for a development comprising 50 dwellings and associated community and open space uses and strategic landscaping. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

PS47 Land west of Renishaw New Mills:

Land west of Renishaw New Mills, as identified on the policies map, is allocated as an extension to the key employment site EK17 for a development comprising 9ha employment and strategic landscaping. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Wotton cluster| Our towns and villages

...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.

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.

Settlement role and function

Amongst Tier 3 settlements, North Nibley has one of the **smallest** populations.

It has a **basic local retail role** (a village shop), but the village offers a **good** level of **local community services and facilities** (primary school and pre-school provision, post office, place of worship, pub, village hall, sports field/pitch and playground).

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

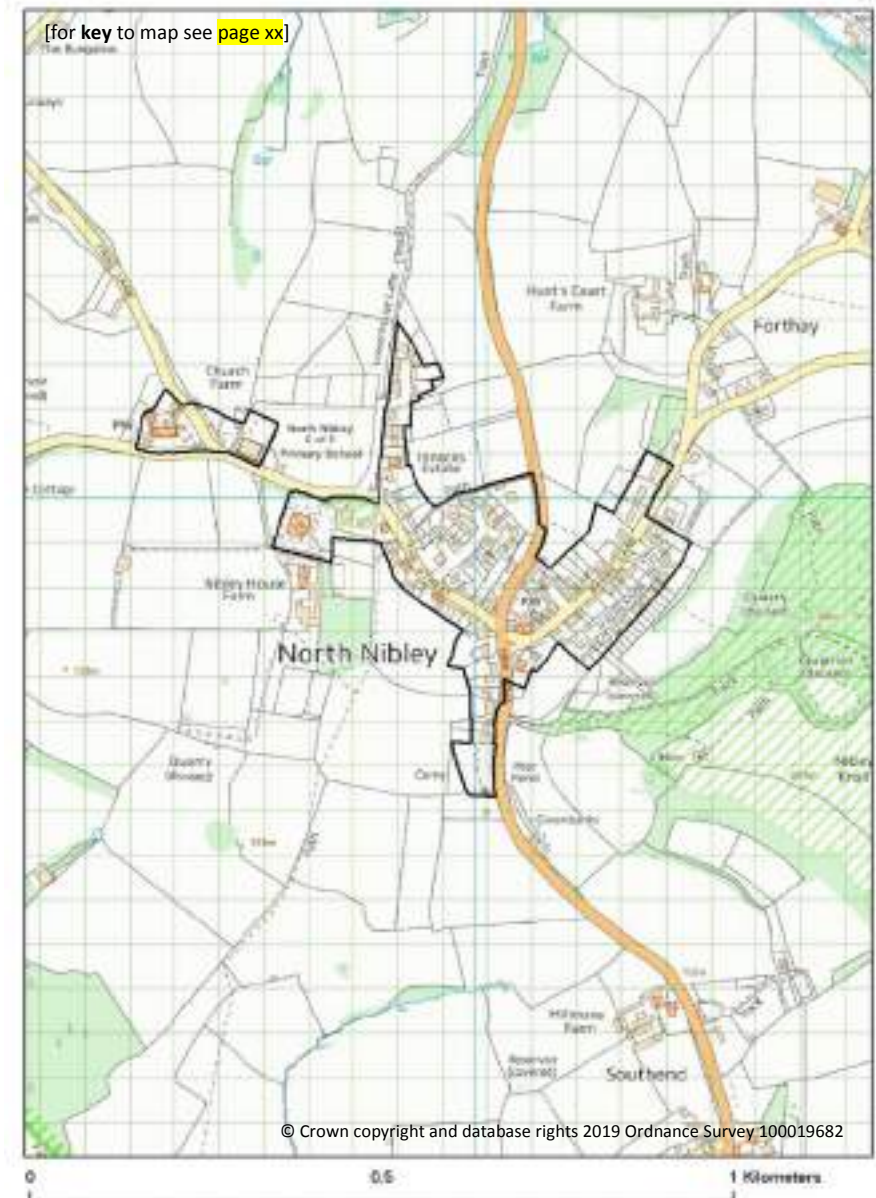
North Nibley has **no significant employment role**: its principal role is as a 'dormitory'.

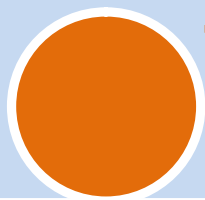
Development strategy

North Nibley is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role, function and accessibility as a settlement with local facilities.

There are no site allocations at North Nibley.





The Wotton cluster| Our towns and villages

...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.

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.

Settlement role and function

Wotton is a **very large** settlement, one of the District's historic market towns.

Wotton has a **strong 'strategic' retail role** as one of the District's 5 town centres, serving a wide catchment. It offers a **very good** level of **local community services and facilities** (GP, dentist and pharmacy, primary school and pre-school provision, post office, place of worship, pub, town hall sports / playing fields

Settlement role and function

and playground) and has an **important role** in providing a diverse range of **'strategic' services and facilities** to a wider catchment (bank, secondary school and 6th form, library, cinema, swimming pool and leisure centre). **Access to key services and facilities** here and elsewhere is **very good**.

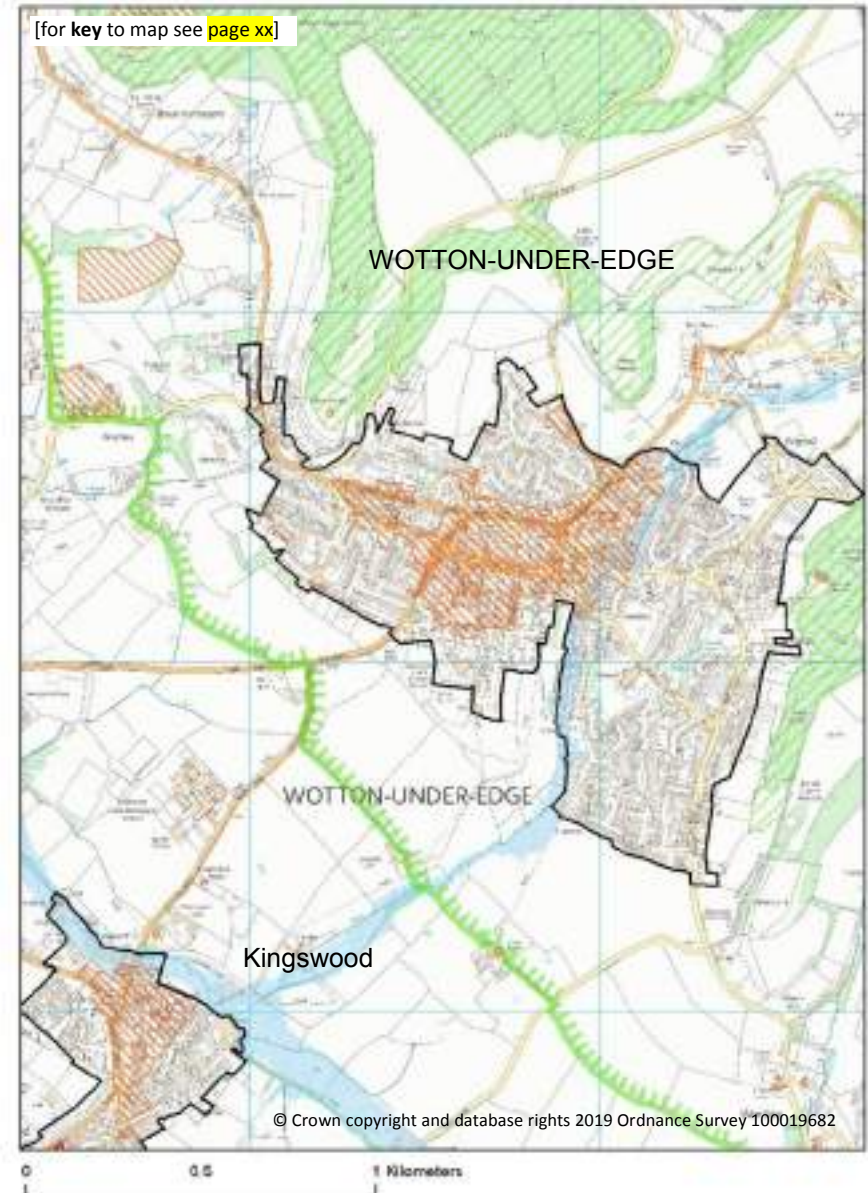
The town has a **significant employment role**, but it principally functions as a 'dormitory' settlement and local service centre.

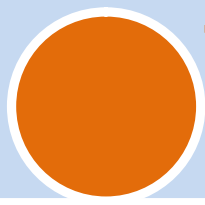
Development strategy

Wotton-Under-Edge is a **Tier 2** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the town's role and function as a strategic Local Service Centre.

There are no proposed site allocations for housing or employment growth, due to environmental constraints around Wotton-Under-Edge.





The Wotton cluster| Our towns and villages

...Hillesley

Tier 4b settlements in The Wotton cluster

- Hillesley

Settlement role and function

This **small/very small** settlement provides only **basic local services and facilities** for its community and has no retail facilities. Hillesley is highly car-reliant and poorly connected, with **poor access to key services and facilities elsewhere**, including on foot, cycle or by bus. The village has no significant employment role and it functions as a 'dormitory' settlement, tending to look southward to Bristol.

The Cotswolds AONB designation covers the village and surrounding land and it faces significant environmental constraints.

Development strategy

Hillesley is a **Tier 4b** settlement and has Settlement Development Limits (SDL), [outlined in **black** on the map].

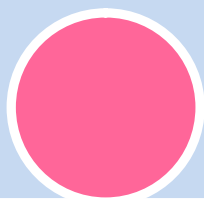
Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Hillesley's role and function as a settlement with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Hillesley.

Settlement development limits

There are proposed changes to the settlement development limits of **Hillesley**. Please refer to **APPENDIX A**.





Making Places | Shaping the future of The Cotswold cluster

Developing a vision for the future...

Where are we now?...

This cluster of parishes falls entirely within the Cotswolds Area of Outstanding Natural Beauty (AONB) and is predominantly rural. The largest settlement here is Painswick, which lies at the heart of these rural parishes.

The Cotswolds are world-renowned for their landscape and the pretty limestone villages that populate it. The area includes a number of popular tourist attractions including the Rococco Gardens, Painswick; the village of Slad and the Laurie Lee Wildlife Way; and the Garden at Miserden.

But, as with elsewhere in the District, rural life is changing with fewer people now working in the villages and residents commuting long distances to work. There has certainly been a decline in village services in modern times. Housing affordability is an issue – average house prices here are amongst the highest in the District. Owner-occupation levels are high compared to elsewhere in the District, while levels of social housing are very low. A very high proportion of residents are retirement aged.

The loss of traditional skills is perhaps the most significant issue for the future management of the landscape. The wooded landscape known collectively as the Cotswold Beechwoods around Cranham and Sheepscombe is recognised as being particularly vulnerable to recreational pressures.

Key issues and top priorities for the future...

Public consultation and our evidence base have told us that these are key local issues and top priorities:

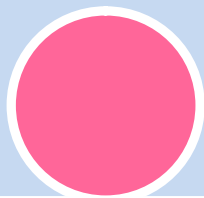
- Creating resilient, rural, life-time communities, to enable people to live affordably and work in the area
- Maintaining and improving the vitality of Painswick town centre
- Ensuring adequate parking provision within the historic tourist town of Painswick
- Improving community transport schemes for use by an increasingly elderly population
- Conserving and enhancing the countryside and biodiversity.
- Conserving the Cotswolds Area of Outstanding Natural Beauty.
- Protection of the historic environment, specifically including archaeology and key open spaces within historic settlements
- Improvements to IT connectivity and infrastructure to support home working
- Ensuring adequate provision of smaller properties to allow for starter homes and opportunities for downsizing for local people

The current Local Plan sets out a mini vision, a range of key issues and a series of 'guiding principles' for future development in this parish cluster area.

The Council consulted community representatives on potential changes to the visions and key issues at **Issues and Options** stage (2017) and the draft vision and 'top priorities' set out here take account of this, as well as feedback to the **Emerging Strategy** consultation last year.

These will be subject to further refinement and rationalisation before the next iteration of the Local Plan (the **Pre-submission Plan**, anticipated Autumn 2020), to take full account of evidence and the final development strategy.





Making Places | Shaping the future of The Cotswold cluster

Developing a vision for the future...

Key to maps ▾

...Where do we want to be in the future?

Draft vision to 2040: “Protecting and enhancing all the things that will make the Cotswolds a thriving and inclusive place to live, as well as a great place to visit...”



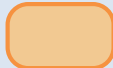




A key goal for the future of this area will be to ease the tension between its role as a major tourist attraction and ‘protected landscape’ and its ability to function as a place where people can live and work. Rural businesses have a valued and supported role in providing local employment opportunities.

The popularity of the area with tourists presents real opportunities and will continue to play a major part in Stroud District’s economy: the Cotswold ‘brand’ is an important draw for inward investment to the District. As such, the preservation and enhancement of the area’s landscape, character and built heritage will be paramount.

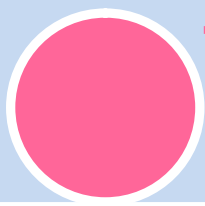
Given the relative affluence of this area, high-end and high quality tourism and leisure products (including accommodation, attractions, events, eating and drinking places) are likely to find customers amongst the resident community as well as visitors. But inclusiveness, rather than exclusiveness, will be a goal – improving access for all to the countryside and facilities on offer.

At the heart of the area lies Painswick, “the Queen of the Cotswolds”, which will continue to play an important role as a service provider for surrounding communities, as well as drawing in visitors. Some growth will reflect its role within the area, and will help to meet housing needs, maintain and improve the vitality of the town centre and support local services.

Although none of the smaller villages in this part of the District will see ‘strategic’ levels of growth, some may see small scale development, responding to locally-identified needs with a goal of boosting their ability to remain sustainable and thriving communities.

-  Existing settlement development limit (settlement boundary)
-  Proposed site allocations
-  Committed Development (including site allocations in the current Local Plan and sites already with planning permission)
-  Heritage constraints (including conservation areas, listed buildings, scheduled monuments...)
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)
-  Flood Zones 2 and 3
-  The Cotswolds AONB





The Cotswold cluster| Our towns and villages

...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 500m 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).

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).

Settlement role and function

Bisley is a **medium-sized** village with a compact form.

It has a **basic local retail role** (a village shop), but the village offers a **good** range of **local community services and facilities** (primary school and pre-school provision, post office, place of worship, pubs, village hall, sports field/pitch and playground). However, **access to key services and facilities** elsewhere is **poor**.

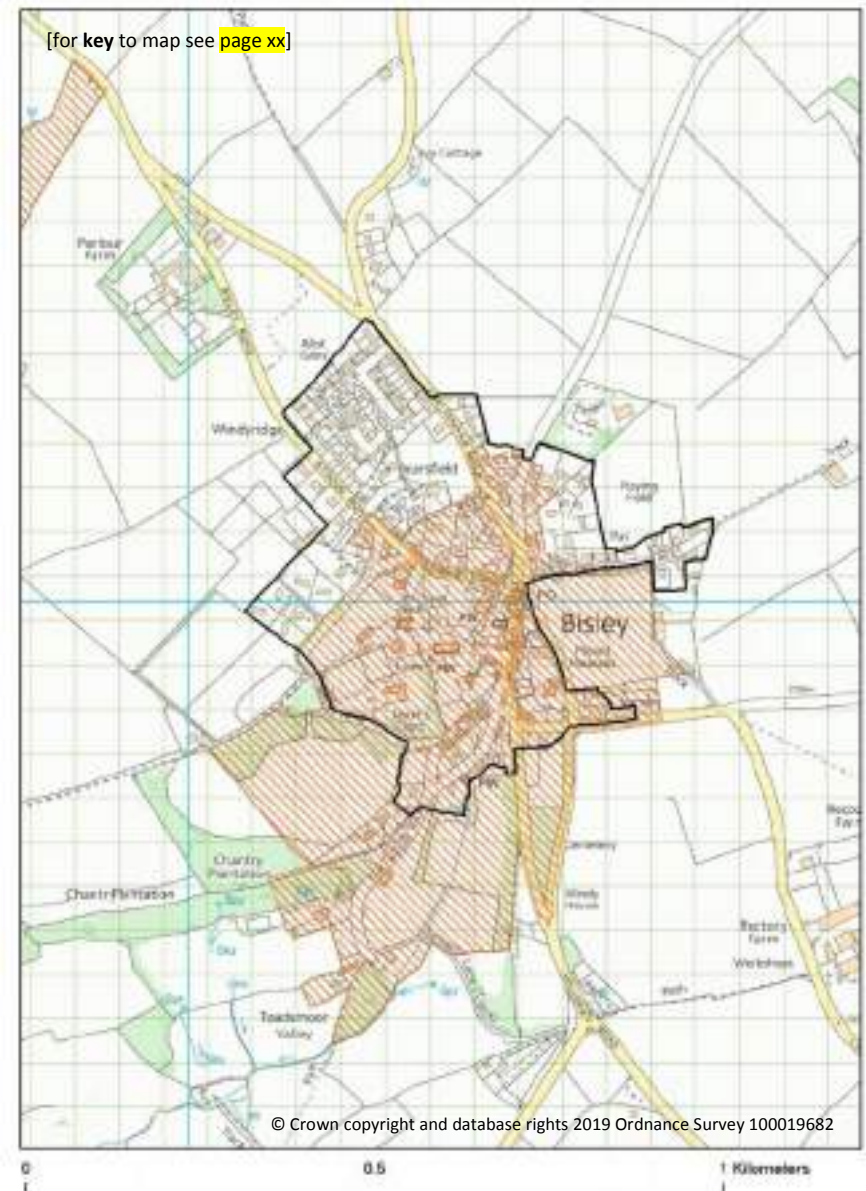
Bisley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

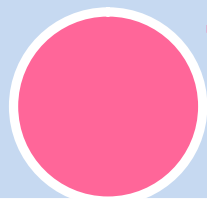
Development strategy

Bisley is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Bisley.





The Cotswold cluster| Our towns and villages

...Miserden

Planning constraints and designations

The steeply sloping topography to the immediate north/east of the village is the principal physical constraint.

The Miserden Conservation Area covers almost the entire village and seamlessly adjoins the garden grounds and parkland of Miserden House to the north and east, which is a registered historic park and garden. The village contains a high density of listed buildings. Miserden Park motte and bailey castle SAM lies some 500m to the north east; a long barrow SAM lies 360m to the west.

The village and surrounding countryside is entirely within the Cotswolds AONB.

Landscape sensitivity

The village is not currently a defined settlement and was therefore not included in the Stroud District Landscape Sensitivity Assessment (which focused on land surrounding the District's existing settlements).

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

Proposed new settlement

The Draft Plan proposes to designate Miserden as a new **Tier 3b** settlement within the settlement hierarchy and to define settlement development limits.

Settlement role and function

Miserden is the **smallest** of all Tier 3 settlements, but has a level of functionality comparable with others in this tier.

The settlement has a **basic local retail role**, (a village shop) and offers a **good** range of **local community services and facilities** (post office, primary school and pre-school, place of worship, pub, village hall, sports pitch/playing field). However, **access to key services and facilities** elsewhere is **very poor**.

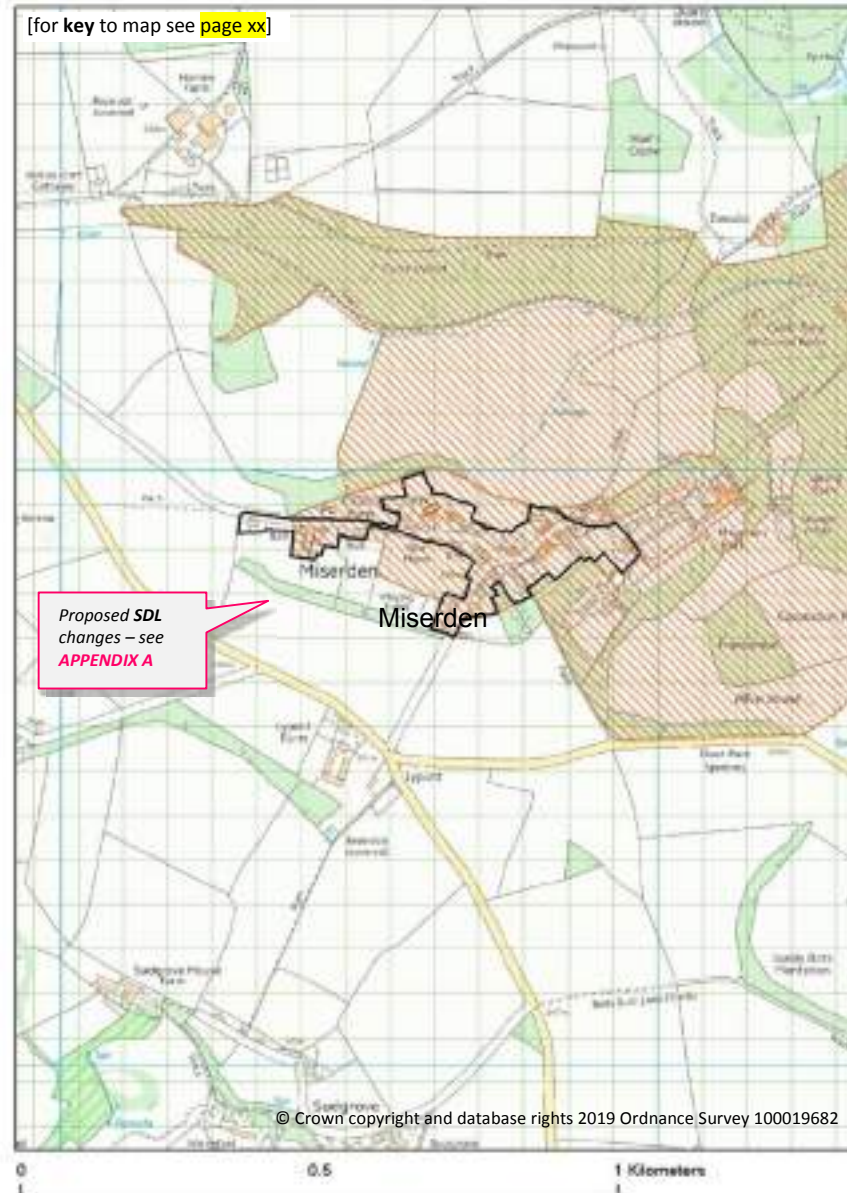
Miserden has **no significant employment role**: its principal role is as a 'dormitory' settlement.

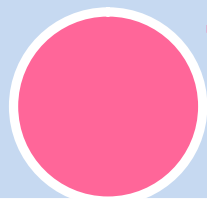
Development strategy

Miserden is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Miserden.





The Cotswold cluster| Our towns and villages

...Oakridge Lynch

Planning constraints and designations

Physical constraints include the steep topography on the valley sides to the south and west and woods to the south.

There are a number of listed buildings within the village.

Strawberry Banks Site of Special Scientific Interest (SSSI) lies beyond the western edge of the village. The Oakridge Recreation Ground Key Wildlife Site (KWS) is on the eastern edge of the village. The Valley, Moley and Great Moley KWS is beyond the village to the south.

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

There is protected outdoor play space adjoining the east side of the village.

Landscape sensitivity

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

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

Settlement role and function

Amongst Tier 3 settlements, Oakridge Lynch has one of the **smallest** populations and a compact area.

It has a **basic local retail role** (a village shop) and offers a **basic level of local community services and facilities** (primary school, post office, place of worship, pub, village hall, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **poor**.

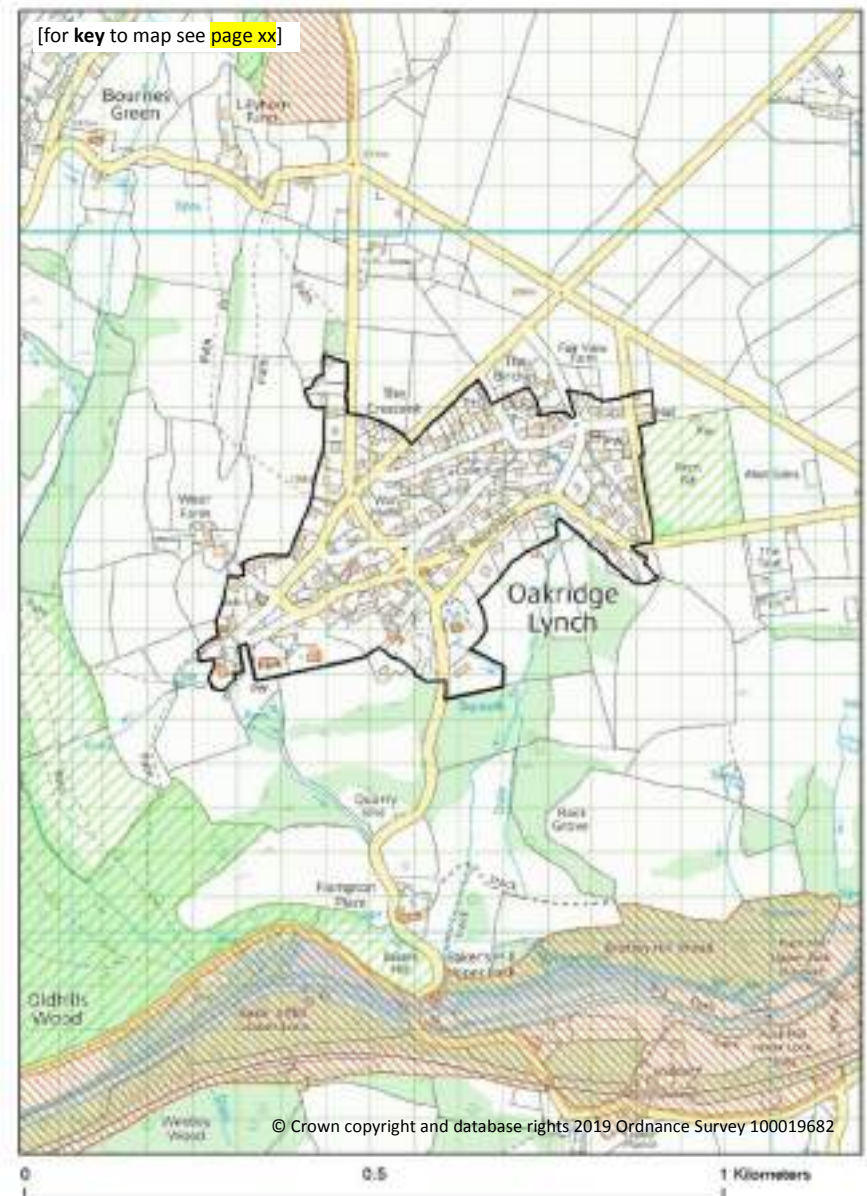
Oakridge Lynch has **no significant employment role**: its principal role is as a 'dormitory' settlement.

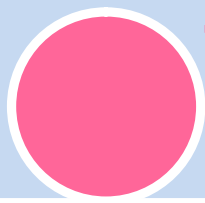
Development strategy

Oakridge Lynch is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Oakridge Lynch.





The Cotswold cluster | Our towns and villages

...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 and the Rococo Garden at Painswick House, to the north west, is a registered historic park and garden. 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.

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.

Settlement role and function

Painswick is a **large** village, one of the District's historic market towns.

The settlement has an important but vulnerable **local retail role**, with a small

Settlement role and function (contd...)

range of local shops to serve the day-to-day needs of surrounding villages and hamlets.

It offers a **very good**, diverse range of **local community services and facilities** (GP and pharmacy, part-time post office, primary school and pre-school, place of worship, pubs, village hall/community centre, sports/playing fields and playground) and has a **very limited role in providing 'strategic' services and facilities** to a wider catchment (a library). **Access to key services and facilities** here and elsewhere is **good**.

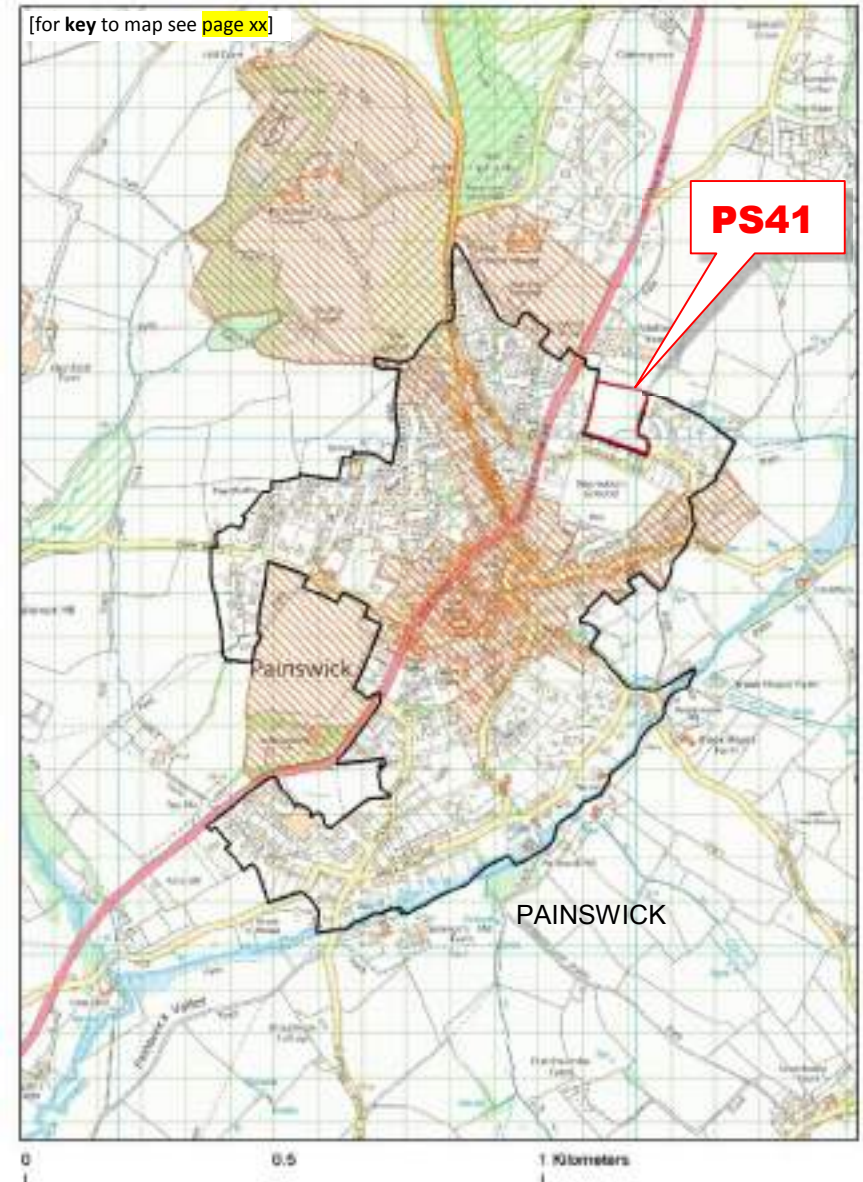
Painswick has only a **small employment role**: its principal role is as a 'dormitory' settlement and local service centre, with an additional tourism and leisure draw.

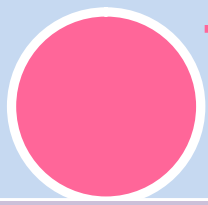
Development strategy

Painswick is a **Tier 2** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Painswick's role and function as a Local Service Centre.

PS41 Washwell Fields.

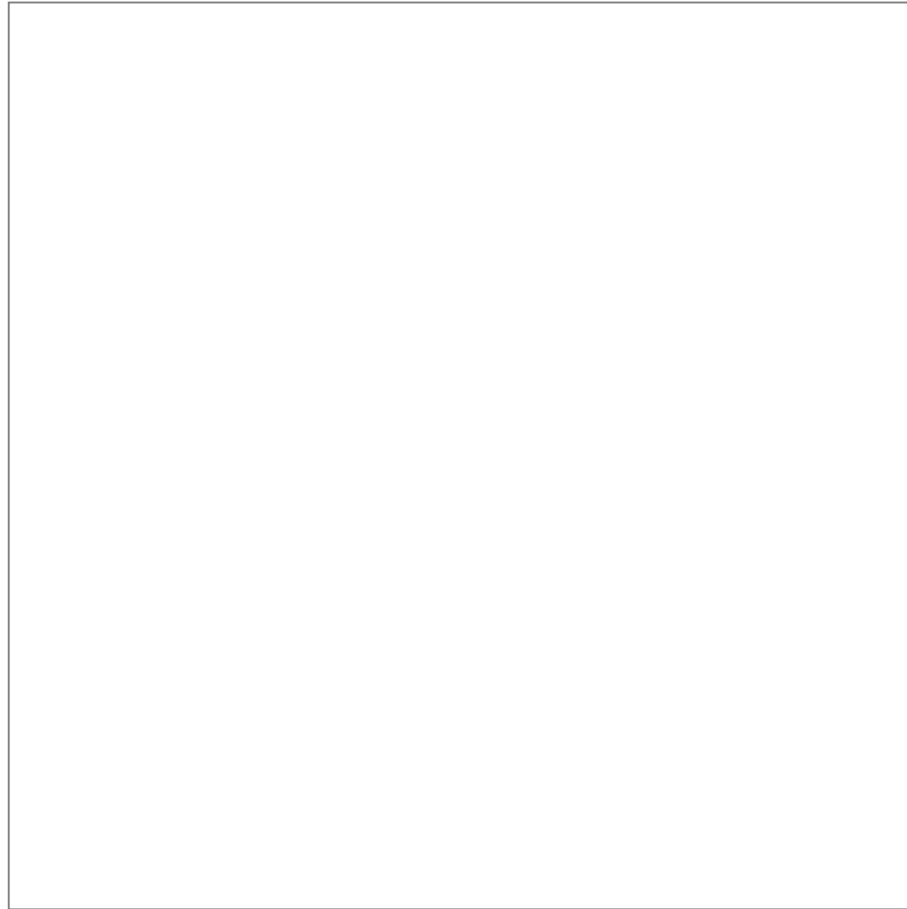


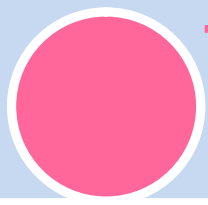


Draft site allocations

PS41 Washwell Fields:

Land at Washwell Fields, as identified on the policies map, is allocated for a development comprising up to 20 dwellings and associated community and open space uses and strategic landscaping. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.





The Cotswold cluster| Our towns and villages

... Cranham, Sheepscombe

Tier 4b settlements in The Cotswold cluster

- Cranham
- Sheepscombe

Settlement role and function

These are **small/very small** settlements and neither has any retail facilities. While Cranham provides only **basic local services and facilities** for its community, Sheepscombe is relatively **strong** in this respect, compared to other Tier 4b settlements. However, these settlements are both remote, highly car-reliant and very poorly connected, with **very poor** foot, cycle or bus **access to key services and facilities elsewhere**. Neither village has a significant employment role; they both have a 'dormitory' function to some extent.

The Cotswolds AONB designation covers these villages and surrounding land, and they both face significant environmental constraints.

Development strategy

Cranham and Sheepscombe are **Tier 4b** settlements and have Settlement Development Limits (SDL), [outlined in **black** on the map].

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing their role and function as a settlement with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Cranham or Sheepscombe.



4.



4. Homes and communities

Delivering the District's housing target with a range of dwelling sizes, types and tenures, delivering more affordable homes and achieving mixed and balanced places, which have access to services and amenities that meet local needs and help build sustainable communities.



Core Policies

- 4.1 These policies sit at the heart of the Plan. They are the principal means of delivering the Plan's strategic objective of nurturing accessible, healthy and inclusive communities across the District (**SO1, SO1a**), as well as meeting the District's housing needs in the most sustainable way.
- 4.2 The Draft Plan includes some new policies and changes are proposed to some of the policies in the **current Local Plan**. The following pages set out the draft wording, and identify where and why any changes are proposed. Supporting and explanatory text will be developed to accompany the final policies in the **Pre-submission Local Plan** (anticipated Autumn 2020) and will be subject to public consultation at that point.

* NEW * Core Policy DCP2

- 4.3 This new policy addresses the aims of proposed new strategic objective **SO1a**, which seeks to develop healthy, inclusive and safe communities:

* NEW * Core Policy DCP2 Supporting Older People

Initiatives and developments will be supported which:

1. Enable older people to live independently in their own home;
2. Increase the range of available housing options with care and support services in accessible locations;
3. Promote active lifestyles;
4. Increase older people's engagement in community life, including through "hubs".

Achieving healthy and inclusive communities

Summary of proposed changes to Core Policy CP7:

- 4.4 There are no proposed changes to this policy:

Core Policy CP7 Lifetime communities

To ensure that new housing development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) in the District, developers will need to clearly demonstrate how major housing development will contribute to meeting identified long term needs in those communities the development relates to. Proposals will need to demonstrate how the following needs have been taken into account:

1. An ageing population, particularly in terms of design, accessibility, health and wellbeing service co-ordination
2. Children, young people and families
3. People with special needs, including those with a physical, sensory or learning disability, dementia, or problems accessing services and
4. The specific identified needs of minority groups in the District.

Proposals will need to demonstrate how the factors below have informed the development proposal:

- A. Lifetime accommodation
- B. Contribution to meeting the needs of those with an existing long standing family, educational or employment connection to the area.



New housing development

Summary of proposed changes to Core Policy CP8:

- 4.5 Proposed changes strengthen the need for major sites to broadly match the size, type and tenure of housing identified as needed within the Local Housing Needs Assessment.

Core Policy CP8

New housing development

New housing development must be well designed to address local housing needs, incorporating a range of different types, tenures and sizes of housing, to create mixed communities. New developments should take account of the District's housing needs, as set out in the Local Housing Needs Assessment. In particular, on major sites, the expectation will be that the range of types, tenures and sizes should reflect the housing needs identified for that Parish Cluster area.

Residential development proposals will need to:

1. Be built at an appropriate density that is acceptable in townscape, local environment, character and amenity terms
2. Have a layout that supports accessibility by bus, bicycle and foot to shopping and employment opportunities, key services and community facilities or contribute towards provision of new sustainable transport infrastructure to serve the area
3. Have a design, layout, access, parking, landscaping and community facilities that are appropriate to the site and its surroundings
4. Use sustainable construction techniques and provide renewable or low carbon energy sources in association with the proposed development and
5. Enable provision of infrastructure in ways consistent with cutting greenhouse gas emissions and adapting to climate change and its

consequences.

Major residential development proposals will be expected to enhance biodiversity on site and, where appropriate, through a network of multi-functional green spaces, which support the natural and ecological processes.

Affordable housing

Summary of proposed changes to Core Policy CP9:

- 4.6 Proposed changes reflect the thresholds set out in the NPPF, the designation of rural parishes within the District and the results of the Local Housing Needs Assessment.

Core Policy CP9

Affordable housing

There is an overall unadjusted need for affordable housing of 425 dwellings per annum.

Planning permission will be granted for residential (including extra care) development providing an appropriate density that is acceptable in townscape, local environment, character and amenity terms, dwelling types, tenures and sizes seamlessly integrated with existing development or proposed mixed-use development. Affordable housing should broadly reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market as well as reflecting the dwelling sizes and design in the proposed development.

Within the Cotswolds Area of Outstanding Natural Beauty or the designated rural parishes of Alderley, Alkington, Amberley, Arlingham, Bisley with Lypiatt, Brookthorpe with Whaddon, Coaley, Cranham, Eastington, Frampton on Severn, Fretherne with Saul, Frocester, Ham and Stone, Hamfallow, Harescombe, Haresfield, Hillesley and Tresham, Hinton, Horsley, Kingswood, Longney and Epney, Miserden, Moreton Valance, North Nibley, Nymphsfield,



Painswick, Pitchcombe, Slimbridge, Standish, Stinchcombe, Uley and Whitminster, sites capable of providing 4 or more dwellings (net) will be required to provide at least 30% affordable housing.

In all other areas, sites capable of providing 10 or more dwellings (net), or covering a site area of 0.5 hectares or more, will be required to provide at least 30% affordable housing

The Council will negotiate the tenure, size and type of affordable units on a site by site basis having regard to housing needs, site specifics and other factors.

maintained throughout the lifetime of the Local Plan by adopting the following sequential approach:

1. First preference will be to include additional pitches /plots within the boundaries of existing suitable sites
2. Second preference will be to extend existing suitable sites
3. Only where a sufficient supply of additional pitches or plots cannot be achieved through sustainable development at the above locations should new sites be identified.

If the need cannot be met at any existing suitable site the following location criteria will apply:

- A. The proposal will not have an adverse impact on neighbouring residential amenity or other land uses
- B. The site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network
- C. The site is situated in a suitable location in terms of local amenities and services including schools, shops, health services, libraries and other community facilities
- D. The site is capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage
- E. The site will enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/plots and their requirements as well as enabling access for service and emergency vehicles
- F. The site is not situated within an unacceptable flood risk area.

Gypsies, Travellers and Travelling Showpeople

Summary of proposed changes to Core Policy CP10:

- 4.7 Proposed changes reflect the requirements for pitches and plots identified in the Gypsy and Traveller Accommodation Assessment.

Core Policy CP10

Gypsy, Traveller and Travelling Showpeople Sites

The Council will safeguard existing authorised sites for Gypsy, Traveller and Travelling Showpeople uses provided there remains a need for these uses within the District.

A locally set target of up to 7 additional pitches is identified to meet Gypsy and Traveller residential needs from 2016 to 2031. A locally set target of 8 to 12 additional plots is also identified to meet Travelling Showpeople residential needs from 2016 to 2031.

The Council will ensure that a five years' supply of specific deliverable sites is



Delivery Policies

- 4.8 These policies add detail to the interpretation and application of the Plan's development strategy and core policies. The Draft Plan includes some new policies and changes are proposed to some of the policies in the **current Local Plan**. The following pages set out the draft wording, and identify where and why any changes are proposed. Supporting and explanatory text will be developed to accompany the final policies in the **Pre-submission Local Plan** (anticipated Autumn 2020) and will be subject to public consultation at that point.

Residential development at defined settlements and on strategic development sites:

DHC1 * New policy *

- 4.9 This new policy is part of a restructuring of the current Local Plan housing policies but does not contain any material changes to housing policy:

***NEW* Delivery Policy DHC1**

Meeting housing need within defined settlements

At all settlements with defined settlement development limits, permission will be granted for residential development or redevelopment within those defined settlement development limits, subject to the satisfaction of detailed criteria defined for meeting housing need at settlements.

DHC2 * New policy *

- 4.10 This new policy introduces a more flexible housing policy approach for smaller rural communities. This reflects the new strategy, the result of local consultation and the need to counter demographic trends in rural settlements:

***NEW* Delivery Policy DHC2**

Sustainable rural communities

In order to maintain the social sustainability of smaller rural settlements, small housing schemes of up to 9 dwellings will be supported outside settlement development limits at designated Tier 4 settlements, providing all of the following criteria are met:

1. the proposed housing will consist of types, tenures and sizes that seek to address existing demographic imbalances in the local population and/or specific housing needs identified in a parish housing needs survey
2. the site adjoins settlement development limits or would fill in an otherwise built up frontage close to settlement development limits in a manner that would be in accordance with the settlement pattern, the local environment, character and landscape setting of the settlement
3. the proposal is included within a Neighbourhood Development Plan or is supported by the relevant parish council
4. the proposal would not lead to a cumulative increase of more than 10% of the settlement housing stock at 2020
5. the proposal satisfies the detailed criteria defined for meeting housing need at settlements.

For schemes of 4 or more dwellings, where 30% affordable housing is required, the affordable dwellings will be made available for those in need with a strong local connection. Appropriate legal agreements will be entered into to ensure that such dwellings will remain available as affordable housing for local need, with the necessary management of the scheme in place.



Summary of proposed changes to Delivery Policy HC2:

4.11 There are no proposed changes to this policy:

Delivery Policy HC2

Providing new homes above shops in our town centres

Proposals to use the upper floors above shops and offices in identified town and local centres for residential use (three units or more) will be permitted where this does not threaten the continued ground floor commercial use or the vitality of the town centre.

Summary of proposed changes to Delivery Policy HC3:

4.12 Proposed changes broaden the policy support for self build and custom build dwellings and strengthen the policy requirement for good design:

Delivery Policy HC3

Self-build and custom build housing provision

The Council supports the provision of self build and custom build dwellings within settlement development limits and single plot affordable self build and custom build dwellings adjacent to settlement development limits. In addition, at strategic sites allocated within this Local Plan and in addition to the affordable housing component, a minimum of 2% of the dwellings shall be provided as plots suitable for self- or custom-build in order to meet Government aspirations to increase self build developments, subject to appropriate demand being identified. In determining the nature and scale of any provision, the Council will have regard to site-specific circumstances and local demand.

All schemes will:

1. be individually designed and bespoke to that household, employing innovative approaches throughout that cater for changing lifetime

needs

2. provide appropriate linkages to infrastructure and day to day facilities
3. Include a design framework, submitted with the full or reserved matters planning application for the wider site, to inform detailed design of the individual units, where more than one self build unit is proposed
4. satisfy the detailed criteria defined for meeting housing need at settlements.

Summary of proposed changes to Delivery Policy HC4:

4.13 Proposed changes reflect the NPPF support for entry level homes, self build and custom build homes and some market housing on rural exception sites in certain circumstances. Other changes update references to Homes England and set size requirements for affordable self build and custom build dwellings to meet needs:

Delivery Policy HC4

Local housing need (exception sites)

Planning permission may be granted for affordable housing, including entry level homes, and single plot self-build or custom build affordable dwellings on sites well related to existing settlements. Such sites should be located close to, or adjoining, an accessible settlement with local facilities ('Third Tier') or above in terms of the Plan settlement hierarchy, unless specific local need and environmental considerations indicate that provision should be met at fourth or fifth tier settlements. The Council shall meet local affordable housing need, where:

1. the Council is satisfied that there is a clearly evidenced local need, which cannot be readily met elsewhere in the locality, for the number and type of housing proposed



2. the site is accessible to a range of local services, such as shops, primary schools, healthcare and public transport
3. appropriate legal agreements are entered into to ensure that such dwellings will remain available as affordable housing for local need, with the necessary management of the scheme in place
4. the proposal satisfies the detailed criteria defined for meeting housing need at settlements
5. the design quality and gross internal floor area of affordable dwellings shall comply with the latest recommended standards used by Homes England where applicable. Single plot self-build or custom-build affordable dwellings shall be limited to a maximum GIA of 100m².

The Council will consider the inclusion of some market housing on these sites where this is required to make the scheme viable. A high level of proof will be required to ensure that the level of market housing is *de minimus*, including consideration of whether Government grant availability could reduce or negate the necessity for market housing.

2. the work element is not ancillary to the dwelling and is physically distinct from the residential accommodation with a separate access.
3. the residential floorspace of the live-work unit shall be occupied only by a person solely or mainly employed, or last employed in the business occupying the business floorspace of that unit, or by a widow or widower of such a person, or any resident dependants.
4. servicing arrangements should be appropriate to the scale of the use proposed and located so as to minimise impacts on residential accommodation.
5. the residential element should meet the normal standards for housing development
6. the residential element satisfies the detailed criteria defined for meeting housing need at settlements.

The business floorspace of the live-work unit shall be finished ready for occupation before the residential floorspace is occupied and the residential use shall not precede commencement of the business use.

DHC3 * New policy *

4.14 This new policy addresses the issue of live-work development, which is only referred to in supporting text in the current Local Plan:

NEW Delivery Policy DHC3

Live-work development

Live-work development will be supported subject to the following criteria being met:

1. the site is located within or adjoining settlement development limits and would not result in the loss of part of a key employment site or another existing employment site which is suitable for continued business use

Detailed criteria for new housing developments:

Summary of proposed changes to Delivery Policy HC1:

4.15 Proposed changes are part of a restructuring of the current Local Plan housing policies to ensure that all housing within and on the edge of settlements meet detailed criteria which are currently only defined for developments within settlement limits (current Policy HC1). Consequently, criteria relating to development on the edge of settlements have been expanded:



Delivery Policy HC1

Detailed criteria for new housing developments

Housing development within settlement development limits, and other limited housing development specifically allowed for by other policies in the Plan at locations outside of settlement development limits, will be permitted providing all the following criteria are met:

1. the proposed housing is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located and the density proposed is at as high a level as is acceptable, in terms of townscape, street scene and amenity
2. where appropriate schemes should include a variety of dwelling types and sizes, which meet identified local needs
3. on edge of settlement sites, the proposal would not appear as an intrusion into the countryside, would be sympathetic in scale and location to the form and character of the settlement, would not lead to coalescence with other hamlets or settlements and would retain a sense of transition between the open countryside and the existing settlement's core
4. it would not cause the loss of, or damage to, any open space which is important to the character of the settlement
5. it would not result in the loss of locally valued habitat which supports wildlife
6. any natural or built features on the site that are worthy of retention are incorporated into the scheme
7. an appropriate area of private amenity space is provided for the occupiers of each dwelling house. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided
8. it is not subject to any other over-riding environmental or other material planning constraint
9. it will have a layout, safe access and parking appropriate to the site and its surroundings.

Community-led housing schemes:

DHC4 * New policy *

- 4.16 This new policy supports the development of community-led housing schemes:

NEW Delivery Policy DHC4

Community-led housing

The Council supports the development of housing schemes that are initiated by local communities. These may include schemes involving affordable housing, co-housing, community self-build or housing for people with specific needs such as older people or those with disabilities. They may also include, as part of the proposal, community buildings, recreational areas, space for growing food or for supporting wildlife.

The Council will support innovative design, particularly where these contribute to the Council's ambition to deliver carbon neutral development.

While there are a number of types of community group or organisation that may be appropriate to promote development proposals, the Council will expect that the proposal has been initiated by a legitimate local community group which is able to demonstrate that it has a democratic structure, is not for profit, is controlled by the local community and has appropriate policies and procedures in place. However, given that development projects can be complex and time consuming to deliver, community groups may wish to consider partnering with organisations such as housing associations, landowners and agents.

Community-led organisations would also be suitable as a means of delivering affordable housing on rural exception sites.



Other forms of residential development:

Summary of proposed changes to Delivery Policy HC5:

- 4.17 Proposed changes tighten requirements to minimise potential landscape or amenity issues that can result from replacement dwellings being re-sited elsewhere within plots. However, changes also provide flexibility over size of replacement dwellings, when exceptional sustainable construction standards are proposed:

Delivery Policy HC5

Replacement dwellings

The replacement of dwelling houses outside defined settlement development limits will only be permitted where all the following criteria are met:

1. the residential use has not been abandoned
2. the building is a designated or non-designated heritage asset
3. the scale, form and footprint of the replacement dwelling is smaller than, or of a similar size to the existing dwelling (including any extensions), the replacement dwelling is located on or overlaps the footprint of the existing dwelling, is within the existing residential curtilage and the design does not detract from the character or appearance of its surroundings
4. a minor enlargement of the replacement may be permitted, but only to allow the dwelling to achieve a basic living standard or to deliver exceptional sustainable construction standards and where the design does not detract from the character and appearance of the area
5. the existing dwelling is not a caravan or mobile home.

Summary of proposed changes to Delivery Policy HC6:

- 4.18 There are no proposed changes to this policy:

Delivery Policy HC6

Residential sub-division of dwellings

In considering proposals for the sub-division of existing dwellings into two or more self-contained residential units the Council will have regard to:

1. the provision of adequate vehicular access, car parking, amenity space and facilities for refuse storage
2. the adequacy of the internal accommodation relative to the intensity of occupation envisaged and the impact upon any neighbouring residential or other units, including privacy, loss of daylight and overbearing effect
3. the likely impact on the character and appearance of the immediate neighbourhood of the design, scale, form and footprint of any proposed extension or alteration
4. no significant new extension should be made to any dwelling located outside defined settlement development limits: minor extension may be permitted only where essential in order for the new units to achieve basic living standards
5. the sustainability of the new development based around the site location and its relationship to the Plan's settlement hierarchy, including accessibility to shops, services and facilities
6. the need to minimise built form through the conversion of any existing outbuildings.



Summary of proposed changes to Delivery Policy HC7:

- 4.19 Proposed changes tighten requirements to ensure new dwellings are not created in unsustainable locations:

Delivery Policy HC7

Annexes for dependents or carers

Permission will be granted for the creation of an annexe where there is a clear justification for a dependant or full-time carer. The following criteria must be satisfied:

1. the annexe is linked to the main dwelling by an internal door or doors
2. the annexe is readily convertible into an extension to the main dwelling when no longer required for family health circumstances.

Permission may be granted to convert an existing outbuilding within the curtilage of a dwellinghouse to a self-contained annexe where it is not possible to attach the outbuilding to the main house. Any such permission will require a condition to ensure that a new dwelling is not created in an unsustainable location. Any outbuilding to be converted must be closely related to the main dwelling and have shared access arrangements, parking and amenity (garden) space.

Extending your home

Summary of proposed changes to Delivery Policy HC8:

- 4.20 Minor change to extend the scope of policy to include other alterations requiring planning permission:

Delivery Policy HC8

Extensions to dwellings

Permission will be granted for the extension or alteration of residential properties, and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met:

1. the plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site
2. the height, scale, form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site's wider setting and location
3. following construction of the extension, or outbuilding, sufficient space is available for the parking of cars, in line with the Council's Parking Standards, in a way that does not detract from the character and appearance of the area
4. the proposed construction meets sustainability requirements for new build dwellings and any opportunity to enhance the energy efficiency of the existing dwelling or unit is taken.



Planning for healthy communities:

DHC5 * New policy *

- 4.21 Proposed new policy to reflect the NPPF and accompanying guidance on health and wellbeing:

***NEW* Delivery Policy DHC5**

Wellbeing and healthy communities

Stroud District Council will seek to improve the health and wellbeing of local communities by supporting proposals that include design measures to encourage healthier lifestyles and sustainable neighbourhoods, proportionate to the scale of a development proposal. Any potential demonstrable adverse impact of proposals on the health and wellbeing of existing or new communities will need to be mitigated in an appropriate manner.

Proposals on strategic allocation sites should include a robust Health Impact Assessment (HIA) identifying how the design, detailed land uses and layout will contribute to encouraging healthier lifestyles and will mitigate any identified adverse impacts.

Major development proposals should demonstrate that they have had regard to the following:

1. Provide access to healthy, fresh and locally produced food
2. Provide layouts that support the mental and physical well being of residents and encourage healthy, safe and active lifestyles (including for those with disabilities)
3. Provide convenient sustainable access to local health care facilities.

Proposals for the multi-use and co-location of health facilities with other services and facilities will be supported.

DHC6 * New policy *

- 4.22 This new Homes & Communities policy adapts existing Environment policy ES13 (Protection of existing open spaces) in the current Local Plan. The proposed changes seek to strengthen the existing policy, broaden it to include built and indoor sports facilities, and address recommendations arising from the Stroud District Open Space and Green Infrastructure Study:

***NEW* Delivery Policy DHC6**

Protection of existing open spaces and built and indoor sports facilities

Development proposals shall not involve the whole or partial loss of open space within settlements, or of outdoor recreation facilities, playing fields or allotments within or relating to settlements, or of built and indoor sports facilities unless:

1. a robust assessment of open space and sports provision, using the quantity and access standards for open space and indoor / built sports facilities set out in this Local Plan, has identified a surplus in the catchment area to meet both current and future needs, and full consideration has been given to all functions that open space and indoor / built sports facilities can perform, having regard to the existing deficiencies within the local area;
2. any replacement facility (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity, quality, availability and/or accessibility of open space or sport and recreational opportunities.

There should be no harm to spaces or built facilities which:

- A. contribute to the distinctive form, character and setting of a settlement
- B. create focal points within the built up area
- C. provide the setting for important buildings or scheduled ancient monuments, or are themselves of historic or cultural value



D. form part of an area of value for wildlife, sport or recreation, including areas forming part of a 'green corridor'.

Local communities through Neighbourhood Development Plans shall designate Local Green Spaces which are of importance to them and are of particular local significance.

DHC7 * New policy *

4.23 This new Homes & Communities policy replaces existing Environment policies ES14 (Provision of semi-natural and natural green space within new residential development) and ES15 (Provision of outdoor play space) in the current Local Plan and addresses recommendations arising from the Stroud District Open Space and Green Infrastructure Study:

NEW Delivery Policy DHC7

Provision of new open space and built and indoor sports facilities

New residential development shall be accompanied with additional accessible recreational and natural green space, and built and indoor sports facilities, proportionate to the scale of development. This will be provided in accordance with the following quantity and access standards:

Topic / typology (open space)	Quantity standard	Access standard
Allotments	0.35 ha/1000 population	720m (15 minutes walk time) for parishes with over 1000 people
Community Orchards	0.15 ha/1000 population for new provision only	720m (15 minutes walk time)
Amenity Green Space	0.40 ha/1000 population (sites > 0.15ha)	600m (12-13 minutes walk time)
Parks and Recreation	1.20 ha/1000 population	600m (12-13 minutes

Grounds		walk time). For parishes with less than 1000 people this could be met by an amenity green space.
Childrens Play Space	0.06 ha/1000 population	480m (10 minutes walk time) for parishes with over 500 people)
Youth Play Space	0.06 ha/1000 population	720m (15 minutes walk time) for parishes with over 1000 people
Natural Green Space (ANGSt)	1.0ha/1000 population for new provision	960m (20 minutes' walk time)
Playing Pitches and Outdoor Sports Facilities (PPS)	0.7ha/1000 population	
Total open space for new provision	3.22ha/1000	
Topic / typology (built facilities)	Quantity standard	Access standard
Indoor swimming pools	9.75 sq.m waterspace/1000 persons	
Sports halls	0.27 courts/1000 persons	
Health & Fitness Suites	6.3 health & fitness stations/ 1000 persons	
Small community hall	1:1,800 people (or 0.55 halls/ 1000 persons)	
Provision should be made on-site and link well with any existing green infrastructure features in the local area and with the wider green		



infrastructure network. For strategic allocations, where the achievement of these standards is unrealistic or inappropriate within the boundaries of the development site, a financial contribution will be sought in lieu of on-site provision. Where new provision is made, appropriate measures will be sought to ensure the future satisfactory maintenance and management of the open space or facility.

Where application of the standards would deliver a significant surplus in the local area, requirements could be varied, in agreement with the developer, to provide another form of open space to help address a deficiency in the existing provision.



5.



5. Economy and infrastructure

Supporting economic growth by delivering a range and mix of employment uses, sites and types in the most appropriate location for the particular use, supported by and integrated with housing and other community infrastructure.

Core Policies

- 5.1 These policies sit at the heart of the Plan. They are the principal means of delivering the Plan's strategic objectives in relation to economic growth, jobs and infrastructure throughout the District (**SO2, SO3, SO4**).
- 5.2 The Draft Plan includes some new policies and changes are proposed to some of the policies in the **current Local Plan**. The following pages set out the draft wording, and identify where and why any changes are proposed. Supporting and explanatory text will be developed to accompany the final policies in the **Pre-submission Local Plan** (anticipated Autumn 2020) and will be subject to public consultation at that point.

Economic growth and strategic employment needs

Summary of proposed changes to Core Policy CP11:

- 5.3 Proposed changes reflect the need for decision takers to consider the specific locational requirements of different sectors and that rural business needs cannot always be met in locations currently well served by public transport.

Core Policy CP11

New employment development

New employment development will be provided through a range of sites and premises across the District. Strategic employment sites will be allocated, mixed use developments encouraged and the expansion of existing businesses and rural diversification supported. Employment sites

will be provided in order to increase the range and choice of sites available and to address the self-containment of settlements in terms of homes / jobs balance. Small work places, live-work units and facilities for co-working will be supported as part of new housing developments.

Existing employment sites will be safeguarded unless new proposals are put forward that intensify the employment use of part of the site, supported by enabling development as set out in other policies in the Local Plan. Sites allocated for mixed use redevelopment should aim to provide for at least the same or an increase in the level of job opportunities as existed when the employment space was previously used, subject to viability and site specific circumstances.

Permission will be granted for industrial or business development, or for the expansion or intensification of existing industrial or business uses, recognising the specific locational requirements of different sectors, provided that the proposals would:

1. Be of a type and scale of activity that does not harm the character, appearance or environment of the site or its surroundings or to the amenity of occupiers of nearby properties
2. Be readily accessible by public transport, wherever possible, and by bicycle and foot, or contribute towards provision of new sustainable transport infrastructure to serve the area, in order to make the development accessible by those modes
3. Have a layout, access, parking, landscaping and facilities that are appropriate to the site and its surroundings
4. Use sustainable construction techniques and provide for renewable or low carbon energy sources in association with the proposed development
5. Enable provision of infrastructure in ways consistent with cutting carbon dioxide emissions and adapting to changes in climate (including SuDS and green infrastructure)
6. Demonstrate how the principles of industrial symbiosis have been taken into account.



Retail and town centres

Summary of proposed changes to Core Policy CP12:

- 5.4 Proposed changes reflect the need for new settlements and large urban extensions to provide local centres to sit within the retail hierarchy and recognise the role residential development can play in ensuring the vitality of centres:

Core Policy CP12

Town centres and retailing

Town centre uses will be located according to the Retail Hierarchy as set out below, in order to promote choice, competition and innovation:

Principal Town Centre

Stroud

Other Town Centres

Dursley, Stonehouse, Nailsworth, Wotton-Under-Edge

District Centres

Berkeley, Cam, Painswick

Local Centres

Cainscross (Stroud), Great Oldbury (*anticipated*), Hunts Grove (*anticipated*), Kings Stanley, Sharpness Garden Village (*anticipated*), Whaddon (*anticipated*), Whitminster

Neighbourhood Shopping

Kingshill (Dursley), Woodfields (Cam), Brimscombe, Manor Village

- A. **Stroud** town centre will remain the principal town centre in the District. Proposals for major town centre uses will be directed sequentially to the Primary Shopping Area but then to the wider town centre. After Stroud, priority will be given to improving retail facilities in **Dursley**,

Stonehouse, Nailsworth and Wotton-under-Edge.

- B. The vitality and viability of all the District's centres will be maintained and enhanced, as will their existing range of uses, including local markets. This will involve widening the range of uses (including housing, where appropriate) and encouraging convenient and accessible shopping, service and employment facilities to meet the day-to-day needs of residents.
- C. On large new settlement and urban extension sites, which are not within easy walking distance of existing shops and services, new local centres will be established or existing retail functions adapted to serve the needs of the residents. Such centres should be of a scale appropriate to the site, should not undermine the role or function of other centres within the retail hierarchy and should not become destinations in their own right.
- D. Retail and other uses (including leisure, entertainment, cultural and tourist uses as well as other mixed-uses) that would support the vitality and viability of the centres in the hierarchy below Stroud town centre will be directed sequentially to within designated town centre or local centre boundaries, then to edge-of-centre locations and, only if suitable sites are not available, to out-of-centre locations, provided they:
1. are of a scale and nature that is appropriate to the size and function of the centre and
 2. would not lead to unsustainable trip generation from outside their catchments.
- E. Outside these centres, the following types of retail provision will be supported:
1. bulky-goods non-food retail development so long as any increase in floorspace will not have an unacceptable impact on town centres and the proposal is in accordance with the sequential test as set out in national policy
 2. specialist uses (including car showrooms) and trade centre developments not within key employment sites, where it will not



- have an unacceptable impact on a town centre
- 3. small-scale ancillary retail uses within employment sites (including showrooms)
- 4. changes of use to retail and other local services within existing neighbourhood centres and
- 5. small shops within residential areas to serve the local area.

Travel and transport

Summary of proposed changes to Core Policy CP13:

- 5.5 Proposed changes emphasise the importance of prioritising sustainable transport options and implementing the Sustainable Transport Strategy.

Core Policy CP13

New employment development

Proposals for major schemes, as defined by the Town and Country Planning (Development Management procedure) (England) Order 2010, will be supported where they:

1. Provide for a variety of forms of transport as alternatives to the car to allow more sustainable choices
2. Improve the existing infrastructure network, including road, rail and bus, facilities for pedestrians and cyclists, including provision for those with reduced mobility, and other users
3. Mitigate any significant adverse affects upon the transport network that arise from the development proposed.

In all development cases, schemes shall:

- i) be located where there are, or will be, at the time of development,

choices in the mode of transport available and which minimise the distance people need to travel

- ii) provide appropriate vehicular parking, having regard to car ownership and the Council's adopted standards
- iii) not be detrimental to and, where possible, enhance road safety and
- iv) not cause or contribute to significant highway problems or lead to traffic related environmental problems.

Development proposals will be expected to consider all possible sustainable transport options before the capacity of the road network is increased.

Development proposals shall be consistent with and contribute to the implementation of the agreed transport strategy, set out in the Gloucestershire Local Transport Plan and the Stroud Sustainability Transport Strategy. Any transport assessment needs will be consistent with the requirements set out in the Gloucestershire Local Transport Plan.



Delivery Policies

- 5.6 These policies add detail to the interpretation and application of the Plan's development strategy and core policies.
- 5.7 The Draft Plan includes some new policies and changes are proposed to some of the policies in the **current Local Plan**. The following pages set out the draft wording, and identify where and why any changes are proposed. Supporting and explanatory text will be developed to accompany the final policies in the **Pre-submission Local Plan** (anticipated Autumn 2020) and will be subject to public consultation at that point.

Protection and development of employment sites

Summary of proposed changes to Delivery Policy EI1:

- 5.8 Proposed changes recognise that key employment areas may require the provision of ancillary uses to support the primary uses. Further changes may be required following the completion of an Employment Land Study in 2020:

Delivery Policy EI1

Key employment sites

The key employment sites listed below will be retained for B Class Uses. Redevelopment for alternative uses or changes of use from employment use will not be permitted on these sites, except for the provision of ancillary uses specifically designed to support the primary use (for example, catering or additional parking areas).

Site	Parish	Location
EK1	Berkeley	Rigestate, Station Road
EK3	Brimscombe & Thrupp	Griffin Mills Industrial Estate
EK4	Brimscombe & Thrupp	Hope Mills Industrial Estate
EK5	Brimscombe & Thrupp	Phoenix Industrial Estate
EK6	Cam	Draycott / Middle Mill Industrial Estate
EK7	Cam	Cam Mills, Everlands
EK8	Chalford	Chalford Industrial Estate
EK9	Dursley	Littlecombe Business Park
EK10	Eastington	Meadow Mill Industrial Estate
EK11	Frampton on Severn	Frampton Industrial Estate
EK12	Hardwicke	Quedgeley West
EK13	Hardwicke	Hunts Grove/Quadrant Distribution Centre
EK14	Haresfield	Javelin Park
EK15	Haresfield	Quedgeley Trading Estate East
EK16	Hinton	Severn Distribution Park
EK17	Kingswood	Renishaw New Mills
EK18	Kingswood	Renishaw Charfield Works
EK19	Kingswood	Abbey Mill Industrial Area
EK20	Kingswood	Orchestra Works
EK21	Minchinhampton	Aston Down
EK22	Nailsworth	Inchbrook Industrial Estate
EK23	Nailsworth	Nailsworth Mill Industrial Estate
EK24	Nailsworth	Spring Mill Industrial Estate
EK25	Rodborough	Bath Road Industrial Estate
EK26	Stonehouse	Stroudwater Industrial Estate
EK27	Stonehouse	Stonehouse Park
EK28	Stonehouse	Bonds Mill Industrial Estate
EK29	Stonehouse	Upper Mills Industrial Estate
EK30	Stonehouse	Ryeford Industrial Area
EK31	Stroud	Fromeside Industrial Estate
EK32	Stroud	Salmon Springs Industrial Estate
EK33	Stroud	New Mills/Libby Drive



EK34	Woodchester	South Woodchester Industrial Area
EK35	Woodchester	Frogmarsh Mill Industrial Area
EK36	Wotton under Edge	Tabernacle Road
EK37	Wotton under Edge	Renishaw Old Town

Summary of proposed changes to Delivery Policy EI2:

- 5.9 Proposed changes recognise that housing can form part of an acceptable mix for such sites and that some existing employment sites listed in the current Local Plan have now been regenerated, are allocated or have permission for alternative uses. Further changes may be required following the completion of an Employment Land Study in 2020:

Delivery Policy EI2

Regenerating existing employment sites

Regeneration of existing employment land listed below will be permitted for mixed-use development, including employment-generating uses and housing, provided that there are demonstrable environmental and/or conservation benefits. Site rationalisation should provide at least the same employment opportunities for the local community as existed when the employment space was previously used, subject to viability and site specific circumstances.

Site	Parish	Location
ER4	Minchinhampton	Dockyard Works
ER5	Cainscross	Dudbridge Industrial Estate
ER7	Rodborough	Daniels Industrial Estate
ER8	Stroud	Stafford Mills Industrial Estate
ER9	Stroud	Lodgemore & Fromehall Mills

Summary of proposed changes to Delivery Policy EI2a:

- 5.10 There are no proposed changes to this policy.

Delivery Policy EI2a

Former Berkeley Power Station

The site will be retained for B1-B8 employment uses and for employment related training and education purposes and for operations and uses associated with the decommissioning of the nuclear power station. Redevelopment for unrelated alternative uses will not be permitted.

Summary of proposed changes to Delivery Policy EI4:

- 5.11 Proposed changes clarify that the policy also applies to the extension of site boundaries, as well as the extension of buildings within existing site boundaries and to reflect the need for future employment requirements to take into account the conversion of offices to residential allowed for under Government changes to permitted development rules.

Delivery Policy EI4

Development at existing employment sites in the countryside

At existing employment sites in the countryside, the extension of existing buildings, site boundaries and the provision of new buildings, including infilling between existing buildings, will be acceptable provided that:

1. The proposal facilitates the retention or growth of local employment opportunity
2. The proposal would not cause an unacceptable visual impact on the local character in terms of its siting, scale, materials or site coverage
3. There are no suitable alternative buildings or sites that can be used



adjacent to the site or locality

4. The proposal can avoid harm to local amenities and adjoining land uses, particularly where residential uses have been permitted on part of the site
5. The proposal would not generate significant traffic movement and volume that would lead to unacceptable environmental impacts or detriment to road safety.

Proposals will be expected to include measures to secure environmental improvements such as landscaping, enhancing biodiversity and incorporating SuDS.

operation, in terms of physical siting, scale and form

3. Diversification activities avoid adverse environmental impact in terms of biodiversity interests; landscape character qualities; air, soil and water qualities; and/or level of activity within a rural location
4. The development re-uses or replaces existing buildings where possible. Where this is not possible, the development should be related physically and functionally to existing buildings and should retain the agricultural character. Any outdoor storage is provided as a minor ancillary element of the diversification proposal
5. The proposed development will not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal, or require improvements or alterations to these roads which could be detrimental to their character.

Summary of proposed changes to Delivery Policy EI5:

- 5.12 Proposed changes seek to clarify and strengthen existing policy provision and to better reflect the NPPF and accompanying guidance:

Delivery Policy EI5

Farm and forestry enterprise diversification

Development which forms part of a farm or forestry diversification scheme will be permitted where the proposal can demonstrate the viability of farming or forestry through helping to support, rather than replace or prejudice, farming or forestry activities on the rest of the site and promotes the use of farming or forestry practices that have a positive impact on environment.

In all cases, a diversification plan will be submitted, which demonstrates that:

1. The proposed development will stimulate new economic activity with a use compatible with its location, which maintains the relative sustainability of a rural area
2. Diversification activities remain subsidiary to the agricultural or forestry

Shopping, leisure, tourism and community facilities

Summary of proposed changes to Delivery Policy EI6:

- 5.13 Proposed changes clarify that the policy is intended to protect current community uses located outside defined retail and town centre boundaries (where other policies apply) and that the current community use (rather than a different use) is what is required to be protected:

Delivery Policy EI6

Protecting individual and village shops, public houses and other community uses

Where planning permission is required, development which involves the loss of individual shops, public houses, village halls and other community facilities located outside defined retail and town centre boundaries will be supported



where all the criteria below are satisfied:

1. there is no prospect of the current use continuing (which is evidenced)
2. there are adequate similar use facilities either within that settlement or adjoining countryside which cater for the needs of the local population and is accessible by walking or cycling – a distance of 800m
3. the current or previous use is no longer viable, demonstrated by audited financial and marketing evidence over an agreed reasonable period.

Summary of proposed changes to Delivery Policy E17:

5.14 There are no proposed changes to this policy.

Delivery Policy E17

Non-retail uses in primary frontages

Within Primary Shopping Frontages, the change of use from retail (A1) at ground floor level to other uses within Class A will be acceptable where non A1 retail units do not exceed 30% of total frontage length 50m either side from the application site edges. There may be more than one frontage to be considered on some buildings. Uses outside Class A will not be permitted.

Summary of proposed changes to Delivery Policy E18:

5.15 Proposed changes reflect the findings of studies that recognise that office and residential uses can also help support the vitality and viability of town centres outside of core shopping areas:

Delivery Policy E18

Non-retail uses in secondary frontages

Within Secondary Shopping Frontages, the change of use from retail (A1) at ground floor level to other uses within use classes A2 to A5, amusement centres/arcades, laundrettes, community use, healthcare, leisure and recreational uses, office and residential uses, will be acceptable in principle, subject to:

1. the overall shopping character is not undermined;
2. the proposed use contributes positively to the town centre as the focus of commercial or community life of the town; and
3. there is no detrimental effect on the visual or other special character and amenities of the surrounding area.

Summary of proposed changes to Delivery Policy E19:

5.16 There are no proposed changes to this policy:

Delivery Policy E19

Floorspace thresholds for Retail Impact Assessments

In order to ensure that full consideration is given to the scale of development and whether this would have any significant adverse impacts, proposals involving additional retail floorspace and variations in the types of goods to be sold from existing floorspace, that is in excess of the following thresholds, should be accompanied by a Retail Impact Assessment:

Retail hierarchy settlement classification	Defined settlements in the District	Retail floorspace threshold (gross)
Principal Town Centre	Stroud	1000 sq m



Other Town Centres	Dursley, Nailsworth, Stonehouse, Wotton-Under-Edge	500 sq m
District Centres	Berkeley, Cam, Minchinhampton, Painswick,	500 sq m
Local Centres	Cainscross, Hunts Grove (anticipated), Kings Stanley, Whitminster, west of Stonehouse (anticipated)	500 sq m
Neighbourhood Shopping	Brimscombe, Kingshill, Manor Village, Woodfields	500 sq m
Outside the identified retail hierarchy		500 sq m
<p>The Council will expect Impact Assessments to contain information on the following issues:</p> <ol style="list-style-type: none"> 1. the impact on existing, committed and planned public and private investment; and 2. the impact on town centre vitality and viability, with particular reference to choice and competition and town centre trade/ turnover. <p>Exceptionally a Retail Impact Assessment may be required for smaller units where it is considered that the development either alone or with other development would harm nearby centres.</p> <p>Where Impact Assessments present evidence of significant adverse impacts on an existing centre, development will be refused.</p>		

Summary of proposed changes to Delivery Policy EI10:

- 5.17 Proposed changes recognise that we need to capitalise further on the benefits that tourism can bring to our area including taking a more

flexible approach towards “glamping” and other forms of rural tourism, particularly where proposals provide opportunities to make a location more sustainable:

Delivery Policy EI10

Provision of new tourism opportunities

Tourist built development, including attractions and tourist accommodation, will be encouraged and supported inside settlement development limits at Main Settlements, Local Service Centres and Settlements with Local Facilities.

Proposals must carefully consider the need to protect and enhance landscapes and environmentally sensitive sites, whilst aiming to provide adequate facilities, enhancing enjoyment and improving the financial viability of attractions.

Development may also be supported in lower tier settlements (Settlements with Basic Facilities) or countryside locations, where:

1. there is evidence that the facilities are in conjunction with a particular countryside attraction or it is demonstrated how the proposal could assist rural regeneration and the well being of communities
2. the proposals involve temporary structures such as tents, caravans or glamping pods, or built development on previously developed land or elsewhere where no suitable alternative existing buildings or sites exist which are available for re-use
3. the scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from any acknowledged biodiversity interest, character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas
4. the site provides adequate access and infrastructure and opportunities, wherever possible, to make a location more sustainable – for example by enhancing local facilities or by improving access to local services by foot, by cycling or by public transport.



Summary of proposed changes to Delivery Policy EI11:

5.18 Aside from a change of title, there are no proposed changes to this policy:

Delivery Policy EI11

Providing sport, leisure, recreation and cultural facilities

Planning applications for new sports, cultural, leisure and recreational facilities, or improvements and extensions to existing facilities, will be permitted provided:

1. the proposals are connected to and associated with existing facilities, they are located at a site that relates well to the settlement hierarchy in the District or they are intended to meet specific rural needs that cannot be appropriately met at settlements within the settlement hierarchy
2. the development would not harm the character, appearance and amenities of the area
3. the development can be made readily accessible to adequate bus, cycling and walking links, for the benefit of non-car users
4. cycle/vehicle access and on-site cycle/vehicle parking would be provided to the adopted standards
5. adequate access to and between the facilities would be provided for people with disabilities
6. any biodiversity interest is enhanced by taking opportunities to create a network of multi-functional green spaces, which support the locality's natural and ecological processes
5. it is not subject to any other overriding environmental or other material planning constraints.

Travel and transport

Summary of proposed changes to Delivery Policy EI12:

5.19 Proposed changes are designed to underpin the objectives of the Sustainable Transport Strategy to achieve modal shift away from the private car and to give priority to sustainable transport improvements above additional road infrastructure:

Delivery Policy EI12

Promoting transport choice and accessibility

Sustainability through design

All developments should be planned in line with the Sustainable Transport Hierarchy. In the first instance, opportunities to reduce the need to travel should be maximised, including through the provision of ancillary facilities on-site and through measures which enable people to work from home, such as high speed broadband. Development should be located in areas which are already well served by public transport and have access to a range of local facilities within walking and cycling distance. Masterplans should be designed to prioritise active travel modes, including emerging mobility options such as e-bikes and e-scooters, over private car usage. Residential streets should be designed to a 20mph speed limit to enhance pedestrian and cycle safety.

Bus permeability and associated facilities should be incorporated into development proposals, where appropriate, and pedestrian facilities should be provided to ensure people can access bus services, either on or off-site. Shared mobility opportunities should be explored and accommodated through design, with the aim of reducing car ownership whilst maintaining personal mobility.

Delivering Transport Infrastructure

Where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking, cycling and rail facilities within the District and the provision of an



integrated public transport network across the District. Walking, cycling and public transport facilities will be required to be put in place as early as possible in development proposals to ensure that opportunities for sustainable travel are available to support early occupiers in establishing sustainable travel patterns. Developers must take account of the proposals included within Stroud Infrastructure Delivery Plan, the Stroud Sustainability Transport Strategy and the Gloucestershire Local Transport Plan. In appropriate circumstances, new development will be required to contribute towards these schemes. Contributions, where reasonable and viable, will be sought towards these strategic transport infrastructure schemes from strategic allocations throughout the plan period. Proposals which are likely to prejudice the future development of strategic transport infrastructure will not be permitted.

Enhancing Accessibility

All development proposals should have full regard to the transport impact on the strategic and/or local transport networks. Major development proposals, or those that are likely to have a significant impact on the local transport network, will be required to submit a Transport Assessment as well as a Travel Plan, to demonstrate that they have fully considered safe and suitable access by all modes of transport.

The Transport Assessment will be required to establish the transport impact of the development proposals in the absence of mitigation. Where a severe impact is identified, mitigation will be required. Mitigation should be proposed in line with the sustainable transport hierarchy, with measures to reduce car trips through demand management viewed favourably. Measures which increase traffic capacity should not be seen as the default mitigation mechanism and will be accepted only where residual traffic impact remains severe after sustainable transport mitigation measures have been accounted for.

The Travel Plan shall set out targets and measures for addressing travel demand through a package of measures. This will include maximising accessibility by sustainable transport modes, minimising traffic generation and mitigating the effects of additional traffic through a package of multi-modal measures which minimise the distance people have to travel. Travel

Plans will be expected to include the offer of Personalised Travel Planning to all residents or users of proposed development. Any planning permission will require full implementation of the Travel Plan.

Parking Standards

Vehicular parking standards and principles for new development should be provided in accordance with adopted standards, as set out in **Appendix 2** of this Local Plan. This includes a requirement for the developer to justify their own car parking provision with evidence accompanying any planning application. Evidence will need to demonstrate that the level would not have a detrimental impact on the local road network.

DEI1 * New Policy *

- 5.20 New policy, designed to underpin the objectives of the Sustainable Transport Strategy to achieve modal shift away from the private car and to give priority to sustainable transport improvements above additional road infrastructure:

Delivery Policy DEI1

District-wide mode-specific strategies

Stroud District Council will work with key partners including Gloucestershire County Council and Highways England to develop District-wide strategies to enhance sustainable travel opportunities for all. This will integrate with patterns of growth coming forward in the District, as well as establishing conditions for existing movement patterns to be accommodated in as sustainable a way possible. Strategies will include:

District-Wide Walking and Cycling Strategy: To identify and accommodate both local and strategic movement patterns and opportunities, and prioritise investment in improvement schemes to create a connected network. This Strategy should take account of technology such as e-bikes, providing opportunities for longer distance cycling to become available for a wider



range of people, and plan for investment accordingly. The Walking and Cycling Strategy should inform Highways Maintenance programmes, as carriageway in a poor state of repair can disproportionately impact on cyclists.

Shared Mobility Strategy: Establish a Shared Mobility Strategy with a goal of enabling a transition to a shared mobility transport system. The strategy should support a shift to reduce individual vehicle ownership and stimulate shared access of a cleaner, lower carbon, vehicle fleet and other sustainable transport options.

Interchange Strategy: Opportunities may exist for a range of Interchange Hubs to be established on the edge of settlements and/or at strategic road connections, such as M5 Junctions and where the A38 meets distributor roads such as the A4135. Interchange Hubs would need to offer seamless multi-modal connectivity, facilitated by technology. Opportunities to develop such Interchange Hubs into Strategic Sites should be considered, although the relative merits of each option would need to be considered on a site-specific basis and in consultation with Highways England and Gloucestershire County Council. Interchange and Shared Mobility Strategies should be integrated.

District-Wide Parking Strategy: This should consider both the charging and availability of public parking across the District. The primary objective should be to use parking as a policy lever to discourage car trips where viable sustainable alternatives exist. However, the strategy will need to recognise the rural context of parts of the District and the disparity in availability of sustainable alternatives across the District. The Strategy should consider all available tools, including parking charges, supply of off-street parking, and control of on-street parking. The Parking Strategy should extend to consider the impact of pavement parking on vulnerable pedestrians. This should include potential solutions to address this problem, including the use of Traffic Regulation Orders to enable enforcement by Local Authority.

Public Transport Corridor Strategy: This Strategy will identify and prioritise express bus corridors to deliver direct and attractive, limited stop services to key destinations, including rail stations. It should propose a programme of measures to include high frequency bus services, bus stop locations to tie into population centres and form focal points for rural area, and bus priority

measures where necessary. Pump-prime funding for these measures will be sought from developer contributions. These corridors will provide an express movement function designed to be attractive in comparison with private car use for the same journey. The corridors would integrate with interchange hubs, and link with more local bus services and community transport.

Summary of proposed changes to Delivery Policy EI14:

- 5.21 No changes are proposed at this stage, but changes may be required following the completion of the Gloucestershire Rail Strategy in 2020:

Delivery Policy EI14

Provision and protection of rail stations and halts

Proposals for the opening or re-opening of passenger stations and halts, and the provision of rail freight facilities will be permitted where acceptable potential sites are identified by feasibility studies.

Development that would result in the loss of land or facilities necessary for the efficient operation of existing stations, or for the provision of stations/halts at Stonehouse (Bristol line) and Hunts Grove, will not be supported.

Summary of proposed changes to Delivery Policy EI15:

- 5.22 There are no proposed changes to this policy:

Delivery Policy EI15

Protection of freight facilities at Sharpness Docks

Proposals for development within Sharpness Docks (south of the lower swing



bridge) which would support the viability of the docks for handling freight and shipping repairs will be supported, where the proposal would not have a demonstrable detrimental impact on the environment or amenity.

Summary of proposed changes to Delivery Policy EI16:

5.23 There are no proposed changes to this policy:

Delivery Policy EI16

Provision of public transport facilities

Development proposals should cater for the needs of bus and taxi operators, where appropriate. Layouts should encourage operational efficiency, maximise likely bus passenger traffic and include ancillary facilities such as shelters and seating for users.

6.



6. Our environment and surroundings

Moving the District towards becoming Carbon Neutral by 2030, adapting to the effects of climate change and providing resilience for the future, whilst ensuring that development protects, conserves or enhances our local environment.



Core Policies

- 6.1 These policies sit at the heart of the Plan. They are the principal means of delivering the two strategic objectives about our environment and surroundings (**SO5** and **SO6**).
- 6.2 The Draft Plan includes some new policies and changes are proposed to some of the policies in the **current Local Plan**. The following pages set out the draft wording, and identify where and why any changes are proposed. Supporting and explanatory text will be developed to accompany the final policies in the **Pre-submission Local Plan** (anticipated Autumn 2020) and will be subject to public consultation at that point.

A 'checklist' for quality design and development

Summary of proposed changes to Core Policy CP14:

- 6.3 Proposed changes reflect national policy on biodiversity net gain and the recommendations arising from the Council's Open Space and Green Infrastructure Study:

Core Policy CP14

High quality sustainable development

High quality development, which protects, conserves and enhances the built and natural environment, will be supported. Development will be supported where it achieves the following:

1. Sustainable construction techniques, including facilities for the recycling of water and waste, measures to minimise energy use and maximise renewable energy production
2. No unacceptable levels of air, noise, water, light or soil pollution or exposure to unacceptable risk from existing or potential sources of pollution. Improvements to soil and water quality will be sought through the remediation of land contamination, the provision of SuDS and the inclusion of measures to help waterbodies to meet good ecological status
3. Adequate water supply, foul drainage and sewage capacity to serve the development and satisfactory provision of other utilities, transport and community infrastructure
4. No increased risk of flooding on or off the site, and inclusion of measures to reduce the causes and impacts of flooding as a consequence of that development
5. An appropriate design and appearance, which is respectful of the



surroundings, including the local topography, built environment and heritage

6. Re-use of previously developed land and/or the adaptation of existing buildings that make a positive contribution to the character of the site and surroundings, unless demonstrably unviable
7. No unacceptable adverse affect on the amenities of neighbouring occupants
8. Contribute to the retention and enhancement of important landscape & geological features, biodiversity interests (including demonstrating the relationship to green infrastructure on site and wider networks)
9. Contribute to a sense of place both in the buildings and spaces themselves and in the way in which they integrate with their surroundings including appropriate landscaping, biodiversity net gain, appropriate open space, sport and amenity space provision
10. A design and layout that aims to assist crime prevention and community safety, without compromising other design principles
11. Efficiency in terms of land use, achieving higher development densities in locations that are more accessible by public transport and other non-car modes and where higher densities are compatible with the character of the area and the setting of the development
12. It is not prejudicial to the development of a larger area in a comprehensive manner
13. Safe, convenient and attractive accesses on foot and by cycle and suitable connections with existing footways, bridleway, cycleways, local facilities and public transport
14. It is at a location that is near to essential services and good transport links to services by means other than motor car.

Major development should contribute to the provision for allotments and/or community orchards, where there is an identified need in the Council's Open Space and Green Infrastructure Study.

Development proposals will be required to demonstrate how they have

responded to the above criteria through the submission of Design and Access Statements and relevant technical reports. It is important that the applicant provides clear and informative plans, elevations and street scenes and, where required, Masterplans, Development Briefs, Concept Statements and Design Codes to show how these criteria have been taken into account where necessary.

A quality living and working countryside

Summary of proposed changes to Core Policy CP15:

- 6.4 Proposed changes seek to clarify and strengthen existing policy provision and provide some flexibility in terms of the need for certain types of development in rural locations:

Core Policy CP15

A quality living and working countryside

In order to protect the separate identity of settlements and the quality of the countryside (including its built and natural heritage), proposals outside identified settlement development limits will not be permitted except where these principles are complied with:

1. It is essential to the maintenance or enhancement of a sustainable farming or forestry enterprise within the District; and/or
2. It is essential to be located there in order to promote public enjoyment of the countryside and support the rural economy through employment, sport, leisure and tourism; and/or
3. It is a 'rural exception site', where development is appropriate, sustainable, affordable and meets an identified local need; and/or
4. It is demonstrated that the proposal is enabling development, required in



- order to maintain a heritage asset of acknowledged importance; and/or
5. It is a replacement dwelling or subdivision; and/or
 6. It is a house extension; and/or
 7. It will involve essential community facilities; and/or
 8. It will involve the re-use of an existing rural building; and/or
 9. It is a scheme of up to 9 dwellings at a designated Tier 4a or 4b settlement, supported by the local community.

Where development accords with any of the principles listed above, it will only be permitted in the countryside if:

- i) it does not have an adverse impact on heritage assets and their setting; and
- ii) it does not have an adverse impact on natural assets and/or landscape character; and
- iii) it does not lead to excessive encroachment or expansion of development away from the original buildings;
- iv) in the case of dwellings for a farming or forestry enterprise, it is accompanied by an appraisal to justify the development in terms of a functional test, a financial test and that there are no other dwellings or buildings within reasonable proximity that could be used; or
- v) in the case of proposals to re-use an existing rural building or buildings, these are appropriately located and capable and worthy of conversion without significant alteration. Any such conversion will involve a building that positively contributes to an established local character and sense of place. In the case of replacement buildings they must bring about environmental improvement; or
- vi) in the case of extensions to buildings, it does not result in an inappropriate increase in the scale, form or footprint of the original building; or
- vii) in the case of replacement dwellings the proposal must bring about environmental improvements and not result in an inappropriate increase

- in the bulk, scale, form or footprint of the original building; or
- viii) in the case of new buildings for essential community facilities, they cannot be accommodated within the identified settlement development limits or through the re-use or replacement of an existing building.



Delivery Policies

- 6.5 These policies add detail to the interpretation and application of the Plan's development strategy and core policies.
- 6.6 The Draft Plan includes some new policies and changes are proposed to some of the policies in the **current Local Plan**. The following pages set out the draft wording, and identify where and why any changes are proposed. Supporting and explanatory text will be developed to accompany the final policies in the **Pre-submission Local Plan** (anticipated Autumn 2020) and will be subject to public consultation at that point.

A sustainable future: living, working and growing within our environmental limits

Summary of proposed changes to Delivery Policy ES1:

- 6.7 Proposed changes reflect the need to make significant progress to meeting the Council's Carbon Neutral 2030 commitments and respond to recommendations from technical studies.

Delivery Policy ES1

Sustainable construction and design

Sustainable design and construction will be integral to new development in Stroud District. Development proposals should meet the following requirements:

1. Achieve net-zero carbon – all new development should achieve a net-zero carbon standard by means of:

- an overall minimum 35% reduction in emissions over Part L 2013 Building Regulations achieved onsite;
- a minimum of 10% and 15% reduction in emissions over Part L 2013 Building Regulations achieved respectively in homes and in non-domestic developments through fabric energy efficiency improvements;
- residual emissions offset through payments to a Stroud District Council carbon offset fund;

Major development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions.

These standards are required unless it can be clearly demonstrated that they are not viable for the development in question

2. Reduce the potential for overheating – All new development should include a recognised overheating risk assessment (Home Quality Mark (HQM) or equivalent)
3. Minimise waste and maximise the recycling of any waste generated during construction and in operation – All new development should provide internal recycling bins (HQM or equivalent)
4. Conserve water resources and minimise vulnerability to flooding
5. Be efficient in the use of materials, including the type, life cycle and source of materials to be used - All new development should use sustainably sourced materials during construction (HQM or equivalent)
6. Be flexible and adaptable, allowing future modification of use or layout, facilitating future refurbishment and retrofitting
7. Provide cycle parking – All new developments should provide covered and secure cycle parking facilities (HQM or equivalent) in accordance with Local Plan standards
8. Enable electric vehicle charging – New developments with off road parking should provide electric vehicle points (HQM or equivalent) in



accordance with Local Plan standards

9. Applications for all development will need to be accompanied by a completed Stroud District Sustainable Construction Checklist.

All development will be built in accordance with the approved plans and the Sustainable Construction Checklist.

Summary of proposed changes to Delivery Policy ES2:

- 6.8 Proposed changes reflect the need to make significant progress to meeting the Council's Carbon Neutral 2030 commitments and respond to recommendations from technical studies:

Delivery Policy ES2

Renewable or low carbon energy generation

The Council will support proposals that maximise the generation of energy from renewable or low carbon sources, provided that the installation would not have significant adverse impact (either alone or cumulatively) and includes an impact statement that demonstrates the following factors:

1. The impact of the scheme, together with any cumulative impact (including associated transmission lines, buildings and access roads), on landscape character, visual amenity, water quality and flood risk, historic features and biodiversity
2. Evidence that the scheme has been designed and sited to minimise any adverse impact on the surrounding area for its effective operation
3. Any adverse impact on users and residents of the local area, including shadow flicker, air quality and noise
4. The direct benefits to the area and local community
5. Avoid the use of best and most versatile agricultural land, unless justified by clear and compelling evidence.

Where appropriate, provision should be made for the removal of the facilities and reinstatement of the site should it cease to be operational.

Within the Cotswold Area of Outstanding Natural Beauty (AONB), or in locations where proposals would affect the setting of the AONB, applicants for the development of renewable energy schemes and associated infrastructure will need to demonstrate that the public or national interest outweighs the protection afforded to the AONB.

Wind turbine proposals in the vicinity of the designated sites of international importance for nature conservation at the Severn Estuary, will need to be subject to an appropriate level of assessment in respect of potential impacts on biodiversity (including bird or bat species).

In all cases development will need to demonstrate how any significant adverse impacts on acknowledged biodiversity interests (and the habitats that support them) will be adequately mitigated.

The Council will encourage the provision of small-scale renewable energy developments utilising technology such as hydro installations, solar panels, biomass and woodfuel heating, small-scale wind turbines and photovoltaic cells.

Community renewable energy schemes will be particularly welcomed where they comply with this policy.

Summary of proposed changes to Delivery Policy ES3:

- 6.9 Proposed changes seek to strengthen existing policy and to more closely reflect NPPF and accompanying guidance:

Delivery Policy ES3

Maintaining quality of life within our environmental limits

Development proposals (as appropriate to their nature and scale) will demonstrate that environmental risks have been evaluated and that appropriate measures have been taken to minimise the risks of adverse



impact to air, land and water quality.

Permission will not be granted to any development which would be likely to lead to, or result in an unacceptable level of:

1. noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect
2. environmental pollution to water, land or air and an unacceptable risk to the quality and quantity of a water body or water bodies
3. noise and vibration in sensitive locations
4. increased risk of flooding on or off the site, and no inclusion of measures to reduce the causes and impacts of flooding
5. detrimental impact on highway safety
6. adverse impact on or from contaminated land, where there is a risk to human health or the environment
7. antisocial behaviour and / or environmental crime.

Summary of proposed changes to Delivery Policy ES4:

- 6.10 Proposed changes seek to strengthen existing policy and to more closely reflect NPPF and accompanying guidance:

Delivery Policy ES4

Water resources, quality and flood risk

The Strategic Flood Risk Assessments (SFRA 1 and 2) will be used to inform the location of future development within the District, including to take account of climate change.

In considering proposals for development the District Council will weigh up all of the relevant policy issues when giving full consideration to the sequential test and implementing the "Exception Test" where necessary.

Applications will be supported by Flood Risk Assessments (FRA) where appropriate that demonstrate the development will be safe, not increase flood risk elsewhere, and maximise opportunities to reduce flood risk (including Natural Flood Management).

All new developments shall incorporate appropriate Sustainable Drainage Measures (SuDs) in accordance with National Standards for Sustainable Drainage Systems. This should be informed by specific catchment and ground characteristics, and will require the early consideration of a wide range of issues relating to the management, long term adoption and maintenance of SuDs.

For all developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required including, where appropriate, contributions towards upstream rural SuDS projects.

Applications and proposals which relate specifically to reducing the risk of flooding (e.g. defence / alleviation work, retro-fitting of existing development, off site detention / retention basins for catchment wide interventions) will be sought.

New development in areas with known ground and surface water flooding issues will seek to provide betterment in flood storage and to remove obstructions to flood flow routes where appropriate.

Development will:

1. Conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors and catchments
2. Open up any culverted watercourse where safe and practicable to create an asset of community value
3. Improve water efficiency through incorporating appropriate water conservation techniques including rainwater harvesting and grey water recycling
4. Discharge surface run-off, not collected for use, to one or more of the following, listed in order of priority:
 - a. discharge into the ground (infiltration); or, where not reasonably practicable



- b. discharge into a surface water body; or, where not reasonably practicable
- c. discharge to a surface water sewer, highway drain, or other drainage system; or, where not reasonably practicable
- d. discharge to a combined sewer
- 5. Connect to the main foul sewer network where possible
- 6. Consider the cumulative impact of adjacent development(s) in devising an appropriate drainage strategy.

Summary of proposed changes to Delivery Policy ES5:

- 6.11 Proposed changes seek to strengthen existing policy and to more closely reflect NPPF and accompanying guidance:

Delivery Policy ES5

Air quality

Development proposals which by virtue of their scale, nature or location are likely to exacerbate existing areas of poorer or marginal air quality, will need to demonstrate (potentially by provision of a formal air quality assessment) that effective measures can be taken to mitigate emission levels in order to protect public health and well being, environmental quality and amenity. Mitigation measures should demonstrate how they will make a positive contribution to the aims of any locally agreed air quality and/or transport strategies for Stroud District and may include:

1. landscaping, bunding or separation to increase distance from highways and junctions
2. possible traffic management or highway improvements to be agreed with the local authority
3. abatement technology and incorporating site layout / separation and

other conditions in site planning

4. traffic routing, site management, site layout and phasing
5. managing and expanding capacity in the natural environment to mitigate poor air quality.

DES1 * New Policy *

- 6.12 Proposed new policy provides criteria for the conversion of agricultural buildings where planning permission is necessary, and reflects the provisions of NPPF and accompanying guidance:

Delivery Policy DES1

Conversion of redundant agricultural or forestry buildings

The conversion of redundant agricultural or forestry buildings outside of defined settlement development limits to an alternative use will be permitted where:

1. The location is sufficiently well related to existing infrastructure, amenities and services;
2. The existing vehicular access is suitable in landscape terms for the use proposed;
3. The original building is worthy of conversion with regard to its current character, scale and condition, without the need for substantial reconstruction, significant extensions or ancillary buildings;
4. Conversion will not result in the need for another agricultural or forestry building on the holding as a replacement;
5. If the building proposed for conversion is not a traditional one, there are no redundant traditional buildings within the holding capable of being re-used in the first instance;
6. There is no adverse impact on the character of the building and its



setting, in particular its agricultural/forestry character, and

7. The building is converted to the most appropriate viable use according to the following hierarchy:

- i. Firstly, housing for essential agricultural or forestry workers, or succession housing for former agricultural or forestry workers
- ii. Farm/forestry diversification for employment use
- iii. Affordable housing
- iv. Farm/forestry diversification for visitor accommodation or facilities
- v. Open market housing

The hierarchy i-iv must be carefully considered with robust evidence (including marketing over a reasonable period) before open market housing can be supported. Applications must demonstrate that all reasonable efforts have been made to secure alternative viable uses.

Protecting our built and natural heritage

Summary of proposed changes to Delivery Policy ES6:

- 6.13 Proposed changes seek to strengthen existing policy and to more closely reflect NPPF and accompanying guidance regarding biodiversity net gain requirements and the hierarchy of sites mitigation. The proposed changes also reflect the recommendations of the Stroud District Open Space and Green Infrastructure Study:

Delivery Policy ES6

Providing for biodiversity and geodiversity

Development proposals shall provide a net gain in biodiversity through enhancement and creation of ecological networks within and connecting with

those beyond the district by:

1. Incorporating and enhancing existing and creating new biodiversity features within their design; and
2. Maximising opportunities to enhance and create links between ecological networks and habitats of principal importance. Links should be created both on-site and, where possible, with nearby features; and
3. Biodiversity within a development needs to be managed, monitored and maintained; and
4. Development proposals within, or in close proximity to, an ecological network corridor should enhance the functionality and connectivity of the corridor. Development that would impact on the strategic ecological network causing fragmentation or otherwise prejudice its effectiveness will not be permitted.

Development proposals shall also demonstrate that the mitigation hierarchy has been followed sequentially in accordance with the principles of:

- i. avoid
- ii. reduce, moderate, minimise
- iii. rescue e.g. translocation
- iv. repair, reinstate, restore, compensate or offset.

Where development is considered necessary, adequate mitigation measures or, exceptionally, compensatory measures, will be required, with the aim of providing an overall improvement in local biodiversity and/or geodiversity.

Where development proposals are likely either alone or in combination with other plans and projects, to cause harm to the nature conservation or geological interest of **Internationally** important sites, they will not be permitted unless:

- a. There is no suitable alternative to the development; and
- b. There are imperative reasons of overriding public interest; and
- c. Appropriate compensatory provision can be secured to ensure that the overall coherence of the site(s) is protected and enhanced.

Other important habitats and sites of geological and geomorphological



interest will be protected, managed and enhanced. Up to date, comprehensive ecological surveys undertaken in accordance with industry guidelines and standards will be required to support and inform development proposals that would affect sites for nature conservation, protected species, or species or habitats of importance.

Development that will adversely affect the following designations shall not be considered sustainable development and will not be permitted:

- **National** SSSIs and NNRs
- **International or Nationally** protected species, or species and habitats of principal importance. It will be important to consider the future conservation status of the relevant species in their natural range.

Development should not adversely affect:

- **Local** Wildlife Sites,
- **Local** Nature Reserves,
- **Local** Geological or Geomorphological Sites,
- **Local** ecological or Green Infrastructure networks

The assessment of adverse impacts will apply to potentially damaging development proposals that may affect a designated area and will include the consideration of adverse cumulative effects with other existing or proposed development.

Summary of proposed changes to Delivery Policy ES7:

- 6.14 Proposed changes seek to strengthen existing policy and to more closely reflect NPPF and accompanying guidance:

Delivery Policy ES7

Landscape character

Within the Cotswolds Area of Outstanding Natural Beauty (AONB), or on land that may affect its setting, priority will be given to the conservation and

enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Major development will not be permitted unless it is demonstrated to be in the national interest and that there is a lack of alternative sustainable development sites.

In all locations development proposals should conserve or enhance the special features and diversity of the different landscape character types found within the District. Priority will be given to the protection of the quality and diversity of the landscape character. Development will only be permitted if all the following criteria are met:

1. The location, materials, scale and use are sympathetic and complement the landscape character; and
2. Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future.

Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.

The Stroud District Landscape Assessment will be used when determining applications for development within rural areas.

Summary of proposed changes to Delivery Policy ES8:

- 6.15 Proposed changes seek to strengthen existing policy and to more closely reflect NPPF and accompanying guidance:

Delivery Policy ES8

Trees, hedgerows and woodlands

Development should seek where appropriate to enhance and expand the District's tree, hedgerow and woodland resource.

Development that would result in the unacceptable loss of, or damage to, or



threaten the continued well-being of locally valued and/or protected trees, hedgerows, community orchards, veteran trees or woodland will not be permitted.

Where the loss of trees and/or hedgerows is considered acceptable, adequate replacement provision will be required that utilise species that are in sympathy with the character of the existing tree or hedge species in the locality and the site.

Tree surgery work requiring consent must be undertaken in accordance with arboricultural best practice.

Development proposals shall provide soft landscaping details, including tree, hedge and wood planting where appropriate. Landscaping schemes should take account of local landscape character, ecological interests (including green infrastructure networks) and should include the planting of indigenous species where appropriate.

The Council will seek long-term maintenance and management plans to accompany the soft landscaping proposals where appropriate.

Summary of proposed changes to Delivery Policy ES9:

6.16 There are no proposed changes to this policy:

Delivery Policy ES9

Equestrian development

The keeping of horses for leisure and recreational purposes or as part of commercially based equestrian activity shall be considered acceptable where development that, through its environmental impact, either enhances or does not diminish environmental quality of those rural areas in which it is to take place. The level of activity generated by a proposal will be taken into account.

Such development shall be integrally connected with wider land management and be development requiring a countryside location. In

particular, a longer term landholding management and maintenance plan will be expected to accompany any equestrian development proposal.

Any proposal for the conversion or change of use of existing equestrian establishments to a non-equestrian use will be discouraged, unless there is a strong case setting out why an exception should be made.

Summary of proposed changes to Delivery Policy ES10:

6.17 Proposed changes seek to strengthen and clarify existing policy in relation to locally distinctive landmark features:

Delivery Policy ES10

Valuing our historic environment and assets

Stroud District's historic environment will be preserved, protected or enhanced, in accordance with the principles set out below:

1. Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance, using appropriate expertise. This can be a desk based assessment and a field evaluation prior to determination where necessary and should include the Gloucestershire Historic Environment Record.
2. Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the Districts heritage assets, especially those elements which contribute to the distinct identity of the District. These include:
 - A. the 68 sites of national archaeological importance (which are designated as Ancient Monuments), any undesignated archaeology of national significance, and the many buildings that are Listed as having special architectural or historic interest
 - B. the stone, bronze, iron age and roman settlements and remains; the



medieval settlements including Berkeley Castle; historic houses; historic parks, gardens and villages

- C. the townscapes of the larger towns such as Stroud where the industrial heritage influenced its historic grain, including its street layouts and plot sizes
 - D. the District's historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley.
3. Proposals will be supported which protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets, such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.
 4. Proposals will be supported which protect and, where appropriate, enhance key views and vistas, especially of locally distinctive landmark features such as the spires and towers of historic churches and mill chimneys.
 5. Any harm or loss would require clear and convincing justification to the relevant decision-maker as to why the heritage interest should be overridden.

A full programme of work shall be submitted with the application, together with proposals to mitigate any adverse impact of the proposed development, and where appropriate, be implemented through measures secured by planning condition(s) or through a legal agreement.

Delivery Policy ES11

Maintaining, restoring and regenerating the District's canals

The Council will continue to support and deliver the restoration of and other necessary functional improvements to the District's canals. It will seek to improve access to and along the canals to encourage use for transport and for leisure / recreational purposes.

Development on the route of, or adjacent to, the Stroudwater Navigation, the Thames and Severn Canal or the Gloucester & Sharpness Canal must not prevent the improvement, reconstruction, restoration, widening or continued operational use of the canals or towpaths.

All developments adjacent to the canals must respect their character, setting, biodiversity and historic value as well as have regard to improving and enhancing views along and from the canals. Environmental improvements to any canal's appearance will include enhancement of its historic and biodiversity value.

In assessing any proposals for development along or in the vicinity of any of the Districts three canals, the Council will have regard to any relevant adopted design guidance.

Reasonably related financial contributions may be sought via Community Infrastructure Levy or, where appropriate, via legal agreements for contributions towards the improvement or restoration of the related canal and towpaths.

Summary of proposed changes to Delivery Policy ES11:

6.18 Minor proposed changes seek to strengthen and clarify the existing policy:



Quality of design: places and spaces

Summary of proposed changes to Delivery Policy ES12:

6.19 Minor proposed changes to clarify the policy:

Delivery Policy ES12

Better design of places

The District Council will require the layout and design of new development to create well designed, socially integrated, high quality successful places, where people enjoy living and working, with legible and well planned routes, blocks and spaces, integrated residential, commercial and community activity, safe attractive public spaces and pedestrian/cycle routes without traffic conflict, secure private areas, better designed buildings and landscaped spaces.

New development should be designed to offer flexibility for future needs and uses taking into account demographic and other changes. The Council will expect the improvement of existing buildings to meet changing needs and to sustain the District's housing and commercial building stock.

All new development must be based on thorough site appraisal including reference to any adopted Design Statements, Design Codes, Neighbourhood Development Plans, Secured by Design standards and be sensitive to its context as well as contributing to sustainable living.

'Design Quality', reflecting a thorough understanding of the site context, must be demonstrated as part of any proposal. The Council will require the submission of a Design and Access Statement which clearly demonstrates the design and suitability of the proposal in its local context where necessary.

DES2 * New Policy *

6.20 Proposed new policy reflects changes in the NPPF and accompanying guidance and addresses recommendations arising from the Stroud District Open Space and Green Infrastructure Study:

Delivery Policy DES2

Green Infrastructure

All development proposals should, where possible, and appropriate to their nature and scale:

1. protect existing green infrastructure and the functions this performs;
2. increase the functionality of existing and planned green infrastructure especially where this helps to mitigate the causes of and addresses the impacts of climate change;
3. improve the quality of existing green infrastructure, including local networks and corridors, specifically to increase its attractiveness as a recreation opportunity and its value as a habitat for biodiversity;
4. protect and improve access to and connectivity between existing and planned green infrastructure to develop a continuous right of way and greenway network and integrated ecological system/network;
5. secure new green infrastructure in order to cater for anticipated increases in demand arising from development particularly in areas where there are existing deficiencies assessed against standards contained within this Plan; and
6. provide long-term management arrangements for new and enhanced green infrastructure within development sites.

Where a loss of, or negative impact on green infrastructure functionality or ecological system/network is unavoidable, development proposals should demonstrate what mitigation measures are proposed and/or replacement green infrastructure will be provided. Any replacement or mitigation measure should seek to secure a net gain in biodiversity and be deployed as closely as



possible to the affected green infrastructure asset.

Development that is demonstrably harmful to an identified strategic green infrastructure asset, or adversely affects the functioning and/or implementation of approved strategic green infrastructure projects, will not be permitted.

Summary of proposed changes to Delivery Policy ES16:

6.21 Minor proposed changes to clarify the purpose of the policy:

Delivery Policy ES16

Public art contributions

Proportionate contributions will be required towards the provision of publicly accessible art and design works from development proposals comprising major residential schemes or major commercial, retail, leisure and institutional development involving 1,000m² gross floorspace or 1ha of land or more which are publicly accessible. Public art should help create a sense of place for that development.

Smaller schemes will be encouraged to include Public Art as a means of enhancing the development's quality and appearance. The level of contribution will be negotiated on an individual basis dependent upon the nature of the development proposal, taking into account the impact of this requirement on the economic viability of the development proposal.



7.



7. Delivery and monitoring



7.0 Delivery and monitoring

Implementation

- 7.1 This Local Plan identifies an over-arching vision, which expresses aspirations for the future of our District. However, if we are to achieve this vision it is important that the policies and proposals contained within the Plan can be delivered and mechanisms are put in place to ensure that they are.

Delivery mechanisms

- 7.2 The policies and proposals contained within this Plan are only the start of the story. Many of the proposals contained within this Plan will need developing through more detailed delivery documents and policies may need further clarification through supplementary documents. The most significant delivery documents include:
- Development briefs, masterplans and design codes for strategic sites and other major development
 - Supplementary Planning Documents (SPD) for significant policies, such as affordable housing, etc.
- 7.3 In order to ensure the timely delivery of sites and infrastructure we will consider using our compulsory purchase powers to acquire land needed to progress development.

Working with partners

- 7.4 Delivering the development strategy will require a wide range of private, public and voluntary bodies working together. At a strategic level, the Council will work with the County Council, with neighbouring district authorities and other bodies to identify and meet strategic needs and to co-ordinate the delivery of infrastructure across administrative boundaries.
- 7.5 The Council recognises and supports the development of Neighbourhood Development Plans by parish councils. Indeed, the development strategy specifically states that such plans have a role in bringing forward development to meet local needs, particularly at the smaller settlements where strategic levels of growth are inappropriate.

Delivery of growth

- 7.6 The **Table x** (following page) sets out when the strategic housing allocations set out in the Local Plan are anticipated to be delivered. Whilst existing commitments (planning permissions) will contribute significantly to meeting the housing needs during the first five years of the plan, it will be important to plan for the strategic sites in the short term as larger sites take time to masterplan and come on stream, especially where significant infrastructure is required.



Source of housing supply	Projected delivery					Total supply
	2019	2020 to 2025	2025 to 2030	2030 to 2035	2035 to 2040	
Commitments (2019)	749	3,705	769			5,223
Cam North West		200	500			700
Cam North East Extension			50	130		180
Hunts Grove Extension		166	550	34		750
Sharpness Docks		110	112	78		300
Sharpness			500	750	1,150	2,400
Stonehouse North West		100	375	175		700
Wisloe		50	565	660	225	1,500
Local development sites		174	290	290	291	1,045
District Total						12,748
Small sites windfall		225	375	375	375	1,350

7.7 The **graph** below sets out how the total housing supply is anticipated to be delivered by 2040. As houses are completed, the managed delivery target reduces to the point that the minimum housing requirement it expected to be achieved by **2029**.

7.8 The Council will keep the housing land supply under regular review, to ensure that a 5 years' supply against Plan targets can always be identified.

7.9 It is a key objective of the Local Plan to ensure that jobs are provided alongside future housing development. Where appropriate, phasing mechanisms will be required to ensure that employment land is developed and completed in parallel with housing land completions.

[INSERT GRAPH]



Monitoring framework

7.10 The implementation of policies and proposals in the Local Plan should be monitored on a continuous basis, to assess how they are working in terms of delivering the strategy and objectives that are set out in the Plan.

7.11 Continuous monitoring enables an assessment of the effectiveness of the Local Plan development strategy and development management policies. It helps to address questions like:

- Are policies achieving their objectives and in particular are they delivering sustainable development?
- Have policies had unintended consequences that were not originally anticipated?
- Are the assumptions and objectives underpinning the policies still relevant and applicable?
- Are the targets being achieved?

7.12 A monitoring framework will be prepared to assess the performance of the Local Plan over its course up to 2040. It will provide the key mechanism for ensuring that Council's vision and the spatial objectives and policies stemming from it are successfully delivered. The monitoring framework will set out a series of key indicators, which can be used to measure the Local Plan's performance. There will be related targets in order to assess whether policies are working effectively or whether they need to be reviewed or replaced. Where it becomes evident that policies are not performing as initially envisaged or intended, any subsequent monitoring analysis will suggest the actions that need to be taken to address the issues.

7.13 The Council will continue to publish regular monitoring reports to identify progress with the Local Plan. At the current time, the Council produces annual reports covering:

- housing land availability
- housing land supply
- employment land availability





8. Appendices





Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



▲ **Berkeley:** ref. **SDL-BER01** at Lynch Road

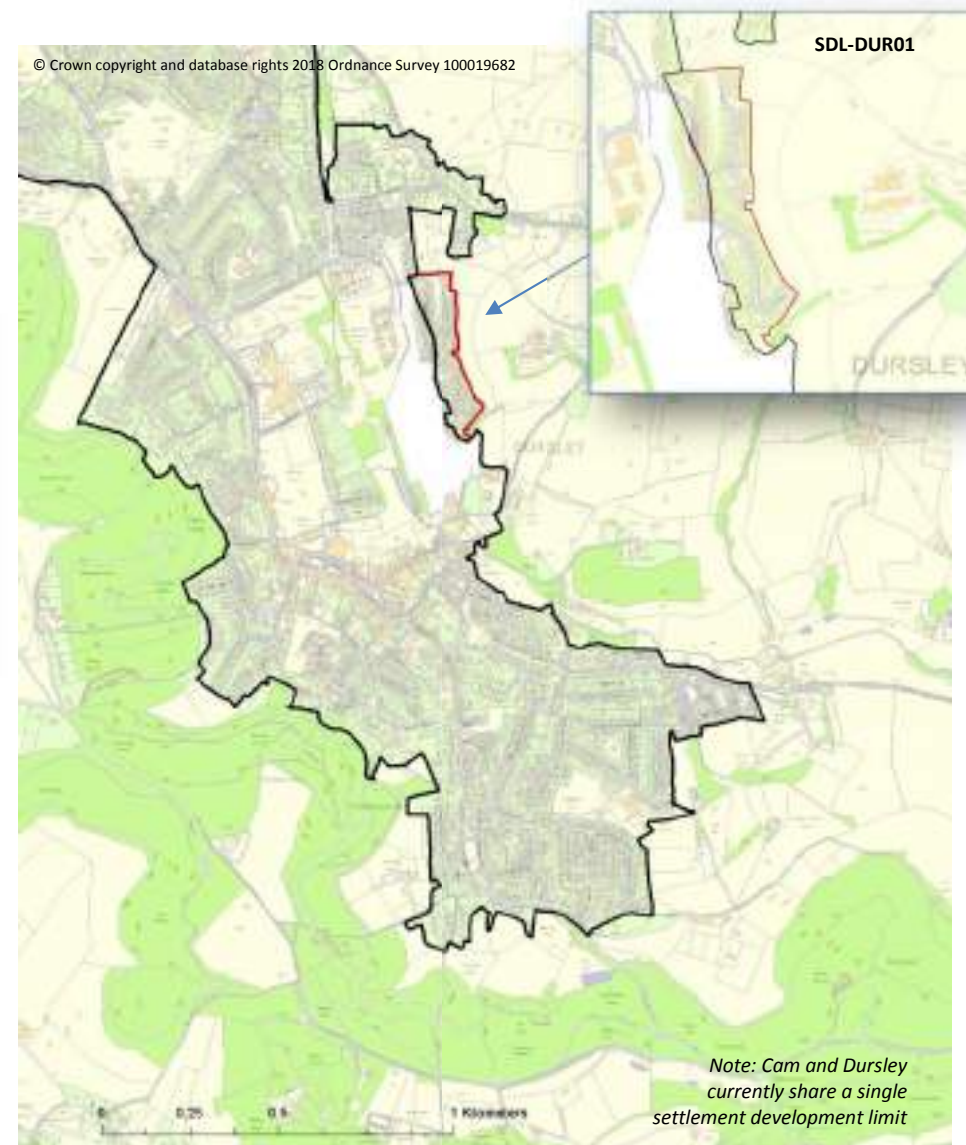


▲ **Cam:** ref. **SDL-CAM01** at Strawberry Field / Elstob Lane

Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.

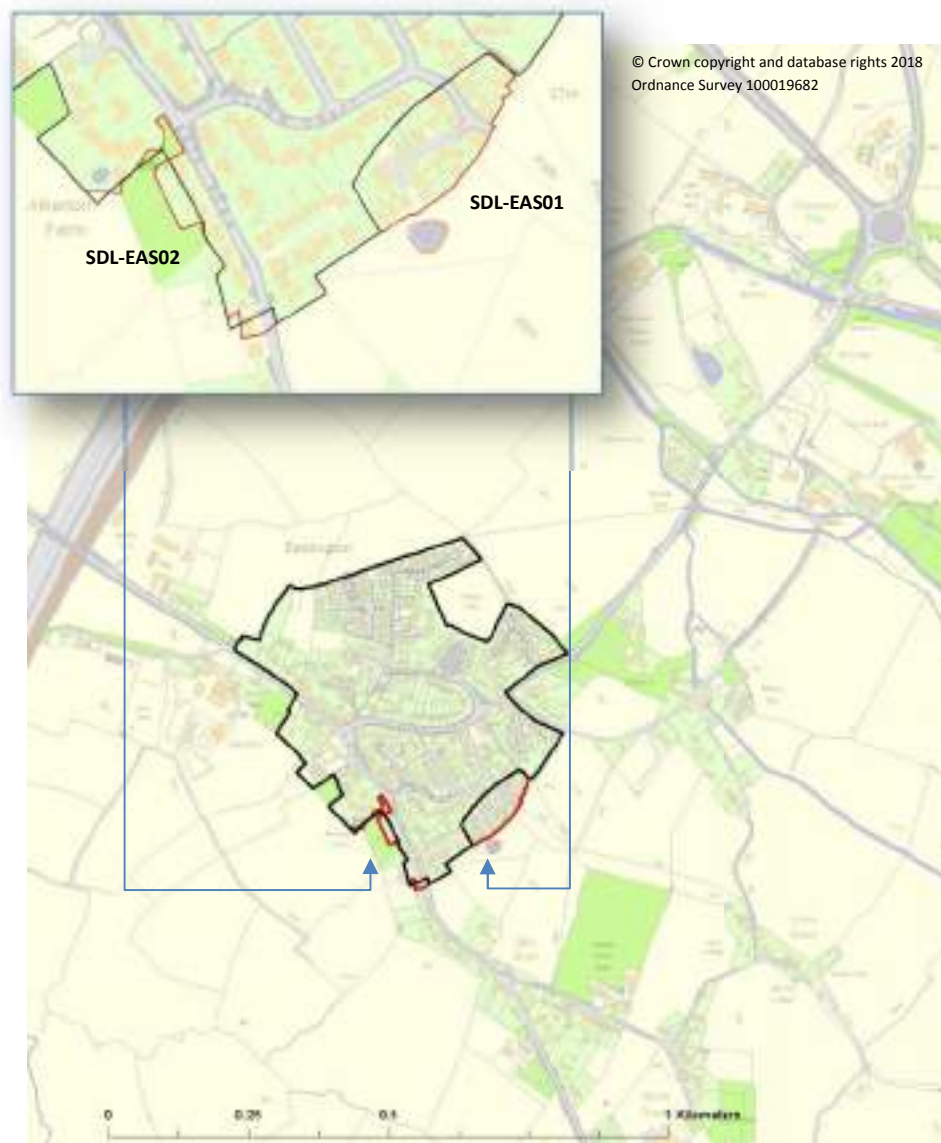


▲ **Cambridge:** ref. **SDL-CBR01** at Narles Road / Barton Field
ref. **SDL-CBR02** at Ryalls Court



▲ **Dursley:** ref. **SDL-DUR01** at Shearing Close, Littlecombe

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▲ **Eastington:** ref. **SDL-EAS01** at Swallowcroft
ref. **SDL-EAS02** at Alkerton Farm, rear of Bath Road



▲ **Hardwicke:** ref. **SDL-HAR01** at Sellars Road

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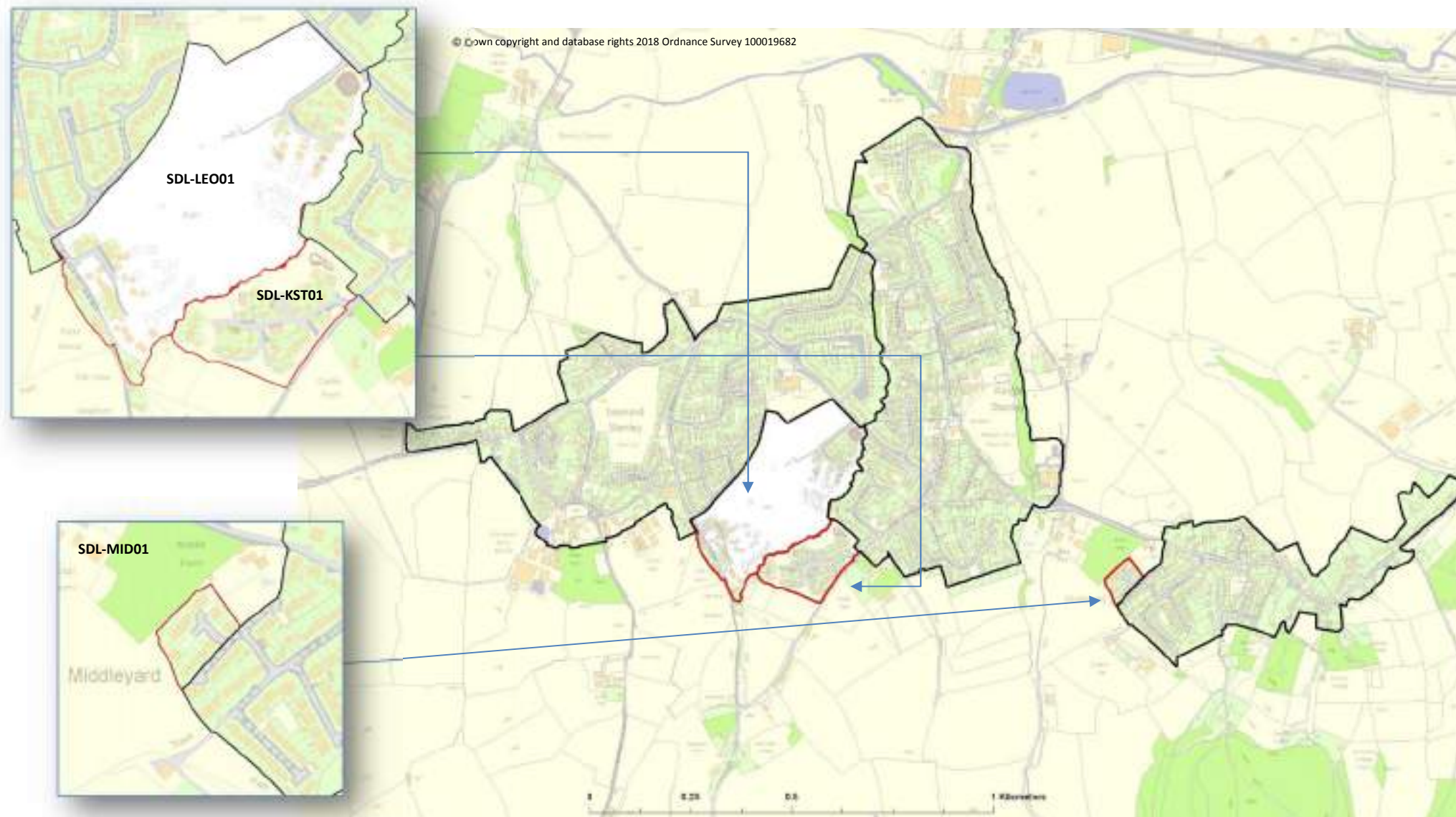


▲ **Hillesley:** ref. **SDL-HIL01** at no.s 1-3 Alderley Road



▲ **Horsley:** ref. **SDL-HOR01** at Sealey Wood Lane / Nupend Farm; ref. **SDL-HOR02** at The Chooks / Willow Barn; ref. **SDL-HOR03** north of The Street; ref. **SDL-HOR04** at The Priory

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▲ **Kings Stanley:** ref. **SDL-KST01** at Dyehouse Field / off Woodside Lane
Leonard Stanley: ref. **SDL-LEO01** at Lyndon Morgan Way / Marsh Lane

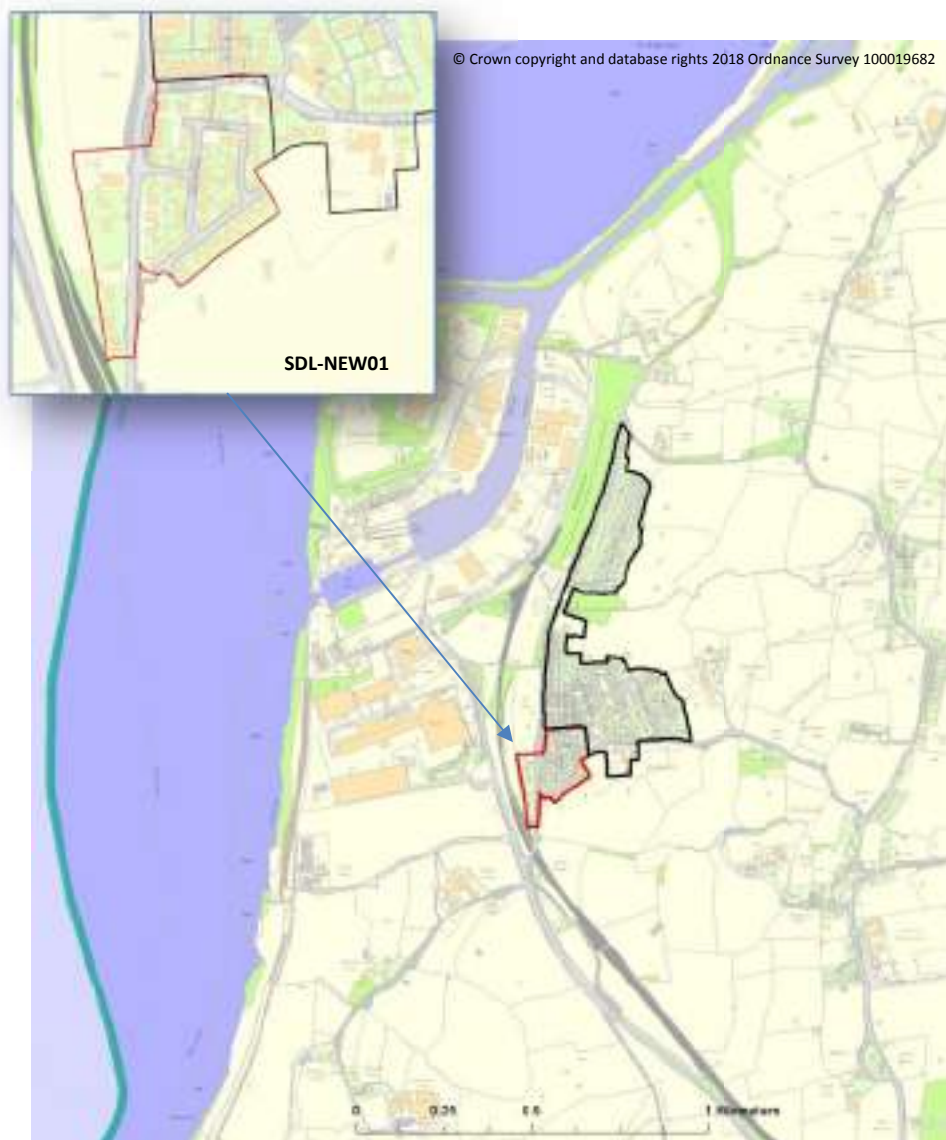
▲ **Middleyard:** ref. **SDL-MID01** at Coldwell Close

Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



► **Miserden:** ref. **SDL-MIS01a:** An entirely new settlement development limit. The extent of the proposed SDL has been amended in the light of last year's public consultation.

Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.

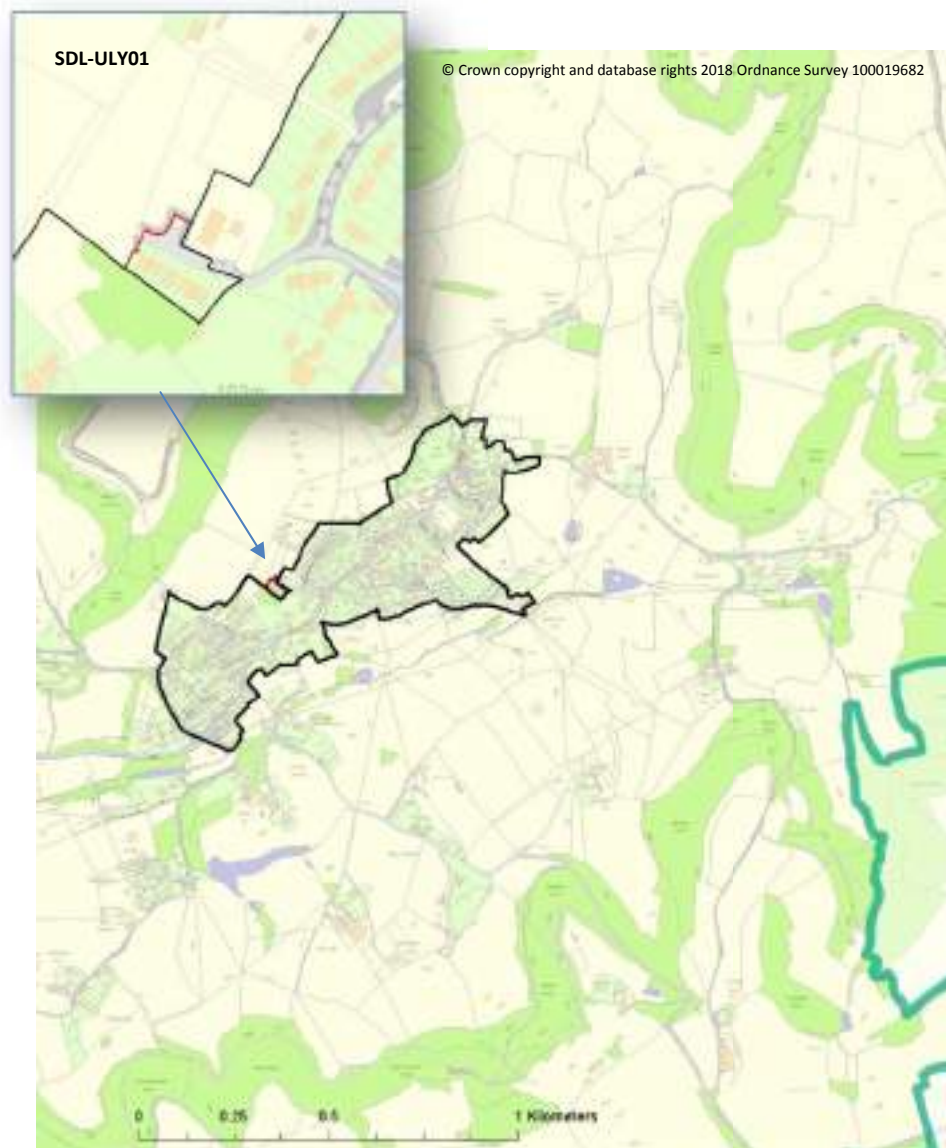


▲ **Newtown:** ref. **SDL-NEW01** at Cromwell Close / south of Gloucester Road

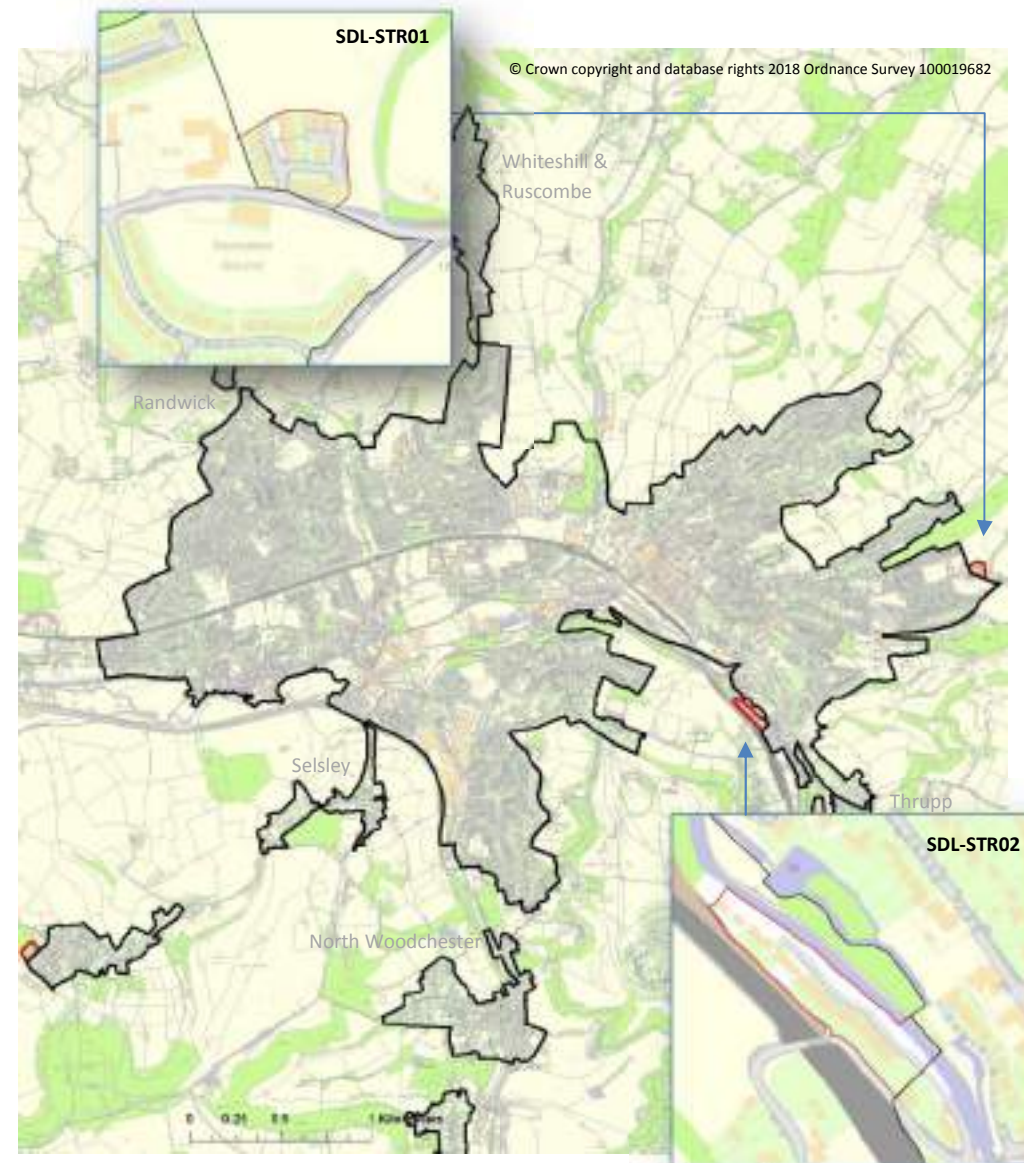


▲ **Stonehouse:** ref. **SDL-STO01** at Brunel Way / Oldends Lane

Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



▲ **Uley:** ref. **SDL-ULY01** at Goldingham Close



▲ **Stroud:** ref. **SDL-STR01** at Margaret Hills Place / Bisley Old Road
ref. **SDL-STR02** at Bowbridge Wharf

Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



▲ **Whitminster:** ref. **SDL-WHI01** at Schoolfield Close; ref. **SDL-WHI02** at Upton's Garden; ref. **SDL-WHI03** at Wheatenhurst Cottage, Hyde Lane.

Areas of search for renewable energy locations...



Parking standards for vehicles and cycles

Vehicle parking:

1. General vehicle parking standards for Planning Use Classes are not specified by the Local Plan. The number of parking spaces will be a matter for negotiation and assessed according to individual circumstances. The proposed provision will need to be demonstrated to be suitable based on the following
 - i. The accessibility of the development.
 - ii. The type, mix and use of the development.
 - iii. The availability of and opportunities for public transport.
 - iv. Local car ownership levels.
 - v. The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
2. Opportunities to improve the sustainable accessibility of the site, and for shared mobility solutions to reduce local car ownership, will be prioritised ahead of provision of parking above Policy levels as measures to accommodate travel demand for new development. Provision of excessive parking levels at new development will not be supported due to the risk of encouraging unnecessary car travel where viable sustainable alternatives exist.
3. All car parking spaces (except disabled) shall be a minimum of 2.4m x 4.8m, with a minimum aisle width of 6m.
4. When required, lorry parking spaces will range between 13.5m x 6.3m to 17.5m x 7.4m depending on the types of vehicles anticipated.
5. Parking levels for mixed use development will be assessed as a sum of the parking requirements of the individual elements of the scheme based on the standards, with consideration of the potential for linked trips, i.e. one trip accessing two or more parts of the development, to reduce the overall parking demand. This also applies to ancillary uses such as an office use within an industrial development, or a bar open to non-residents within a hotel.
6. Parking Management Plans will be required for mixed use developments to demonstrate how the parking resource will be managed across the whole site to ensure that excess levels of parking are not available to an individual land use which could provide an incentive for private car use over sustainable travel. An appropriate balance will be sought between unallocated and allocated parking, with the aim of minimising the level of parking required for the development overall.
7. The requirement to provide appropriate levels of parking apply to new developments or extensions and to changes of use. When considering an extension to an existing use the opportunity to reduce parking levels will be considered.
8. For residential development the allocated parking spaces shall be provided within easy walking distance of the dwellings they intend to serve.

Disabled parking bays:

- a) Disabled parking bays (dpb) should be provided in relation to publicly accessed parking at a ratio of 1 dpb per 10 conventional parking bays.
- b) Disabled parking bays should be large enough to facilitate access by wheelchair users, i.e. 3.6m x 4.8m, especially in public car parks. Only where space is limited will a smaller space (minimum 3.0m x 4.8m) or two adjoining spaces (of 2.4m x 4.8m each with a shared space between of 1.2m) be acceptable. A standard of 2.4m x 4.8m can be provided where the long side is left open for access.
- c) The disabled car parking bays should be located close to an entrance to the building, with the route from the space to the building capable of use by a



disabled person. This may require the provision of ramps (maximum gradient 1:20) and convenient handrails.

- d) For pedestrian areas, bays should be within 50m of the destination.
- e) Each bay should have a zone for transfer from car to wheelchair.
- f) Each transfer zone should either serve two bays or be positioned in the corner of a parking area to avoid abuse by other drivers.
- g) Bays and transfer zones should be clearly marked and should display the British Standard “Disabled” symbol, both on the road surface and on a discreet, but clearly visible, signpost or wall.
- h) The bay should be level, without camber or flanking upstand kerbs.
- i) No bay, or access to it, should be so restricted in height as to make it inaccessible for cars carrying wheelchairs on roof racks.

Ultra Low Emissions Vehicles (ULEV):

The Office of Low Emissions Vehicles started a consultation in July 2019 on policies for electric charging points for residential and non-residential properties. At the time of writing, these policies are not adopted by the Government. Stroud District Council seeks to maximise opportunities to secure ULEV infrastructure through planning policy to assist meeting carbon neutrality objectives. ULEV policy will be whichever is the greater requirement of adopted government policy, or:

- Every new **residential** building with an associated car parking space will have a charge point. This also applies to buildings undergoing a material change of use to create a dwelling.
- Every **residential** building undergoing major renovation with more than 10 car parking spaces to have cable routes for electric vehicle chargepoints in every car parking space.
- Every new **non-residential** building including buildings undergoing major renovation with more than 10 car parking spaces to have one chargepoint and cable routes for an electric vehicle chargepoint for one in five spaces.
- Every existing **non-residential** building with more than 20 car parking spaces should have at least one chargepoint from 2025

To be classified as a chargepoint for the purpose of policy compliance, each chargepoint must be a minimum 7kW and be at least Mode 3 or equivalent. It is recognised that innovations are coming to market that use different types of chargers and charging speeds, such as wireless and ultra-rapid charging, although these are unlikely to be used in residential settings. Policy specifically allows for equivalence with Mode 3 chargepoints to allow for future innovation to not be excluded where it provides an equal or better facility.

Cycle parking:

A minimum of 2 cycle parking spaces must be provided at any new non-residential development, however small. Transport Assessments will need to demonstrate that levels of cycle parking are appropriate to the development being proposed.

In addition to the required level of parking provision (which should be under cover and secure), strategically significant developments (i.e. those included in Table A) should also provide showers and lockers for cyclists.

The Council may also seek shower and/or locker facilities in other developments that generate large numbers of employees.

In town centres developers have the option of paying commuted sums in lieu of the required provision, for public cycle parking to be provided by the District Council, although there must be a demonstrable solution to the required level of spaces being provided prior to grant of planning permission.

The location of cycle stands shall be as close as possible to the destination served, in secure positions or open positions where surveillance by staff or the general public is a deterrent to theft. At any site where 10 or more spaces are provided, the stands should be located under cover, be lit and appropriately signed. The detailed design and lighting of such facilities must have regard to the locality and to the proposed development. In residential development garages and rear garden space (for sheds etc.,) will be acceptable as cycle storage provision. In flats developments secure communal space should be provided. Where, due to specific circumstances, e.g. small development, access restrictions etc., the amount of car parking is reduced or waived, no reduction shall be made in the number of cycle spaces to be provided.



Table A:

Minimum cycle and motorcycle parking standards

Land Use	Car parking
A1 Food retail	1/60 sq m
A1 Non-food retail	1/120 sq m
A2 Professional services	1/166 sq m
A3 Public House/Restaurant	1/26 sq m
B1 (a) and (b) Office and R&D	1/166 sq m
B1 (c) /B2 Industrial	1/330 sq m
B8 Warehousing/distribution	1/330 sq m
C1 Hotel	0.15/employee
C1 Hostel	0.15/employee
C2 Hospital	0.15/employee
C2 Nursing Home	0.15/employee
C2 Boarding School	0.15/employee + 0.15/student
C3 Dwelling houses/flats	1/dwelling
C3 Sheltered Housing	0.15/employee
D1 Doctor's/Vet's Surgery/Health Centre	0.15/employee
D1 School/Crèche/Day Centre	0.15/employee + 0.15/student
D1 Higher/Further Education	0.15/employee + 0.15/student
D1 Art Gallery, museum, library	1/300 sq m public area + 0.15/employee
D1 Public Hall/Place of Worship	1/20 seats or 1/26 sq m
D2 Cinema, Concert Hall, Night Club	1/20 seats or 1/26 sq m
D2 Leisure/Sports Centre/Fitness Club	1/66 sq m

Definitions (Table A):

- Floorspace figures (in sq m) refer to Gross Floor Area.
- Employees refers to the total of full-time equivalent employees, e.g. a person employed half-time would count as 0.5.



Image credits and information



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visit www.stroud.gov.uk/localplanreview





Stroud District Local Plan Review

Emerging Strategy Consultation Report
Part Two

November 2019

Development Services
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Ebley Mill
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1. Introduction

In November 2018 Stroud District Council consulted on its Emerging Strategy as part of the Local Plan Review and a report containing quantitative headline results was published in May 2019 and is available to view on the Council's website at www.stroud.gov.uk/localplanreview

This report provides more detailed summaries of public comments submitted in response to the consultation and a Council response to each section that summarises how comments have been taken into account in the Draft Plan.

2. What you told us....

Key Issues

Qu. 1.0a Have we identified the top 5 issues for you?

Comments received regarding the top 5 key issues focused on the lack of reference to the following:

- Reducing our collective carbon footprint, adaptation for the consequences of climate change impact and the need to work towards the Council's aim to be carbon neutral by 2030.
- Stroud's historic environment, cultural heritage and associated distinctiveness.
- Conserving the landscape or firm protection of open spaces and footpaths.
- Developing a tree strategy.
- Delivering the full housing requirement.
- Prioritising the reuse of brownfield sites.
- Improving the walking and cycle network.
- Managing parking issues.
- Providing suitable housing for older people.
- Meeting the needs of young people through sport, recreation and schooling.
- Building good quality homes and communities, health, food independence and education and training, conversion of underused buildings.
- Protecting the best of the remaining environment with a need to do more than 'mitigate' and 'avoid'.
- The lack of emphasis on existing inadequate infrastructure and putting infrastructure in place before development.
- A clear indication of how the Green Infrastructure Strategy will be given a statutory footing to ensure delivery.
- A much greater focus on prioritising making the whole of the housing market affordable to people on typical incomes.



- The local economy and job provision, with a need for meaningful economic growth in the District to allow growth and expansion of established local businesses as well as encouraging new business.

Qu. 1.0b Do you agree with the ways we intend to tackle these issues?

Suggested ways to tackle the key issues focused on the need to increase consultation with the following:

- Local communities.
- Providers of affordable housing to emphasise the Council's proactive approach to maximising the supply of affordable housing in Stroud District.
- Relevant conservation and wildlife groups to ensure ecological impact studies are both independent and thorough.

Council's response

Many of the points raised during consultation are now reflected in the key issues, the vision and objectives, and/or the development strategy for the Plan. The need to work with local communities, affordable housing providers and key stakeholders, including wildlife groups is recognised and will be important to ensure effective delivery of identified policies and proposals. The importance of reducing our carbon footprint has been reinforced by the Council's declaration of climate emergency and its commitment to delivering Carbon Neutral 2030. This is now reflected as the key issue for the Plan.

Local Economy and jobs

Qu. 2.1a Do you agree with the ways in which the Emerging Strategy intends to support the local economy and the creation of jobs?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

Qu.2.1b Do you support an alternative approach? or have we missed anything?

The following areas were identified as those the Plan should address when focusing on the local economy and the creation of jobs:

- The need for a sustainable local economy resilient to the impact of climate change.
- The need to end preoccupation with economic growth and instead be flexible to enable growth to be scaled down if development pressures are reduced
- The need for the Plan to have a clear economic growth strategy before allocations are identified.
- All new business developments should have to meet strict energy efficiency targets and provide some of their own renewable power.



The following **areas** were thought to need addressing in the Plan:

- Home working is the fastest growing area of employment.
- Strategy for addressing ageing working population.
- When land is no longer viable for employment-related development.

Concern was raised over the following points:

- People may not want to live and work in the same place – new communities will become dormitories and lead to an increase in commuting
- Warehousing and depots offer limited employment per square foot as much of distribution is automated.
- Farm diversification and tourism development are being permitted without stringent planning controls to mitigate potential impact on the local environment.
- Stroud does not currently benefit from a modern business park
- There is a significant risk to low skilled jobs in the economy from automation.
- The current land supply is controlled by too few developers.

In suggesting **alternative approaches** to strategic employment provision the following were raised:

- Ensure that people are able to live and work in close proximity. Co-locating housing and employment significantly assists in creating economically viable higher quality bus services which are needed to ensure developments are socially and economically inclusive
- Employment opportunities need to be developed early or in tandem with housing and infrastructure to reduce the need to travel
- Policies should actively encourage home working
- Housing and employment sites should be located close to major transport links such as A38 and M5 but need to maximize use of public transport links.
- Stroud is a rural district and development should be limited and dispersed between smaller towns and villages with sufficient farmland retained for future food production
- Large allocations are taking time to come forward. The strategy may need to support the delivery of smaller sites
- Redevelopment of employment land should be looked at pragmatically and triggers should be included within policies
- Redevelopment should be firmly controlled and evidence should be clear to justify loss. Mixed uses are preferable to total loss
- Improved access to rail network is critical to economic success. Support reopening Charfield station and Stonehouse rail station.
- Planning policy should provide in some circumstances for change of use which supports employment – e.g. education and training centres, day nurseries, gyms and sporting facilities
- Support businesses at all stages of their development: Consider the provision of incubator units to cultivate new businesses and small units within housing developments as well as larger premises.



- Encourage temporary office space/cafes in new village developments so that home workers can meet each other and co-workers/clients close to home.
- Locate co-working throughout the District not just town centres, being mindful that most of the existing "hubs" involve cars and car parking issues.
- Providing opportunities to encourage co-operatives to be formed.
- Develop proactive engagement with targeted industries/growth markets/expanding businesses that have a good fit with the District to bring new businesses to the area.
- Review local business rates for small businesses to foster small-scale, creative, local economic activity
- Higher speed broadband provision for employment premises is key to jobs. Developers should be required to provide the network.

It was suggested that the Plan should have more focus on the following **sectors**:

- High tech businesses - a high tech cluster for emerging companies should be developed in conjunction with local colleges and schools.
- Jobs that conserve and enhance the Cotswolds AONB and ecological networks, including through promoting traditional rural skills and local produce,
- Green technologies including green energy production, low carbon domestic and industrial building technologies, home-grown food and supporting sustainable farms or community food-growing projects and eco-tourism
- Sport employment sector that has a high direct economic value to Stroud District and there are indirect benefits from the related health economy.
- Although there has been a dramatic reduction in freight on our commercial waterways, the Gloucester & Sharpness Canal can still be used to carry freight and links into the River Severn navigation at Gloucester.
- The economic value of the historic environment should not be underappreciated
- Stroud's natural environment as an asset that provides a competitive advantage to attract businesses and talent to the area

The following **locations** were suggested as having **potential** for economic growth:

- Strengthen public transport links to unused industrial land in Gloucester instead of building in areas of historic or natural beauty.
- Further land near to the M5 J12 and J13.
- Non A38/M5 growth corridor locations i.e. Stroud, Cam & Dursley, Berkeley and south Gloucester areas.
- More emphasis should be placed on the economic needs of the Cam community and how employment is to be delivered.
- Focus new tourism development on the canal corridors to appreciate the environment for living and wildlife benefits. Prioritise the linkage of the Stroudwater navigation to the Sharpness Canal to enable tourist access by water



- Existing tourist "hot spots" – e.g. Slimbridge and Berkeley should be supported by strategic public transport developments.

Concerns were raised with focusing economic growth in the following **locations**:

- Concentrated growth i.e. at Stonehouse, causes congestion and pollution. Air quality should be measured.
- The focus on the A38/M5 growth corridor may be limiting.

Council's response

The Council, together with other local authorities in Gloucestershire, has recently commissioned an Economic Assessment of the Gloucestershire economy and will shortly be commissioning work on employment land supply. The detailed comments arising from public consultation will be considered as part of this work. The Local Plan now proposes a significant increase in employment land at a variety of locations to reflect the needs of our local communities and the market.

Our town centres

Qu. 2.2a Do you agree with the ways in which the Emerging Strategy intends to support the District's town centres?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

Qu. 2.2b Do you support an alternative approach? or have we missed anything?

Comments received regarding **Dursley Town Centre** focused on:

- The need to manage traffic flows and reduce traffic congestion through the town. A suggestion to achieve this included the widening of Silver Street.
- The potential to regenerate the area to make the town centre more attractive to businesses and visitors with particular focus on filling redundant shops and regenerating the area around Church Street/Water Street/Long Street.
- Marketing Dursley as a tourist and Cotswold way location as a strategy to help increase the number of visitors to the area.

Comments received regarding **Nailsworth Town Centre** focused on:

- Maintaining the free parking which is considered to be integral to the town centre's success.
- Designing a clear and effectively enforced policy on design in the town centre with a focus on signage, shop fronts, piecemeal alteration to existing buildings
- Implementing a long term plan for better and consistent street furniture, paving and surfacing to bring about gradual improvement.

Comments received regarding **Stonehouse Town Centre** focused on:

- The need to address parking at the railway station.
- The provision of long stay parking in the town centre.



- Consideration of the connection between Stonehouse and Gloucester-Bristol line.
- Reducing business rates for businesses within town centres to encourage chains to come in.

Comments received regarding **Stroud Town Centre** focused on:

- Implementing stricter planning controls on shop fronts and upgrading signs and street furniture.
- Better provision of green infrastructure, with particular focus on the market square
- Improving parking within the town centre
- Using better signage to improve the link between the town centre and the Museum in the Park and art facilities
- Improving accessibility to the town centre for cyclists and walkers. Current proposals for the redevelopment of Merrywalks was seen as one of the solutions to the current barrier
- Improving cycling links to the wider Stroud Valleys network, with particular focus on routes towards Horsley.

Comments received regarding **Wotton-under-Edge Town Centre** focused on:

- The need for more off street parking provision within the town centre and examination of providing well lit walking routes to parking on the edge of the town.

General comments received regarding the District's town centres focused on:

- A need to recognise that the demands for high street shopping is declining and the need to manage this by changing use of retail outlets at the edge of town and concentrating retail use in the centre which will then reduce the number of empty shops.
- Changing the focus of town centres away from retail use only, to include social and recreational spaces. Greater emphasis on provision of small residential units in town centres to meet demands for affordable housing and to help revitalise town centres.
- The need to give greater consideration to smaller town centres i.e. Berkeley, Minchinhampton and Painswick
- Aligning the approach to town centres with the Council's carbon reduction targets, contributing to their achievement, and addressing necessary adaptation to the effects of climate change.
- Referencing the importance of street trees and amenity trees within a town centre setting as a way of offsetting carbon and improving the quality of public spaces.
- The need to consider the viability of town centres also needs to be taken into account when deciding on the location of new development
- Supporting smaller local businesses by reducing rates and encouraging more people to come into town centres by reducing parking charges or offering free parking after 3pm
- Consideration for the provision of charging infrastructure for electric vehicles.
- Providing better access to town centres through better bus services for rural communities
- Detailing how new businesses will be encouraged to move into high streets



Council's response

The Local Plan recognises recent retail trends and puts in place a more flexible policy approach to support complimentary uses within the town centre, whilst continuing to protect the primary retail frontages for shopping. The comments relating to individual town centres are particularly welcome as it will be important for each town centre to build upon its unique attributes to ensure it continues to retain vitality and viability moving forward. Those non-land use planning comments will be taken into account by the Council as a whole. Various changes have been made to the Draft Local Plan to reflect comments made.

A local need for housing

Qu. 2.3a Do you agree with the ways in which the Emerging Strategy intends to meet local housing need?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

Qu. 2.3b Do you support an alternative approach? Or have we missed something?

Comments received focused on a number of areas:

Carbon footprint

- The Emerging Strategy's approach to housing needs should be reviewed and revised in the light of the Council's 2030 pledge. It must be aligned with the Council's carbon reduction targets, contribute to their achievement, and address necessary adaptation to the effects of climate change.

Housing numbers and deliverability

- The new housing delivery rate is a major step up on past planned levels and past delivery rates.
- There is no definition given as to what is 'local need' and how the 40% increase in housing need has been calculated.
- There should be a thorough review of the 7,100 dwellings already stated as committed to ensure they are deliverable.
- The housing growth figure of 638 dwellings per annum may increase as new household and affordability data is published. It should be above the minimum requirement to provide a degree of boost as sought by Government. An uplift may also be required to support the District's economic growth assumptions.

Affordable housing

- The consultation is not specific enough on the proportion of social housing. It distinguishes criteria between different areas, but not the proportions.



- Any emerging policy for affordable homes should be subject to vigorous viability assessment.
- Although there has been some council-sponsored building in the District there is no mention of how the District can play a part in the supply of affordable housing.
- The standard method doesn't provide for specific affordable housing requirements or the specific emerging needs of the elderly.
- Enforce a minimum 30% affordable housing / 50% of the new houses need to be solidly built affordable homes. The current policy doesn't work and needs a statement committing to its enforcement.
- There should be stronger policy to ensure all housing sites which are not self-build or community projects are forced to provide affordable homes at a minimum specified rate.

House types

- There are too many houses planned for large families when statistically families are breaking down and housing for single persons/starter homes are needed.
- The Plan should ensure that a suitable mix of development types are available across a wide choice of locations.
- The Plan should be flexible and should not seek to be prescriptive with regard to specific housing mix through individual policies for each allocated site.
- There is a need for houses to support multigenerational living
- Life time homes should be incorporated into the housing strategy
- Consideration should be given to a single site exception policy for individual self build housing on same basis as HC4.

Council's response

The Council has now received the results of the Local Housing Needs Assessment, which provides further detail on how the Government's standard method for calculating the housing requirement has been applied to Stroud District. The results of the assessment will support the provision of affordable housing, homes for older people and details the house types needed. The Draft Plan provides a more robust policy framework for ensuring new housing reflects needs whilst also providing for self build and custom build housing, homes for first time buyers and renters, homes for older people and some flexibility for new market homes in smaller rural communities, subject to local support. The newly approved Council's Housing Strategy sets out how the Council will deliver and facilitate new housing to meet the needs identified.

Local green spaces and community facilities

Qu. 2.4a Do you agree with the ways in which the Emerging Strategy intends to protect existing or deliver new local green spaces and community facilities?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview



Qu. 2.4b Do you support an alternative approach or have we missed anything?

Responses raised a number of areas within local green spaces and community facilities that were felt to be missing from the Emerging Strategy. These include:

- The effect of increasing sea level due to climate change does not seem to have been quantified in assessing the risk to low lying areas of the District.
- Allotments, community orchards and green spaces as they are beneficial to wildlife.
- Provision for cemetery space
- There is no mention of the Cotswold Way, Cotswolds AONB, Gloucester to Sharpness Canal, Rodborough Common, Rodborough Fields and Selsley Common
- The strategy does not contain enough guarantees and absolutes about how the Council will protect/enhance local green spaces and community facilities.

The following were suggested as **alternatives** approaches to protect existing or deliver new local green spaces and community facilities:

- The approach must align with the Council's carbon reduction targets, contribute to their achievement, and address necessary adaptation to the effects of climate change
- Green Infrastructure networks should be designed into new developments from the outset to provide routes for wildlife and people. Routes for wildlife need to allow travel at ground and tree top level and via waterways. Fences between gardens should be designed in such a way that they allow the passage of small animals such as hedgehogs between gardens.
- Biodiversity should be integrated into every aspect, not as a standalone issue.
- Additional health and wellbeing benefits could be achieved by requiring active design principles and Building with Nature principles to be applied, to support behaviour change to more active lifestyles amongst those unlikely to use formal sports facilities.
- The long term plan should recognise the known benefits of being in or around water and consider blue spaces in addition to green spaces.
- The Plan should recognise that informal green open spaces also have great value to communities and should be protected.
- The impact of new development on currently designated nature areas, AONB's, SSSI's, RAMSAR, SAC, SPA, or other green spaces must be carefully monitored and managed.
- The protection and enhancement of the Cotswolds Area of Outstanding Natural Beauty and the importance of the Cotswold Way National Trail to the Stroud District, should be referenced on page 21
- Independent ecological surveys, undertaken by developers should be validated objectively by other organisations
- The walking and cycle routes from Cam to Slimbridge and onto Frampton and the towpath between Frampton and Cambridge need improving to encourage people to use alternatives to the car.



The following **standards** were suggested:

- A set of standards for local open space, sport and recreation and community facility provision, to guide future development.
- Defined rules and a strategy to encourage the positive management of green spaces.
- Reference to minimum standards set down by the Building with Nature benchmark developed by Gloucestershire Wildlife Trust should be inserted into Core Policy CP8

The following were suggested as ways to **deliver** local green spaces and community facilities:

- Ensure Community Infrastructure Levy and section 106 funding actually deliver community benefits.
- The Council should work collaboratively with the local NHS/voluntary sector to provide more social type activities for the older community and vulnerable adults.

Council's response

The Draft Plan now takes full account of the results of the Open Space, Green Infrastructure, Sport and Recreation Study, which recommends new provision standards in the District for green infrastructure, playing pitches and recreation space. Standards for new housing development now include the requirement to address the need for allotments and community orchards. Policies in the Draft Plan also support the provision of the cycling and walking network and the completion of the Stroudwater Canal which will also provide opportunities for extending the green infrastructure network.

A vision for the future

Qu. 3.1a Do you agree with the vision for 2040 as drafted?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

Qu. 3.1b Do you support an alternative approach or have we missed anything?

The Council received a number of responses that focused on the style and content of the District's vision. The Vision was thought to be:

- Too vague and in need of more detail
- Simple and uninspiring
- More of a statement of what is important now, rather than a vision to see us through the next 20 years.
- An excellent place from which to start but does not create a sense of ambition or direction of travel.
- Lacking explanation of what 'nurture our high quality landscapes' actually mean
- Lacking clarity of what the plan will result in for Stroud at the end of the period.



- Missing the words 'will' and 'improve' and missing reference to the elderly, high tech industries, Cotswold National Trail, Gloucester to Sharpness Canal, the use of brownfield sites and future transport modes.

There was concern over whether the vision was achievable and that it lacked detail on what is going to be done to achieve it, the challenges and the threats to its success. The issue of how to measure its success was also raised.

The Council received suggestions of **alternative approaches** and that the Vision should:

- Adopt the timeframe of 2050 to keep in line with other Local Authorities in Gloucestershire
- Be much more ambitious in light of recently agreed zero-carbon targets and declaration of climate emergency.
- Lead the way and be a trail-blazer of genuine sustainable policy,
- Embed the Green Infrastructure pledge as well as informing the objectives of the strategy.
- Recognise, and make aspirations to accommodate, new homes and jobs in the right places.
- Make more direct reference to the future strengthening of smaller settlements and surrounding villages, particularly those which provide key services and employment.
- Reflect different needs of towns and villages which are not always the same.
- Be fully in tune with and reflect other parish councils' Neighbourhood Plans.
- Mention of protecting our landscape and heritage as assets for the future
- Encourage tourism and the marketing of the District as an interesting destination
- Include reference to planning for the delivery of necessary strategic road infrastructure

Council's response

The Council has amended the Vision for 2040 having taken into account all comments received from the Emerging Strategy consultation. In particular, the Vision now reflects CarbonNeutral 2030, travelling in sustainable ways, reflecting on employment growth sectors, supporting older people and providing opportunities for young people and the needs of villages and rural communities.

Strategic objectives

Qu. 3.2a Do you agree with the Strategic Objectives as drafted?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

Qu. 3.2b Do you support an alternative approach or have we missed anything?

Comments received described the objectives as merely statements, that will become objectives when they can be realistically delivered against an identified main issue that the plan is seeking to address. They were also thought to be:

- Aspirational



- Of no great depth
- Very vague and open to misinterpretation.

It was felt that the objectives were misnamed and more akin to strategic aims, as they are general and contain no measurable element that can be monitored. They should be focused, specific, containing measurable elements and often time bounded.

It was felt that a number of areas have been missed through the development of the strategic objectives or have been given low priority. Some wording was thought to require further clarification:

- Education seems to have been missed
- An objective to encourage water efficiency
- Heritage should get a higher profile
- The way in which strategic objectives are derived from and link to other elements of the strategy should be made much clearer
- There is no mention how the Council propose to carry them forward including the cost of maintaining them

Suggested revisions to the strategic objectives included:

- Carbon neutral 2030 commitment should become the main objective in the Emerging Strategy.
- They should better relate to specific settlements/geographical areas within the local authority area, which follows through from the Vision.
- Reduce the number of objectives by combining objectives 1 and 1 a and objectives 2 and 3.
- They need to recognise the requirement to meet the housing targets set out in the Government's Standardised Housing Number Methodology
- An additional strategic objective included under the heading of 'Homes and Communities' to meet both market and affordable housing need in order to demonstrate Stroud District's commitment to providing a sufficient supply of homes to meet the objectively assessed housing need.

Additional comments received suggested changes to wording and alternative approaches to the strategic objectives:

Strategic Objective SO1: Accessible communities

- It should include recognition of the specific needs of an ageing population.
- Garden village concept contradicts this objective
- The housing element of Strategic Objective SO1 should be more aspirational.
- 'Decent housing' gives the impression of mediocrity rather than higher standards of urban design, masterplanning, architecture and living space which the local planning authority should be seeking.
- There should be an additional bullet point: Supporting villages providing vital services and employment in rural areas
- It does not go far enough in relation to the Top Key Issues and Key Issue 1



Strategic Objective SO1a: Healthy, inclusive and safe communities

- Needs to include recognition of the specific needs of an ageing population.
- It should refer to Active Design Guidance regarding creating new communities.
- It should be revised to take account of what the role and function of the Plan is in housing terms and should be better aligned to mirror Economic Objective SO2, which identifies that there is a need to provide a very strong diverse and vibrant local economy.
- It does not go far enough in relation to the Top Key Issues and Key Issue 1

Strategic Objective SO2: Local economy and jobs

- No mention of high-tech industry or green businesses.
- It should complement Strategic Objective 4 Transport and travel
- There is no mention of what type of jobs should be focused on
- Employment follows infrastructure, not settlement expansion.
- It should be expanded to include an emphasis to positively support local businesses already providing employment in the District.
- There should be reference to the primary and function of the Strategic Road Network and ensuring this is maintained/not prejudiced by planned growth.

Strategic Objective SO3: Town centres and rural hinterlands

- Improving the vitality and viability of town centres should tackle the challenges currently posed by on-line retail offerings
- It should be extended to also refer to key villages providing vital services in rural areas.
- Rural hinterlands should also benefit from investment in facilities of an appropriate scale in order to avoid the need to visit town centres for basic facilities.

Strategic Objective SO4: Transport and travel

- There should be more emphasis on sustainable travel and much less on increasing the capacity of road network; particular focus on public transport in rural areas and raising profile of safe cycle ways
- It fails to complement SO2: Local jobs and economy as the employment strategy is focused on the main M5/A38 routes inaccessible by train
- It should include leading the country in the support for electric vehicles.
- Should seek to reduce CO2 by siting new development close to existing transport hubs and providing additional housing close to employment opportunities where alternatives to car use are available and realistic
- Should include the protection of soils (BMV farmland) as a finite resource and as a way to keep carbon locked up.
- Inclusion of a reference within the 'Economy and Transport' Strategic Objectives to the primary and strategic function of the SRN and ensuring that this is maintained/not prejudiced by planned growth.



Strategic Objective SO5: Climate Change and environmental limits

- It should be made consistent with the Carbon Neutral 2030 commitment and become the over-arching objective in the Emerging Strategy that feeds into all areas of the plan rather than a standalone objective
- It is unambitious and inadequate to talk of mitigation and adaptation in the face of a Climate Emergency. Stronger wording needed to reflect a material commitment to positive measures.
- There should be targets of solar energy on all new development and much of the existing buildings.
- It should go further than Government minimums on building/design and there should be a more pro-active approach to force new developments to adopt green technologies in their construction i.e. higher levels of insulation, adoption of renewable heat solutions i.e. heat pumps.
- More support for design which reduces carbon footprint to meet Stroud Carbon Neutral 2030 goals.
- The requirement for land to be identified for wind, solar and other renewable electricity generation sites is needed to enable SDC to move towards zero carbon and energy security.
- Technology required to minimise waste and seek to recover energy should be explicitly referenced e.g. Anaerobic Digestion.
- The distinct qualities should be made clear so it is known what will be conserved and enhanced
- There should be a commitment to building the resilience of wildlife to climate change through restoring an ecological network.
- Policy should be consistent throughout Gloucestershire on strategic planning matters. There should be a reference to avoiding unnecessary mineral sterilisation and avoiding the occurrence of incompatible development including with important local (minerals and waste) infrastructure
- There should be a commitment to delivering development that meets a recognised standard of excellence for Green Infrastructure
- Support community food-growing projects to provide locally-grown food i.e. not so reliant on importing foodstuffs.
- Garden village concept contradicts this objective

Strategic Objective SO6: Our District's distinctive qualities

- It should explicitly refer to conserving and enhancing the natural beauty and special qualities of the Cotswolds AONB
- It should set aspirations to deliver significant net-gains in biodiversity and establish coherent and resilient ecological networks based on the Lawton principles.
- There should be reference to Green Infrastructure.
- Should be developed further e.g. with bullet points along the lines of Objective 5.
- The garden village concept contradicts this objective



Council's response

Whilst it is difficult to address all of the detailed points raised in the strategic objectives themselves, which are by definition high level, the Draft Plan addresses many of the points raised, either through the vision, the objectives, the development strategy or in the detailed policies. Specific changes to the strategic objectives include, for homes and communities, promoting quality homes and supporting the elderly and vulnerable. For economy and infrastructure, supporting and recognising existing businesses and encouraging new opportunities and prioritising rather than simply promoting healthy alternatives to the use of the private car. For environment and surroundings, reducing our carbon footprint rather than simply mitigating the effects of climate change and prioritising rather than facilitating the use of sustainable modes of transport.

The Emerging Growth Strategy

Qu.4.2a Do you agree with the broad approach of the emerging growth strategy, in terms of distributing the growth required by national policy for Stroud District?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

Qu.4.2b Do you support an alternative strategy approach?

A number of responses raised **concerns** about the Emerging Growth Strategy:

- The Emerging Strategy moves away from Options 1 and 3 that were preferred by respondents at the Issues and Options stage, and most resembles Option 4?
- A new town or several small towns existing capacity of services and infrastructure is stretched around larger towns without major investment.
- The rural south of the District is taking a disproportionate amount of the requirement well beyond the scale of the existing communities which will have a significant impact on the road network and may have deliverability issues with competing sites.
- Large scale developments could change the nature and historical character of some of our towns:
- Large scale development in Wisloe and Sharpness is disproportionate to the size of the current settlements and risks destroying the landscape.
- There is a lack of infrastructure in the Sharpness/Newtown area and large number of proposed houses will impact on protected ecological sites. Significant thought is required to make it resilient to flooding. There could be an opportunity for managed strategic retreat in some areas which could provide significant biodiversity gains.
- The strategy does not protect the setting of the Cotswolds AONB. Development on the site at Ganzell Lane, Dursley will erode the buffer and will harm the character of the District.
- The strategy puts too much pressure on Cam and Dursley compared with the much larger settlement of Stroud. Dursley has already taken a huge burden of the District's housing



numbers and there are insufficient services available in Cam and Dursley for this extra population.

Suggestions for **alternative approaches** included:

- The strategy should be revised in line with the 2030 commitment to be carbon neutral
- The strategy should be more flexible taking into account available and deliverable sites. Different settlements have differing potential to accommodate proportionate growth. Some of the larger villages could accommodate useful and positive growth without redefining the overall strategy.
- Prioritise brownfield/derelict land and infill and relax some planning rules to allow incremental, organic growth.
- Options 1 and 2 appear to present the most sustainable options. Consideration should be given to a combination of those sites to provide the bulk of housing development together with a small measure of dispersal (Option 3) to support local needs in the lower tier settlements.
- A more viable option is to concentrate development at already substantial settlements
- Development should be a combination of dispersed development and sensible, balanced development at key sites next to existing employment, services and public transport
- Tier 2 settlements are capable of providing additional development than currently proposed.
- Development should be within the M5/A38 corridor, consistent with the Strategic Economic Plan.
- Consider village expansions along the existing A38 around the villages of Stone, Newport, Slimbridge and Cambridge. Creating a well connected corridor using the existing road infrastructure connecting the residents to employment sites.
- Propose development in the Severn Vale area. Substantial villages like Frampton on Severn, which has good services including a school and employment, and proximity to higher order centres, have the ability to accommodate moderate levels of growth.
- Building near the M5 / A38 gives access to major roads and also the train station at Cam.
- The AONB should not be considered for development, or should have as little as possible.
- The urban expansion of fringe development is encouraged by national policy and there are further opportunities on the edge of Gloucester, with proximity to the motorway network and good access to public transport. It would provide an opportunity for employment in the Gloucester/Cheltenham corridor
- The plan should support smaller developments more widely spread across the District, to retain young people and create opportunities for older people to remain and will have less impact on the environment. It should be done on an equitable basis and in-scale with the existing communities. Adding proportionately to the existing population on a pro-rata basis will support local employment activities which are not based in the main towns.
- Housing growth should not include the small villages in Tier 3b that are located in the AONB and have few facilities or transport links.



Qu.4.2c Have we identified the right towns and villages for growth or do other settlements have growth potential?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

Qu.4.2d Do you support our approach to addressing Gloucester's housing needs?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

Qu.4.2e Do you support an alternative approach to addressing Gloucester's housing needs?

A number of responses questioned the need for Stroud to assist in meeting Gloucester's unmet need. Concerns included:

- Letting Gloucester deal with their own needs.
- Stroud should not be included when Tewkesbury and Cheltenham are already helping Gloucester meet its 5 Year Housing Land Supply
- Gloucester should not use Stroud as an additional pool of land when Stroud its own requirement. Stroud needs its land to cater for its own expansion.
- Stroud seems to be going beyond its minimum regulated responsibilities to offer its open spaces to Gloucester.
- Hardwicke and Whaddon sites should not have been identified before the requirement has been confirmed

Suggestions for alternative approaches included:

- The Government re-allocating the need to more suitable places If Gloucester can't meet its own needs
- Other neighbouring authorities should also help i.e. Malvern Hills, Forest of Dean, Cotswold and Wychavon
- There should be a whole county approach to strategic planning.
- Land at Hardwicke and Whaddon should be used to meet our unmet housing need in Stroud District
- Gloucester should firstly utilise the safeguarded land and then examine SALA sites within their own area.
- Gloucester should find the solution by building more densely and upwards rather than sprawling outwards over neighbouring areas.
- Redevelop central Gloucester shopping areas, building more houses in and around the city where there is currently shops and employment.
- Gloucester could expand north towards Highnam.
- Utilise derelict and brownfield land, old empty buildings and empty houses.



- Concentrate on building between Gloucester and Cheltenham, the two main employment centres to maximise the likelihood of the residents finding nearby work thus minimising their transport needs.
- There is scope for further development adjacent to the main roads to the north of Gloucester
- Development should be nearer to Gloucester
- Redevelop Haresfield business park for housing.
- Develop 'new towns' or for rural Gloucestershire, 'new villages' with the essentials of a traditional village - primary school, local shop / post office, village green hall for community activities.
- Develop alongside the A38 from Cambridge to Claypits / or at Stone, Newport, Slimbridge and Cambridge

Council's response

In response to additional evidence and public comments, the Draft Local Plan includes changes to: confirm our approach to helping to address Gloucester's unmet needs; include more opportunities for organic growth at some of our smaller settlements; and remove potential sites that may have an adverse impact upon the AONB and its setting. However, the broad approach of concentrating growth at the main towns and larger villages and realising the potential for one or two new settlements is the most sustainable approach given the scale of growth required by the Government. Detailed transport modelling of strategic growth locations is underway and whilst sustainable forms of transport will be prioritised, the impacts on the road network will need to be taken into consideration before the Local Plan development strategy can be finalised in 2020.

Settlement Hierarchy

Qu.4.3a Are any of the settlements in the wrong tier?

The consultation report published in May 2019 presents the key findings for part of this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

Specifically cited settlements where respondents proposed changes were:

Tier 1

Cam (*and*) Dursley
Cam
Dursley
Berkeley
Wotton Under Edge

Tier 3

Brimscombe (*and*) Thrupp
Chalford
Coaley
Horsley
Manor Village
Newtown & Sharpness
North Woodchester
Slimbridge
Uley

Tier 4 and 5

Bussage
France Lynch
Nympsfield



Qu.4.3b Do you support the proposed approach to managing development at small Tier 4 and 5 settlements by including them within the hierarchy and defining Settlement Development Limits?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

or do you support an alternative approach of simply treating them as ‘open countryside’?

Six responses supported treating them as ‘open countryside’; and suggested alternative approaches for managing development in tiers 4 and 5 included:

- Provide greater flexibility by considering each proposal on a case by case basis, which would enable some sustainable development of the lower tier
- Treat all applications on their own merits not just where they are located.
- Each settlement in tiers 4 and 5 should be consulted on whether they could accommodate new housing for their local needs and if there is land available.
- Any development must be in line with a neighbourhood plan or with the support of the community via consultation
- Each settlement should be treated autonomously to maintain rich diverse and distinct identity.

Q.4.3c Do you support the idea that the Local Plan should seek to manage the cumulative impacts of growth on individual settlements?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

How should we develop a policy framework to achieve this?

Suggested for a **Policy Framework** to manage the cumulative impact on growth of individual settlements included:

- New development should be proportionate to the size of existing settlements
- Cap 10% growth of the lower tiers over each 5 year period.
- Build new houses in proportion to the existing settlements
- Develop ratios which relate new housing to existing housing and the thresholds for school and GP provision
- Strict definition of sites that are suitable for development – and those that are not; very clear settlement boundaries; and strict policies to limit infill development, especially in large gardens and open spaces within the settlement.
- The policy framework should encourage settlements to participate in the evaluation of their own settlement to provide a baseline against which future development will be considered. Criteria can then be derived to evaluate the level of impact growth has on a settlement.



- Through Neighbourhood Development Plans, Community Land Trusts, Neighbourhood Development Orders and Parish Councils to avoid imposing the wrong type of development in the wrong place.
- A criterion based policy where the Plan makes positive allocations in mid-tier settlements to provide certainty. This would stop speculative application proposals in different locations, which may come forward ahead of preferred locations.
- Group small settlements in the framework and ensure that development does not destroy the separation between individual settlements.
- Adopt a holistic view of all recent and pending proposals, looking at transport links, schools, medical care etc. and consider the potential impact of other developments in the wider area
- Thought should be given to obvious extensions to current settlement boundaries to provide development in keeping with the real size and nature of each settlement.
- Allowing continued consultation with communities within specified areas to identify what the cumulative impact will be based
- Carry out independent studies by consultants.
- The plan should look at each on a case by case system to consider the impact on the existing community and the suitability of access and the provision of services and facilities
- Look at how many houses are empty there already and use this figure to alter how many are proposed
- Growth should be encouraged and managed as a positive to enhance a community. Any new development should facilitate community growth or enrichment, through public spaces, new facilities, improved transport etc.

Council's response

The Emerging Strategy established that the Council's preferred approach is to retain a settlement hierarchy as a tool for managing growth and development. In response to public consultation, the Draft Local Plan proposes to keep lower tier settlements (described as "Tier 4" and "Tier 5" in the current Local Plan) within the hierarchy and to retain settlement development limits for all settlements. The categorisation of individual settlements into each of the 'tiers' is an evidence-based comparative exercise (Settlement Role and Function Study 2018): the settlements have been objectively assessed, relative to each other. The hierarchy is backed up by other highly detailed policies in the Draft Local Plan, which contain criteria that will determine the suitability of individual infill and windfall sites in the context of individual settlements' constraints and needs. Combining a criteria-based approach with the use of settlement development limits and with an overall strategy (that seeks to prioritise growth and development to the higher tier and more sustainable settlements) allows meaningful scrutiny of individual development proposals, whilst allowing increased flexibility to meet very specific local development needs of individual communities. In particular, responding to local communities' feedback, the Draft Local Plan recognises that some very limited housing development may be justifiable at some lower tier settlements, to ensure they remain viable and accessible communities, and to combat social exclusion. Policies seek to limit the impacts of cumulative growth at small settlements by restricting the number of new dwellings to no more than 10% of the total dwellings existing within the settlement at the start of the Plan period.



Settlement boundaries

Qu.4.4a Do you support the emerging strategy's approach towards maintaining settlement development limits?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview Comments were received through the Emerging Strategy consultation process that detailed support and concerns towards maintaining settlement development limits. These included:

Support

- Settlement boundaries are essential to contain development
- Should be maintained in order to preserve the remaining ecological, environmental and landscape of those settlements which have reached or exceeded their natural growth space
- Any currently in place limits for development should remain in place, subject to constant review, and proportionality principles being applied
- Settlement boundaries are critical to providing opportunities for community led housing through the development of Rural Exception Sites

Oppose

- The policy is too restrictive and broad. Some sites outside are inherently more suitable to sites inside
- Proposed settlement development limits are too large
- Greater flexibility is required in order for settlements to be able to advance in a sustainable way.
- A case-by-case basis, while taking longer to implement, would ultimately be more beneficial in the long run
- There should be some flexibility in larger tier settlements

Qu.4.4b Do you support an alternative approach?

Suggestions for alternative approaches included:

- Only allow select exemptions to local people to fulfil a local need
- Settlement development limits can be arbitrary and unduly restrictive. They should be seen as guidelines only.
- Brownfield sites outside settlement development limits could be dealt with on a case-by-case basis but development should remain within settlement boundaries if possible
- Settlement boundaries should be used as a guide only or, alternatively, be drawn more loosely to embrace land for future growth
- Allow extensions to settlement boundaries which are in keeping with the existing size and nature of the settlements
- A landscape based approach should be considered in sustainable settlements



- There should be support for development outside the settlement development limits of tiers 1-3, if the design is outstanding and fulfils enhanced environmental and design criteria.
- There should be adequate consultation with the relevant communities.

Q.4.4c Do you support the proposals to allow some limited development beyond Settlement Development Limits?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview Comments were received through the Emerging Strategy consultation process that detailed support and concerns towards allowing limited development beyond settlement development limits. These included:

Support

- A key criteria should assess the appropriateness of development in terms of scale and availability of services
- Only where there is no direct or indirect impact on designated biodiversity sites or nationally/internationally threatened wildlife, and where the development delivers a net gain for biodiversity and the ecological network
- This seems the most sympathetic to the needs of the communities
- Only if strictly controlled and for local people who are self-building
- Support for a more flexible approach in tiers 1-3 with stricter controls for tier 4-5
- Developments should be at least 50 percent affordable
- It should be limited to small developments associated with existing development
- Only allow exemptions for high-quality self-built eco-homes, or small scale affordable eco-homes, if put forward by Neighbourhood Development Plans at all Tiers.

Oppose

- All development should be kept within the boundary limits by using all brownfield sites
- It will set a precedent
- Once countryside is removed it is gone forever.
- The wording 'limited development' is too weak and needs to be carefully defined.

General comment

- Once settlement development limits are extended development will start creeping
- Development should only be considered where it is needed and supported by a Neighbourhood Development Plan or Village Design Statement.

Qu.4.4 d or do you have an alternative approach?

Suggestions for alternative approaches included:

- A well connected village corridor along the A38 in the villages of Stone, Newport, Slimbridge and Cambridge.



- Only allow development outside settlement boundaries if locally supported in tier 4 and tier 5 settlements
- Development should only be considered where needed and supported by a Neighbourhood Development Plan or Village Design Statement
- Sites outside the settlement boundary should only be considered with local Parish and Town Council support and should be made to go above and beyond the normal design, environmental and energy standards
- A much more organic approach to infill and small scale developments based on demand to move to an area or for existing communities to grow and house future generations

Qu.4.4e Do you support the specific changes to existing Settlement Development Limits that are set out in Appendix A?

The consultation report published in May 2019 presents the key findings from part of this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview Comments were received through the Emerging Strategy consultation process that raised concern with the following changes proposed:

SDL-DUR01 at Shearing Close, Littlecombe

- Express concern about the visual impact of the Littlecombe development on the area.

SDL-HOR01 Sealey Wood Lane

- The development is out of scale with the existing settlement and should not expand further.

SDL-LEO01 Lyndon Morgan Way

- The settlement boundary should only include the Saxon Gate development and not the whole of Mankley Field
- The undeveloped area of Mankley Field should remain outside Leonard Stanley Settlement Development Limits.

SDL-MIS01 Miserden

- The proposed settlement development limit includes largish areas of green fields.
- The area identified seems disproportionate to the size of the settlement.
- It has been drawn too tightly around the southern edge of the settlement and should include the Estate nursery (horticultural), gardens, and garden cafe, biomass boiler house, and associated grounds.

SDL-STN01 Vale Orchard

- The area identified is reserved as a green space, SUDs pond and wildlife mitigation area as part of an adjoining development and should not be included within the settlement development limit.

SDL-STO01 Brunel Way/ Oldends Lane

- The area identified seems disproportionate to the size of the settlement.



Qu.4.4f Do you support any other changes to Settlement Development Limits, not listed in Appendix A?

The following additional changes to settlement development limits were suggested (changes listed alphabetically by settlement):

- All settlement development limits should be reviewed to allow for proportional growth.
- There should be a wider review of Berkeley Settlement Development Limit to reflect extant planning permissions and the implications of proposed allocations.
- Include Mugswell Nursery, Hayhedge Lane within Bisley Settlement Development Limit
- Amend Cam Settlement Development Limit at Woodend Lane, Cam.
- Include a modest area for future growth north of the doctors' surgery on Whitminster Lane within Frampton on Severn Settlement Development Limit.
- Include Emerging Strategy Paper site G1 South of Hardwicke within Hardwicke Settlement Development Limit.
- Include SALA site HAR005 Land East of Waterwells Business Park within settlement development limits.
- Consider a settlement development limit at Harescombe.
- Include the domestic garden of Manor Farm Horsley within Horsley Settlement Development Limit.
- Include the full residential curtilage of Barley Cottage, Boscombe Lane, Horsley within Horsley Settlement Development Limit.
- Include the small enclave in Tetbury Street based upon the Woefulthane yard and adjacent house, next to the recently completed development by Partridge Homes, within Minchinhampton Settlement Development Limit.
- Include Miserden nursery, gardens, cafe and associated grounds within an alternative settlement development limit boundary at Miserden.
- Include SALA site NAI007 Land adjacent to Lower Newmarket Road within Nailsworth Settlement Development Limit.
- Include Emerging Strategy Paper site PS08 North of Avening Road, Spring Mill Industrial Estate, the King George V Playing Fields and SALA site NAI0003 Land at Avening Road within Nailsworth Settlement Development Limit.
- Include SALA site PAI007 Land at Stamages within Painswick Settlement Development Limit.
- Include Emerging Strategy Paper site PS17 Magpies site and car park, Oldends Lane within Stonehouse Settlement Development Limit.
- Include SALA site STO012 Land north of The Glen, Woodcock Lane within Stonehouse Settlement Development Limit.
- Include planning permission site S.18/0982/FUL west of railway line at Oldends Lane within Stonehouse Settlement Development Limit.
- Include West of Stonehouse Local Plan allocation within Stonehouse Settlement Development Limit.



- Include SALA site STR056 Land west of Devereaux Crescent within Stroud Settlement Development Limit.
- Include the existing commercial and residential uses on the south side of the A419 within Thrupp Settlement Development Limit.

Council's response

The Draft Plan as a whole does seek to provide more opportunities and flexibility for development proposals that do not conflict with or prejudice the Plan Strategy and broad sustainability and environmental protection considerations. The Council has undertaken a review of individual settlement development limits and the recommendations form part of the Draft Plan proposed changes.

The Draft Plan will enable opportunities for strategic planned growth at our larger towns as well as some organic growth at our smaller settlements. This revised approach responds to consultation responses for more flexibility but recognises that settlement development limits are a well established planning tool with broad support and environmental and sustainability benefits.

The Draft Plan seeks to address some of the specific concerns expressed in the last consultation regarding flexibility and development opportunity. Settlement development limits will continue to be weighed with other policies and material considerations on a case by case basis. The Council will also recognise identified and agreed local community social, economic and/or environmental needs and priorities. In all cases, such development opportunities will be controlled and will need to be compliant with the broad Draft Plan Strategy approach and the policies that accompany it.

Mini visions and priorities

Qu.5.0a Do you support the proposed mini-visions for your area(s)?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

Qu.5.0b Would you like to propose alternative wording for any of the mini-visions?

Suggestions for inclusion in the mini-vision for the future of the **Stroud Valleys**:

- Highlighting the Cotswolds AONB as a place where the distinctive beauty of the landscape and built heritage is conserved, enhanced and enjoyed by both visitors and all those who live and work there.
- Highlighting the special qualities of the wildlife-rich unimproved limestone grasslands and ancient woodlands as an integral part of the character of the Stroud Valleys.
- Highlighting the creative potential of craftspeople in Stroud to design and build ecologically sensitive housing



Suggestions for inclusion in the mini-vision for the future of the **Stonehouse Cluster**:

- Highlighting the Cotswolds AONB as a place where the distinctive beauty of the landscape and built heritage is conserved, enhanced and enjoyed by both visitors and all those who live and work there.
- Highlighting the potential of the Cotswold Way through Kings Stanley and close to Stonehouse.
- Supporting the contribution of established local businesses across the wider cluster area.
- Maintaining the distinct identity and strong sense of community of villages and hamlets at Eastington.

Suggestions for inclusion in the mini-vision for the future of the **Cam and Dursley Cluster**

- Highlighting the Cotswolds AONB as a place where the distinctive beauty of the landscape and built heritage is conserved, enhanced and enjoyed by both visitors and all those who live and work there.
- Highlighting the valued landscape setting and wildlife rich environment of Dursley surrounded by the Cotswolds AONB and ancient beech woodlands.
- Acknowledging Cam and Dursley as distinct settlements.
- Raising the tourism profile of the cluster and as a destination for walkers.

Suggestions for inclusion in the mini-vision for the future of the **Berkeley Cluster**

- Protection for the rural lifestyle, culture and ecology of the countryside and Severn Estuary around the historic town of Berkeley
- Maintaining the natural beauty of the countryside to develop tourist and visitor potential.
- Maintaining the distinct identity and strong sense of community of villages and hamlets surrounding Sharpness at Newtown, Halmore, Wanswell, Brookend, Pitbrook and Abwell, and at Slimbridge; Gossington, Moorend and Breadstone.
- Highlighting the potential of the A38 as a sustainable public transport corridor connecting Stone, Newport, Slimbridge and Cambridge.

Suggestions for inclusion in the mini-vision for the future of the **Wotton Cluster**

- Highlighting the Cotswolds AONB as a place where the distinctive beauty of the landscape and built heritage is conserved, enhanced and enjoyed by both visitors and all those who live and work there.
- Boosting housing supply and delivering new homes, including affordable homes, in response to local need.
- Amend range of shops and services to remove reference to agricultural market and include heritage centre, arts centre and Wotton Community Sports Foundation facilities at KLB

Suggestions for inclusion in the mini-vision for the future of the **Cotswold cluster**

- Highlighting the role of rural businesses in providing local employment opportunities.



Qu.5.0c Do you support the identified key issues and priorities for action for your area(s)?

The consultation report published in May 2019 presents the key findings from this question. The report can be viewed in full at www.stroud.gov.uk/localplanreview

Qu.5.0d Are there other important issues and priorities you would like to highlight

A number of other important issues and priorities for the eight clusters were raised through the consultation responses. They included:

Stroud Valleys:

- Conserving and enhancing the natural beauty of the Cotswolds AONB
- Encouraging solar panels and electric vehicle charging points in new development
- Requiring passivehaus standard for all new houses
- Protection for the Commons as areas of special scientific interest.
- Improving the vitality of town centres
- Improved public open space provision and accessibility
- Include housing as an objective

Stonehouse Cluster:

- Conserving and enhancing the natural beauty of the Cotswolds AONB and its setting
- Improving pedestrian and cycling connections to Stonehouse High Street

Cam and Dursley:

- Conserving and enhancing the natural beauty of the Cotswolds AONB
- Increasing health and community facilities in Cam
- Easing traffic congestion in Dursley and making the pavements safer.
- Protecting the historic character of Cam and Dursley
- Maximising active travel links to sustainable transport infrastructure serving Cam and Dursley station. Include a safe cycle route from Cam & Dursley to the canal and Wildfowl and Wetlands Trust, linking to the station.
- Providing for children and young people
- Include housing as an objective

Gloucester Fringe:

- Conserving and enhancing the natural beauty of the Cotswolds AONB
- Delivering a new train station and sustainable transport hub at Hunts Grove with public transport, pedestrian and cycle links.
- Addressing traffic congestion A38 Cole Avenue to St Barnabas corridor
- Connecting employment allocation sites to footway and cycle infrastructure
- Ensuring walking routes are clearly defined, attractive and suitable for all users.



- Identify Javelin Park EfW as a stimulus for complementary innovative business and combined heat and power opportunities

Berkeley Cluster:

- Protecting the natural landscape and wildlife habitats
- Protecting the foreshore Severnway from Sharpness to Berkeley Pill
- Completing the Berkeley Link Road to the A38
- Safe walking and cycling routes to the Wildfowl and Wetlands Trust at Slimbridge linked to Cam and Dursley station
- Safe walking and cycling routes from Newport to Berkeley extended to Sharpness and the Gloucestershire Science and Technology Park
- Provision of a well signposted, direct walking/ cycle link from Wisloe to Cam and Dursley station linked to a wider network of clearly defined, attractive pedestrian and cycling routes.
- Identifying Sharpness and Newtown as a potential exemplar eco-town
- Restoration of the heritage railway

Wotton Cluster:

- Conserving and enhancing the natural beauty of the Cotswolds AONB
- Provision of additional off-street car parking and coach parking
- Reducing traffic congestion in Wotton under Edge and improving traffic flow through town
- Improving public transport linked to a re-opened Charfield station
- Delivering a safe, traffic-free Greenway to connect Wotton under Edge, Kingswood and Charfield including links to Renishaw New Mills, KLB School and Wotton Community Sports Foundation facilities
- Promoting Wotton under Edge as a tourist destination

Cotswold Cluster

- Conserving and enhancing the natural beauty of the Cotswolds AONB
- Improvements to IT connectivity and infrastructure to support home working
- Protection of the historic environment, specifically including archaeology and key open spaces within historic settlements
- Ensuring adequate provision of smaller properties to allow for starter homes and opportunities for downsizing for local people

Wildlife protection and enhancement was identified as relevant to all of the Parish clusters.

Council's response

The breadth and depth of comments on the local mini-visions and priorities is particularly welcomed and will be reflected in the final Local Plan in 2020, when the Cluster sections will be expanded. At this stage, the Draft Plan now reflects in the mini-visions communities' prioritisation of the Cotswolds AONB and includes additional key local features and characteristics identified as contributing to the distinctiveness of parish cluster areas. The



identified key issues and priorities reflect the top key concern for the protection of finite natural landscape, environmental and historic resources and the need to embrace green technologies and provide sustainable transport infrastructure and choices alongside specific community housing and employment priorities.

3. Potential sites and alternatives

The Emerging Strategy document identified potential sites for development and the Council asked people whether the highlighted sites were the most sustainable for growth or whether other alternatives were suitable. This section looks at the physical constraints, potential impacts and opportunities identified in consultation responses for each of the potential sites. A Council response is also given for each site.

The Stroud Valleys - Brimscombe & Thrupp

PS01 Brimscombe Mill

Physical constraints (flood risk, topography, contamination, access)

- Increased pressure on local infrastructure from increase in local population

Potential impacts (heritage, landscape, transport)

- Impact on wildlife using the canal corridor, particularly bats

Opportunities

- Brownfield site redevelopment
- Canal redevelopment and access

Council's response

The site, allocated in the adopted Local Plan, provides opportunities to regenerate brownfield land, facilitate the restoration of the canal and deliver housing in a relatively sustainable location. However, it is recognised that any redevelopment will need to reflect environmental constraints including any impact on wildlife using the canal corridor. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS02 Brimscombe Port

Physical constraints (flood risk, topography, contamination, access)

- Increased pressure on local infrastructure from increase in local population

Potential impacts (heritage, landscape, transport)

- Impact on wildlife using the canal corridor, particularly bats



Opportunities

- Brownfield site redevelopment
- Canal redevelopment and access

Council's response

The site, allocated in the adopted Local Plan, provides opportunities to regenerate brownfield land, facilitate the restoration of the canal and deliver housing in a relatively sustainable location. However, it is recognised that any redevelopment will need to reflect environmental constraints including any impact on wildlife using the canal corridor. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS03 Land at Hope Mill

Physical constraints (flood risk, topography, contamination, access)

- Increased pressure on local infrastructure from increase in local population

Potential impacts (heritage, landscape, transport)

- Impact on wildlife using the canal corridor, particularly bats

Opportunities

- Brownfield site redevelopment
- Canal redevelopment and access

Council's response

Whilst the initial site assessment work identified this site as having development potential, the site is not being actively promoted and has significant contaminated land challenges. Consequently, at this stage, it cannot be demonstrated that the site is deliverable and, pending further information, the site has therefore been removed from the list of allocated sites.

The Stroud Valleys - Minchinhampton

PS04 South of Cirencester Road

Physical constraints (flood risk, topography, contamination, access)

- Access route through the commons is unsuitable for additional traffic

Potential impacts (heritage, landscape, transport)

- Amenity use impact on nearby designated sites such as Rodborough Common
- Impact on Cotswolds AONB and its setting
- Increased traffic generation and impact on the commons
- Loss of greenfield site

Opportunities

- Opportunity for enhanced bus timetabling to connect Minchinhampton to Stroud and Cirencester



Council's response

Comments received and further assessment work has identified landscape and visual concerns regarding self build and custom build development at this location within the AONB directly adjacent to, and highly visible from, a well used road and entrance to Minchinhampton. At this stage, pending further review, it is considered that there are better locations within the settlement to accommodate development and better ways of addressing identified local needs.

PS05 East of Tobacconist Road

Physical constraints (flood risk, topography, contamination, access)

- Access route through the commons is unsuitable for additional traffic
- Access route between 2 residential properties could reveal ownership/access issues

Potential impacts (heritage, landscape, transport)

- Amenity use impact on nearby designated sites such as Rodborough Common
- Impact on Cotswolds AONB and its setting
- Increased traffic generation and impact on the commons
- Loss of greenfield site
- Adjacent to an Ancient Monument

Opportunities

- Opportunity for enhanced bus timetabling to connect Minchinhampton to Stroud and Cirencester

Council's response

The site is considered one of the best opportunities at Minchinhampton to meet identified local needs whilst minimising landscape impact. The scale of potential development has been reduced to reflect concerns regarding major development within the AONB. The need for strategic landscaping, to address proximity to an ancient monument and to minimise traffic impact is recognised and detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

The Stroud Valleys - Nailsworth

PS06 New Lawn, Nailsworth

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Loss of community facility and open space
- Increased traffic



Opportunities

- Improvements to local infrastructure and links from Forest Green to Nailsworth
- Delivery of improved green infrastructure

Council's response

Subject to the satisfactory relocation of Forest Green football club, the site is considered suitable for redevelopment to meet the needs of Nailsworth. The need for community and open space is recognised and referred to in the Draft Local Plan and detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS07 North of Nympsfield Road/Nortwood Junction

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Cumulative impact of this and development of New Lawn site
- Setting of Cotswolds AONB

Opportunities

- Combined with PS06 to deliver coordinated enhancement of Forest Green
- Provision of green infrastructure and public open space

Council's response

Together with the adjoining New Lawn site, the site offers the potential to meet identified local needs whilst minimising landscape impact. Additional landscape assessment work has identified ways of mitigating any adverse landscape impacts and detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS08 North of Avening Road

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- No comments received

Opportunities

- Remain as an employment site/garden centre

Council's response

The site was originally promoted as having potential for redevelopment for employment uses. However, the site has now been bought and subject to new investment and continues to operate as a Garden Centre. This is considered to be an effective use of this site and there is no evidence



of deliverability for wider employment uses. On this basis, the site has been removed as a potential site for redevelopment for employment uses.

The Stroud Valleys – North Woodchester

PS09 Rooksmoor Mill

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Impact upon Nailsworth Brook Local Wildlife Site

Opportunities

- Improve an untidy brownfield site

Council's response

The site has received planning permission and is now under construction for housing and employment uses. The site will support the role of North Woodchester within the development strategy for the Plan period.

The Stroud Valleys - Stroud

PS10 Railway land/ car parks, Cheapside

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Loss of town centre parking
- Impact on neighbouring heritage assets (station, goods shed, Hill paul)

Opportunities

- Brownfield development
- Canalside improvements
- Cycling and walking improvements linking to the station

Council's response

The opportunities for making beneficial use of brownfield land and for improving linkages between the canal corridor and the town centre are recognised. However, it will be important to ensure that any development does not undermine the current use of the site for town centre uses. Further work is required to ensure that the site is deliverable. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.



PS11 Merrywalks Arches, Merrywalks

Physical constraints (flood risk, topography, contamination, access)

- Within Flood Zone 3

Potential impacts (heritage, landscape, transport)

- No comments received

Opportunities

- Brownfield development

Council's response

The opportunities for making beneficial use of brownfield land for housing and environmental improvement are recognised. Any flood risk issues will need to be taken into account and further work is required to ensure that the site is deliverable. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS12 Police Station/Magistrates Court, Parliament Street

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Loss of town centre parking

Opportunities

- Brownfield development

Council's response

Proposals for redevelopment of this brownfield site for housing and open space uses are under active consideration. However, impacts upon the town centre, both in terms of uses and in terms of heritage sensitivities, will need to be taken into account. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS13 Central river/ canal corridor

Physical constraints (flood risk, topography, contamination, access)

- Located in Flood Zone 3

Potential impacts (heritage, landscape, transport)

- Impact on Key Wildlife Site and green meadow areas
- Impact on conservation area
- Loss of outdoor play space



Opportunities

- Opportunity for enhancement of the canal
- Brownfield development
- Good town centre access and close to strategic transport infrastructure
- Opportunities for sustainable transport, cycling and walking

Council's response

It is recognised that there are multiple constraints relating to the river and canal corridor within Stroud. However, there are also significant opportunities in terms of making more active and efficient use of land, regenerating historic assets and delivering housing and open spaces in a sustainable location. There is active support among some landowners for regeneration but further work is required on land assembly and constraints to ensure that opportunities are deliverable. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

The Stonehouse Cluster – Kings Stanley

PS14 Stanley Mills

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- No comments received

Opportunities

- No comments received

Council's response

The site has received planning permission and is now under construction for housing and employment uses. Challenges remain and further work is required to ensure that the site can be delivered in full. Subject to this, the site will support the role of Kings Stanley within the development strategy for the Plan period.

PS15 North of Kings Stanley Primary School

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Local wildlife sites and River Frome catchment
- Increased pressure on school capacity
- Additional traffic on unsafe roads for walkers, cyclists and horse riders
- Increased traffic in proximity to primary school



- Physical impact on the feel of the primary school

Opportunities

- Existing sustainable transport links to Stonehouse and Stroud

Council's response

Whilst initial assessment identified this site as having potential for a small residential development, it is recognised that the site has poor access and could result in conflict with the adjacent primary school. Unless these matters can be resolved, it is considered that the role of Kings Stanley within the development strategy is better addressed through the committed scheme at Stanley Mills, subject to its delivery being confirmed.

The Stonehouse Cluster – Leonard Stanley

PS16 South of Leonard Stanley Primary School

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Increased pressure on oversubscribed school
- Increased traffic on surrounding road network
- Loss of potential land for school expansion

Opportunities

- Sustainable location served by local services and facilities

Council's response

Further assessment work has identified that a small part of the site may be required in the future to ensure that the primary school can be expanded, if required. Subject to the satisfactory resolution of this issue with the County Council, the remaining part of the site is considered suitable for a slightly reduced housing scheme. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

The Stonehouse Cluster – Stonehouse

PS17 Magpies site, Oldends Lane

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- No comments received



Opportunities

- Brownfield development

Council's response

The Open Space, Green Infrastructure, Sport and Recreation Study has recommended that improvements to the Oldends Lane community and open space facilities should be progressed and this small development offers the opportunity to deliver these improvements. Wording has been added to ensure that any layout does not prejudice the future delivery of a pedestrian and cycle bridge across the railway. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS18 Land to rear of Regent Street

Physical constraints (flood risk, topography, contamination, access)

- Access and parking on Regent Street

Potential impacts (heritage, landscape, transport)

- No comments received

Opportunities

- No comments received

Council's response

The owners of this site have confirmed that the site is not available for development and, on this basis, the site has been removed as a potential allocation.

PS19 North/northwest Stonehouse

Physical constraints (flood risk, topography, contamination, access)

- The site is distant from the towns facilities
- It is not large enough to deliver infrastructure

Potential impacts (heritage, landscape, transport)

- Site will negatively impact on Hardwicke and surrounding country areas
- Increase in traffic on rural road B4008
- Harm to setting of the Cotswolds AONB
- Views from Stonehouse

Opportunities

- Sustainable transport links to Stonehouse. Stagholt Lane could become a pedestrian and cycle track



Council's response

Concerns regarding the impact of PS19b on the setting of the AONB are acknowledged and, on this basis, the site has been removed from the Draft Local Plan. Further landscape assessment work has confirmed that any visual impact of PS19a west of the railway could be softened and integrated by appropriate planting particularly along the northern and north-eastern boundary. The site offers the opportunity to develop a planned urban extension, linking through to Great Oldbury and the planned local centre there and the provision of an additional primary school. The site will be subject to transport modelling and detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS20 M5 Junction 13

Physical constraints (flood risk, topography, contamination, access)

- Partly in Flood Zone 3

Potential impacts (heritage, landscape, transport)

- Traffic impacts
- Encourage commuting
- Harm to conservation area
- Harm to landscape and biodiversity
- Disjointed from existing built up areas
- Loss of existing green space

Opportunities

- Vicinity to motorway provides good transport links

Council's response

The southern part of the site is partly within the floodplain and the Industrial Heritage Conservation Area and any development needs to fully recognise and respond to these constraints. However, there remains potential for a stadium, employment provision and community and open space uses across the wider site and for a new cut for the canal to facilitate reconnection with the wider canal network at Saul. The site will be subject to transport modelling and detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

Cam & Dursley – Cam

PS21 Land adjacent to Tiltdown House

Physical constraints (flood risk, topography, contamination, access)

- Concern around access on to Tiltdown

Potential impacts (heritage, landscape, transport)

- Adverse impact on heritage setting of Grade II Tiltdown House
- Loss of green space



Opportunities

- Provision of outdoor play space
- Links to Cam and Dursley Station
- Access to Dursley - Uley Greenway

Council's response

The primary constraints relating to this site are heritage impact on Tilsdown House and identifying a suitable and safe access to the site. The Draft Plan identifies the lower northern portion of the site as suitable for residential development, to protect the setting of the listed Tilsdown House. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS22 Coaley Junction

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Area already overdeveloped
- Loss of Greenfield affecting the rural approach to Cam
- Loss of an area with potential for train station improvements

Opportunities

- Near to transport links
- Away from AONB

Council's response

The site has now received planning permission and has been removed as a potential allocation from the Draft Local Plan.

PS23 Rear of 4-60 Draycott

Physical constraints (flood risk, topography, contamination, access)

- Medium sewerage risk (EA)

Potential impacts (heritage, landscape, transport)

- No comments received

Opportunities

- Retain existing businesses and accommodate small and growing businesses
- Infrastructure improvements



Council's response

The site is partly in active use, is in multiple ownership and is not being actively promoted. Consequently, the site is not considered deliverable and has been removed as a potential employment allocation in the Draft Local Plan.

PS24 West of Draycott

Physical constraints (flood risk, topography, contamination, access)

- Sewerage and surface water constraints

Potential impacts (heritage, landscape, transport)

- Impacts on Cams rural identity and risk of merging with Wisloe
- Strain upon network and services
- Loss of Greenfield site

Opportunities

- Good proximity to M5, A38 and Cam and Dursley Station
- Much needed outdoor play space provision

Council's response

The site has the potential to meet housing needs within a land parcel with less landscape sensitivity than other areas around Cam and provide good links to Cam centre and the railway station. The provision of a primary school and open space on-site adjacent to Jubilee Fields together with improved access to these facilities will benefit the local network and local services. Strategic landscaping along northern and western boundaries and a layout which keeps development below the skyline will be important to minimise local visual and amenity impacts and retain a sense of local identity. The site will be subject to transport modelling and detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS25 East of River Cam

Physical constraints (flood risk, topography, contamination, access)

- In the River Cam flood plain
- Access required from neighbouring allocated site

Potential impacts (heritage, landscape, transport)

- Landscape impact of development along River Cam

Opportunities

- Close to transport links
- Open space provision along the river
- Potential cycle route for Dursley to Uley Greenway



Council's response

The site has the potential to facilitate better access between Cam local centre and the allocated site North East Cam and complete the cycle link along the disused railway line. The constraints relating to landscape and local flood risk are acknowledged and reduce the potential from the area in the vicinity of the site. A modest "rounding off" of the existing allocation, linking to Cam local centre is considered appropriate. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

Cam & Dursley – Dursley

PS26 Land off Acacia Drive / Oak Drive, Kingshill

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- No comments received

Opportunities

- No comments received

Council's response

The site may have some potential for a limited development, but this is likely to be below the threshold for an allocated site. Any development will contribute to the supply from windfall development, for which an allowance is made in the Draft Local Plan.

PS27 1-25 Long Street

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- No comments received

Opportunities

- No comments received

Council's response

The site has potential to provide further town centre facilities and environmental improvements subject to the resolution of local servicing and parking provision and ensuring any development is in keeping with the Conservation Area.



PS28 The Old Dairy / Land off Prospect Place

Physical constraints (flood risk, topography, contamination, access)

- Narrow access via May Lane

Potential impacts (heritage, landscape, transport)

- No comments received

Opportunities

- No comments received

Council's response

The site is being actively considered for partial redevelopment to provide for some housing, open space and town centre uses. The narrow access via May Lane is acknowledged and any scheme will need to take into account this constraint as well as the local character of this area adjoining the Conservation Area and listed buildings.

PS29 North of Ganzell Lane

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Increased traffic in an area already subject to congestion
- Impact on the setting of the Cotswolds AONB
- Loss of useable agricultural land
- Loss of open fields for amenity use (walking)

Opportunities

- Public open space/play space provision

Council's response

Further landscape assessment has identified that it may be possible to carefully site new development to avoid significant impacts upon the setting of the AONB. However, concerns remain that development may be apparent from some locations within the AONB and on balance it is not considered that the provision of 80 new homes would be of sufficient positive benefit to outweigh the potential harm from development close to the edge of the AONB, particularly as other locations at Cam away from the AONB are available to meet the needs of the local area and the District



The Gloucester Fringe – Hardwicke

PS30 Hunts Grove extension

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Increased pressure on road network capacity
- Increased pressure on infrastructure and services e.g. school, sewers
- Increased usage of canal towpath

Opportunities

- Good access for employment
- Improved transport links to Gloucester
- Improved flood risk management
- Walking and cycling links

Council's response

The site is allocated in the adopted Local Plan and provides the opportunity to complete the Hunts Grove development. Additional highway infrastructure including development of the main access from the A38 is due to commence shortly, which will provide additional highway capacity to the site. The development will also provide an additional primary school and open space. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS31 Quedgeley East

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Increased pressure on M5 motorway junction 12
- Loss of greenfield site

Opportunities

- No comments received

Council's response

The site has now received planning permission and has been removed as a potential allocation from the Draft Local Plan.



PS32 South of M5 / J12

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Increased congestion on local road network

Opportunities

- Sustainable location for strategic development

Council's response

The site has potential as an extension to employment provision at Quedgeley East, subject to strategic landscaping to the south east to protect the setting of Haresfield. Transport modelling is currently investigating capacity issues on the road network and any mitigation measures will feature in the final Local Plan. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

G1 South of Hardwicke

Physical constraints (flood risk, topography, contamination, access)

- No comments received

Potential impacts (heritage, landscape, transport)

- Insufficient infrastructure to support the development
- Impact on remaining rural character of area
- Impact on heritage character and setting of Hardwicke
- Increased traffic congestion in the area
- Contrary to Hardwicke NDP

Opportunities

- Sustainable location near to Gloucester
- Additional retail, open space and educational uses
- Improved transport infrastructure linking to Gloucester and Stroud

Council's response

Recent assessment work has highlighted the functional relationship of land within this location to Gloucester. A previous JCS Inspector commented on the site having potential to meet Gloucester's future needs. Compared with other locations on the Gloucester fringe, the site retains cultural heritage sensitivities associated with the historic settlement of Hardwicke and listed buildings within the area which may limit development potential. However, the site performs better in terms of landscape sensitivity compared to some other sites on the fringe. On balance, at this stage, land at Whaddon is preferable as a strategic location to contribute to meeting Gloucester's future needs due to the size of the site, the potential to accommodate a new secondary school and the lack of any functional links to tiered settlements within Stroud.



Further strategic development at Hardwicke would not be in conformity with the Local Plan development strategy to meet Stroud's needs as it is located at some distance from tier 1 settlements and would not constitute a new settlement. Whilst some development at tier 3a settlements is appropriate, the scale of development envisaged here would not be in keeping with Hardwicke's role within the settlement hierarchy. Further consideration will, however, be given to the justification to meet Gloucester's needs at this location in consultation with Gloucester City and other neighbouring authorities.

The Gloucester Fringe – Whaddon

G2 Land at Whaddon

Physical constraints (flood risk, topography, contamination, access)

- Within a floodplain

Potential impacts (heritage, landscape, transport)

- Coalescence with Gloucester leading to loss of identity
- Too many houses with little room for outdoor space and green infrastructure
- Increased pressure on local infrastructure and already congested road network
- Impact upon existing village/rural character
- Visual impact on views from Robinswood Hill and country park
- Increased pressure on M5 Junction 12
- Loss of green fields/ agricultural land
- Impact on Cotswolds AONB setting

Opportunities

- Sustainable location served by Gloucester
- Improved transport infrastructure linking to Gloucester and Stroud
- Improved flood risk benefits as part of development

Council's response

Recent assessment work has highlighted the functional relationship of land within this location to Gloucester. A previous JCS Inspector commented on the site having potential to meet Gloucester's future needs. Compared with other locations on the Gloucester fringe, the site performs relatively well, although the landscape is identified as having a medium-high sensitivity to housing. On balance, at this stage, land at Whaddon is preferable as a strategic location to contribute to meeting Gloucester's future needs due to the size of the site, the potential to accommodate a new secondary school and the lack of any functional links to tiered settlements within Stroud. The site will be subject to transport modelling and detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.



The Berkeley Cluster – Berkeley

PS33 Northwest of Berkeley

Physical constraints (flood risk, topography, contamination, access)

- Within floodplain

Potential impacts (heritage, landscape, transport)

- Impact of congestion on already poor road network
- Berkeley has already seen extensive development without investment in infrastructure
- Coalescence with proposed Sharpness development
- Loss of identity of Berkeley due to large scale housing development
- Lack of existing facilities
- Increased pressure on oversubscribed education facilities
- Loss of useable farmland
- Lack of local employment opportunities leading to increased car commuting

Opportunities

- New health facilities
- Proportionate extension to town aiding prosperity

Council's response

As a tier 2 settlement, Berkeley is an appropriate location for further development and the site performs well compared against alternatives. Detailed masterplanning can address the floodplain issue which is restricted to a part of the site identified as open space. Coalescence with Sharpness development will be avoided. Education issues will be investigated further. Subject to satisfactory resolution, detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

The Berkeley Cluster – Newtown & Sharpness

PS34 Sharpness Docks

Physical constraints (flood risk, topography, contamination, access)

- Access from Oldminster Road which already suffers from congestion

Potential impacts (heritage, landscape, transport)

- Industrial working dock not ideal for neighbouring residential development
- Impact on heritage
- Impact on local wildlife including along the canal and river.
- Lack of local employment

Opportunities

- Regeneration of the docks and surrounding landscape
- Brown field areas and not in or near an AONB.



- Easy access for commuters.
- Great opportunity to regenerate the area.
- There are good roads in the Sharpness and Berkeley area
- The site would benefit from proportionate development, landscaping and regeneration.
- Would help positively open up opportunities for tourism within the area

Council's response

The site is allocated in the adopted Local Plan and a planning application is currently being considered. If this is approved before the final Local Plan is approved, the site will be removed as an allocation and will contribute to the housing supply as an existing commitment.

PS35 Land at Focus School, Wanswell

Physical constraints (flood risk, topography, contamination, access)

- Concerns about narrow roads and on street parking

Potential impacts (heritage, landscape, transport)

- Lose opportunity for secondary school/playing field/ community uses
- Isolated location

Opportunities

- Brownfield development
- New education and health facilities

Council's response

The current education providers on site have stated their intentions to vacate the site. The buildings are in need of substantial repair or redevelopment. Redevelopment for housing would provide the opportunity to retain and enhance existing playing fields and open space as part of the overall strategy for future community provision at a Sharpness new settlement. Redevelopment for housing offers the potential to improve parking provision in the local area. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS36 South and east of Newtown and Sharpness

Physical constraints (flood risk, topography, contamination, access)

- Only 1 road into and out of the area

Potential impacts (heritage, landscape, transport)

- Lack of existing services to serve large development (schools, health service etc)
- Transport infrastructure is not suitable
- Lack of local employment leading to extra car journeys
- Loss of existing "village feel"
- Loss of open countryside and greenfield land
- Ecological impact on Severn Estuary SAC and SSSI sites



- Loss of agricultural land
- Coalescence of existing villages
- Disproportionate amount of development for the area and out of scale

Opportunities

- Some brownfield development and regeneration
- Provision of needed local facilities
- Potential for new rail and cycle links
- Opportunity for an exemplar development with new facilities and infrastructure

Council's response

Development of a new settlement at Sharpness provides the opportunity to address many of the issues identified in terms of lack of local facilities which piecemeal development could not provide. The new development will provide local centre facilities including retail and community provision as well as secondary and primary schools, new railway station, green infrastructure, nature reserve, etc which will be of benefit to existing local communities as well as those located within the new development. Loss of the existing village feel can be addressed through effective masterplanning to safeguard the character of existing villages and hamlets whilst providing new cycling and walking links to new facilities. Work is ongoing to ensure development can be accommodated without impacting negatively on the Severn Estuary and biodiversity assets. Providing good transport links will be critical to the success of the proposals and transport modelling is underway to ensure the strategic and local road network will be upgraded to provide for the new settlement. The site will be subject to transport modelling and detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

The Berkeley Cluster –Wisloe

PS37 Land at Wisloe

Physical constraints (flood risk, topography, contamination, access)

- The land is in a floodplain with high water table

Potential impacts (heritage, landscape, transport)

- Coalescence of existing villages
- Extra pressure on services and infrastructure of Cam and Dursley
- Pressure on surrounding road system
- Loss of agricultural land
- Vicinity to motorway would be unpleasant for residents
- Impact on the Severn Estuary SAC and the Wildlife Trust
- Impact on views from AONB
- Scale is too large for the area
- Lack of local employment leading to increased car journeys
- Too close to motorway creating an unpleasant place to live

Opportunities

- Good access and traffic links, Close to Cam and Dursley station



- Education, health and leisure provision for wider community
- New cycling and walking routes

Council's response

Wisloe is well located adjacent to the A38 and near to Cam & Dursley rail station to provide a relatively sustainable location for growth with wider facilities and services at nearby Cam and Dursley. Development of a new settlement at Wisloe provides the opportunity to transform the level of local facilities which piecemeal development could not provide. The new development will provide local centre facilities including retail and community provision as well as primary school(s), green infrastructure, etc. which will be of benefit to nearby existing local communities as well as those located within the new development. A number of technical studies have been undertaken to explore potential constraints which have identified that: the fields do not contain best and most versatile agricultural land; archaeological resources are unlikely to preclude development; the site is at low risk of flooding but the drainage strategy will seek to improve flood risk for downstream communities. Noise modelling and further ecological work is required which is likely to affect the design and payout of the site but would not prevent development. Coalescence of villages can be avoided through generous green infrastructure and strategic landscaping which is characteristic of a garden community. There are opportunities to provide new and better links for cyclists and pedestrians to the local network, to improve access to Cam & Dursley rail station and to facilities at Cam. The site will be subject to transport modelling and detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

Wotton Cluster – Kingswood

PS38 South of Wickwar Road

Physical constraints

- No comments received

Potential impacts

- Capacity of Kingswood Primary School
- Lack of local facilities and services to support development
- Impact on character of village

Opportunities

- Close to large employer (Renishaw)
- New walking and cycling links
- Play space provision

Council's response

The site provides the opportunity to allow for further modest growth at Kingswood whilst respecting the landscape sensitivity of the area to housing. The site is particularly well screened. The biggest constraint relates to the lack of capacity at the local school to accommodate further children within the village. A number of options are being considered and the site is considered



suitable subject to satisfactory resolution of this issue. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

PS39 South of Walk Mill Lane

Physical constraints

- No comments received

Potential impacts

- Capacity of Kingswood Primary School
- Lack of local facilities and services to support development
- Impact on character of village

Opportunities

- Close to large employer (Renishaw)
- New walking and cycling links
- Play space provision

Council's response

The site is located within a land parcel which has less landscape sensitivity to further housing than other sites to the north and west of the village. However, the site is open to the south-east and is being promoted for a level of development in excess of a level considered appropriate for the village given the position of the settlement within the hierarchy and in particular the lack of capacity at the local school to accommodate further children within the village.

The Wotton Cluster – Wotton-under-Edge

PS40 Katherine Lady Berkeley School

Physical constraints

- No comments received

Potential impacts

- Loss of open field
- Residential development would be isolated

Opportunities

- Convenient location for KLB school

Council's response

The site has been considered as a potential extension to Katherine Lady Berkeley School but to date there has been no confirmation from the landowner that the site could be released for such uses. Therefore, at this stage, there is no evidence that the site is deliverable and has been deleted as a potential allocation for school and community and open space uses.



The Cotswold Cluster – Painswick

PS41 Washwell Fields

Physical constraints (flood risk, topography, contamination, access)

- Narrow lane access

Potential impacts (heritage, landscape, transport)

- Loss of open space impacting character
- Heritage setting impact
- Site currently used by local wildlife
- Loss of grazing land
- Visual impact on surrounding countryside

Opportunities

- Infill plot
- Sustainable location with local transport links and walking distance to local facilities
- Potential provision of affordable homes

Council's response

Further landscape assessment work has confirmed that the site is appropriate for development subject to retaining a minimum 50 metre gap between the development and the Washwell Farm complex and subject to other mitigation measures including tree and hedge planting along the northern boundary. Initial heritage assessment identified that development would be unlikely to affect the setting of Washwell House to the extent that it would harm its character significantly and has little relationship with the Gyde House conservation area. The provision of a satisfactory access remains a matter to be resolved. Detailed policy wording will be developed taking into account local views for the final Local Plan in 2020.

Alternative sites

As part of the 2018 Emerging Strategy consultation the Council asked whether people would like to promote alternative sites for consideration. The table below lists suggested sites that have previously been assessed through the SALA process. A list of suggested new sites, not previously assessed, can be viewed on the SALA page of the Council's website.

Settlement	Suggested alternatives
The Stroud Valleys	
Amberley	No alternative sites suggested
Brimscombe & Thrupp	BRI007, BRI009
Chalford	CHA001
Horsley	No alternative sites suggested
Manor Village	MAN001
Minchinhampton	MIN007
Nailsworth	NAI003, NAI004, NAI007, NAI010



North Woodchester	STR043
Stroud	STR021, STR023, STR024, STR031, STR035, STR041, STR043, STR047, STR049
Whiteshill & Ruscombe	No alternative sites suggested
The Stonehouse Cluster	
Eastington (Alkerton)	EAs001, EAS002, EAS003, EAS004, EAS005, EAS008, EAS011, EAS013, EAS014, EAS015
Kings Stanley	KST002
Leonard Stanley	LEO001, LEO004, LEO005
Stonehouse	STO06, STO015, STO017
Cam & Dursley	
Cam	CAM003, CAM010, CAM011, CAM015, CAM016, CAM023, CAM024
Coaley	COA001
Dursley	DUR009
Uley	No alternative sites suggested
The Gloucester Fringe	
Hardwicke	HAR005, HAR006, HAR007, HAR008, HAR009, HAR012, HAR013, G1 (to meet Stroud's needs)
Upton St Leonards	UPT002, UPT003, UPT004, UPT006, UPT007, UPT012
The Berkeley Cluster	
Berkeley	BER005, BER008, BER011, BER012, BER013
Newtown & Sharpness	No alternative sites suggested
Slimbridge	No alternative sites suggested
Wisloe	CAM0015, CAM016
Severn Cluster	
Frampton on Severn	FRA002
Whitminster	WHI001, WHI005, WHI007, WHI008
The Wotton Cluster	
Kingswood	KIN001, KIN007, KIN008
North Nibley	NIB001
Wotton-under-Edge	WUE001
The Cotswold Cluster	
Bisley	No alternative sites suggested
Oakridge Lynch	No alternative sites suggested
Painswick	PAI007, PAI008, PAI012

Council's response

The principle of development at the above settlements has been assessed as part of the generation and selection of strategy options. In addition, all sites have been subject to initial assessment through the Council's Strategic Assessment of Land Availability (SALA) process. The results of this work have informed the preferred development strategy and the list of sites for allocation. Sites that are not considered suitable or available for allocation are set out in the SALA reports and the Sustainability Appraisal of alternative sites with reasons for not taking these sites forward.





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