



# STROUD DISTRICT COUNCIL

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

Tel: (01453) 754 351/754 321

[www.stroud.gov.uk](http://www.stroud.gov.uk)

Email: [democratic.services@stroud.gov.uk](mailto:democratic.services@stroud.gov.uk)

7 October 2020

## ENVIRONMENT COMMITTEE

An extraordinary remote meeting of the Environment Committee will be held on **THURSDAY 15 OCTOBER 2020** at **7.00pm.**

Kathy O'Leary  
Chief Executive

*This is a remote meeting in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.*

### **Venue**

*This meeting will be conducted using Zoom and a separate invitation with the link to access the meeting will be sent to Members, relevant officers and members of the public who have submitted a question.*

### **Public Access**

*Members of the public, who have not submitted a question, are invited to access the meeting streamed live via Stroud District Council's [YouTube channel](#).*

### **Recording of Proceedings**

*A recording of the meeting will be published onto the Council's website ([www.stroud.gov.uk](http://www.stroud.gov.uk)). The whole of the meeting will be recorded except where there are confidential or exempt items, which may need to be considered in the absence of 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 **TEMPORARY CHANGES TO THE COUNCIL'S STATEMENT OF COMMUNITY INVOLVEMENT**  
To approve temporary changes to the Council's Statement of Community Involvement to comply with Covid-19 Government guidance.

**4      LOCAL PLAN REVIEW: ADDITIONAL HOUSING OPTIONS CONSULTATION  
AND REVISED TIMETABLE**

To approve an Additional Housing Options Paper for the purposes of undertaking public consultation and to approve revisions to the Local Plan Review timetable.

**Members of Environment Committee**

**Councillor Simon Pickering (Chair)**  
**Councillor George James (Vice-Chair)**  
Councillor Chris Brine  
Councillor Paul Denney  
Councillor Trevor Hall  
Councillor Nick Hurst

Councillor Haydn Jones  
Councillor Norman Kay  
Councillor Skeena Rathor  
Councillor Haydn Sutton  
Councillor Jessica Tomblin  
Councillor Tim Williams

**STROUD DISTRICT COUNCIL**  
**ENVIRONMENT COMMITTEE**

**AGENDA  
ITEM NO**

**15 OCTOBER 2020**

**3**

<b>Report Title</b>	<b>TEMPORARY CHANGES TO THE COUNCIL'S STATEMENT OF COMMUNITY INVOLVEMENT</b>			
	To approve temporary changes to the Council's Statement of Community Involvement to comply with Covid-19 Government guidance.			
<b>Decision(s)</b>	<b>The Committee RESOLVES to approve temporary changes to the Statement of Community Involvement set out in Appendix A</b>			
<b>Consultation and Feedback</b>	A draft report has been subject to discussions at Planning Review Panel and the views incorporated into the final report.			
<b>Report Author</b>	Mark Russell, Head of Planning Strategy Email: <a href="mailto:mark.russell@stroud.gov.uk">mark.russell@stroud.gov.uk</a>			
<b>Options</b>	The proposed changes are intended to be temporary but some or all could be made permanent if Committee considers this appropriate.			
<b>Background Papers</b>	None			
<b>Appendices</b>	Appendix A – Amended Statement of Community Involvement			
<b>Implications (further details at the end of the report)</b>	Financial	Legal	Equality	Environmental
	No	Yes	Yes	No

## 1. INTRODUCTION / BACKGROUND

- 1.1 Section 18 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce a Statement of Community Involvement (SCI), which should explain how they will engage local communities and other interested parties in producing their Local Plan and determining planning applications. The SCI should be published on the local planning authority's website.
- 1.2 Stroud District Council approved its latest SCI at a meeting of Environment Committee on 28 March 2019 and published the document on its website.
- 1.3 On 13 May 2020, the Government published updated planning practice guidance which identified that local planning authorities would need to assess whether their SCIs are consistent with current guidance on social distancing to help combat the spread of coronavirus (Covid-19 pandemic). In addition, new legislation has now come into force for Local Plans which temporarily removes the requirement for physical deposit points, replacing this with requirements for documents to be available for inspection online only.

- 1.4** If policies in SCIs are considered inconsistent with Government requirements and guidance, for example, holding face-to-face community consultation events or providing physical documents for inspection, then the local planning authority should make temporary amendments to allow plan making to progress and promote effective community consultation by means which are reasonably practicable.

## **2. MAIN POINTS**

- 2.1** Although national guidance on responding to Covid-19 has changed since May 2020, the latest guidance remains to socially distance. Recently, new requirements have been put in place to restrict social gatherings to no more than six people and for people to work from home if they can. There is also the potential for further changes to Government policy and guidance at short notice, for example the introduction of local lockdowns or more restrictive national guidelines. In addition, many people remain cautious about venturing out and about. For all of these reasons, it is considered sensible to review the SCI to provide for robust practical and inclusive consultation events for the foreseeable future.
- 2.2** A review of the Council's SCI has therefore been undertaken to identify whether any of its contents may require temporary amendment to respond to the latest Government legislation and guidance on social distancing and potential future changes.
- 2.3** The most significant commitment which could either be impractical to implement in the event of a local lockdown or potentially could increase the risks of spreading Covid-19 would be the commitment to make available to view copies of consultation documents at specific locations, currently including town and parish council offices open to the public, public libraries and at Ebley Mill reception. This is now inconsistent with legislative changes to the Local Planning Regulations 2012 making the requirement for documents to be available for inspection online only until 31 December 2020. As a result these temporary legislative changes should be reflected in the Council's SCI.
- 2.4** Generally, the SCI is not prescriptive about the methods of consultation that the Council will carry out. It states that "we will use a variety of methods and techniques to reach the intended audience. We will tailor the methods to the specific stage of preparation" (SCI, para. 2.11). Examples are given of types of methods, but with no commitment that they will be undertaken in all circumstances. As a result, it is considered that it is unlikely that restrictions of movement due to Covid-19 will result in chosen consultation methods being explicitly contrary to the SCI.
- 2.5** Government guidance states that local planning authorities are strongly encouraged to use online engagement methods to their full potential, including virtual exhibitions, digital consultations, video conferencing, social media and providing documents for inspection on a public website. Although our SCI refers to exhibitions, public events, conferences, workshops and even face to face meetings, all of these methods can in practice be undertaken online rather than necessitating a physical presence. However, there is scope for minor amendments to the SCI to support the use of online engagement methods, such as use of social media.
- 2.6** Government guidance states that authorities should nevertheless take reasonable steps to ensure sections of the community that don't have internet access are involved, through for example engaging with representative groups and allowing individuals to nominate an advocate to share views on their behalf.

- 2.7** Our SCI does refer to using a variety of methods and techniques to engage and consult with hard to reach groups and using methods to engage with both individuals and registered interest groups. Depending upon the nature and scope of future consultations, it will be important to incorporate methods designed to capture the views of those without internet access and this could be made explicit within the amendments.

### **3. CONCLUSION**

- 3.1** A review of the Council's SCI has been undertaken to identify whether any of its contents may require temporary amendment to respond to the latest Government guidance on social distancing and potential future changes.

- 3.2** Wording is proposed to:

- Alert the reader to temporary changes reflecting the need to respond to the Covid-19 pandemic
- Remove the commitment for copies of documents to be made available at physical deposit points until 31 December 2020 or, if subsequently extended by Government, until these legislative changes are reversed
- Identify the need for methods to reflect social distancing guidance and best practice
- Provide positive support for online engagement methods whilst providing for those without internet access
- Highlight the commitment to review temporary changes if and when the Covid-19 pandemic has ended.

- 3.3** The proposed changes are highlighted in the amended SCI set out in Appendix A.

### **4. IMPLICATIONS**

#### **4.1 Financial Implications**

There are no significant financial implications arising from this report.

Lucy Clothier, Accountancy Manager

Email: [lucy.clothier@stroud.gov.uk](mailto:lucy.clothier@stroud.gov.uk)

#### **4.2 Legal Implications**

The legal implications are set out in the body of the report.

Martin Evans, Solicitor One Legal

Email: [martin.evans@stroud.gov.uk](mailto:martin.evans@stroud.gov.uk)

#### **4.3 Equality Implications**

An EqIA has been carried out and due regard will be given to any implications identified in it.

#### **4.4 Environmental Implications**

There are no significant implications within this category although it is likely that online consultation will have a lower overall impact than face to face consultation in terms of carbon emissions.

## **Stroud District Council Statement of Community Involvement**

**Adopted 28 March 2019**  
**Temporary changes due to the Covid-19 pandemic**  
**were adopted 15 October 2020 and will remain in place until reviewed, when**  
**the pandemic has ended**

### **1.0 Introduction**

- 1.1 This document sets out Stroud District Council's strategy for community involvement in the planning process. It sets out the ways in which we will **inform, engage and consult** people when we are formulating planning policies and considering planning applications and how we will give feed back to the community on the results.
- 1.2 The Council has also signed up to the following documents that cover how we will consult with the voluntary/community sector, Parish and Town Councils and service personnel and their families:
  - The Gloucestershire Compact
  - "Working Together" – Parish and Town Council Protocol
  - Gloucestershire Armed Forces Community Covenant

### **2.0 Preparing the Local Plan and other policy documents**

- 2.1 Local authorities are required to produce a local plan which sets out the planning policies for their area. They may also produce supplementary planning documents (SPDs) such as development briefs or design statements, or adopt those produced by other bodies such as parish councils, which add further detail to policies or sites. Documents produced by other bodies will need to be subject to consultation which complies with this SCI before they can be adopted as SPD.
- 2.2 The Council maintains a timetable for producing the Local Plan and SPDs known as the Local Development Scheme (LDS). We will publicise this on our website and keep it up to date so that local communities can keep track of plan making activity and know when they can get involved.
- 2.3 We will publish monitoring reports at least annually on our website on how policies within the Local Plan are being delivered and on progress with plan preparation as set out in the LDS.
- 2.4 Neighbourhood plans are produced by parish and town councils who are responsible for engaging and consulting with local communities, other consultation bodies and consultees. The District Council encourages parish and town councils to consult widely with local residents, local businesses and other interested parties through the initial engagement process. The District Council has a role to consult during the latter formal stages and will do so in

accordance with the relevant regulations. We will publish information on progress with neighbourhood plans on an annual basis.

*Who will we inform, engage and consult?*

- 2.5 The Local Plan Regulations set out who must be consulted at key stages of plan production. These are known as specific consultation bodies. The current list includes:
- The Coal Authority
  - The Environment Agency
  - Historic England
  - Marine Management Organisation
  - Natural England
  - Network Rail
  - Highways England
  - Relevant authority within or adjoining area (county, local , parish)
  - Electronic communications operator or owner
  - National Health Service
  - Electricity and Gas operators
  - Water and sewerage undertakers
  - Homes England
- 2.6 We will consult a wide range of general consultation bodies as appropriate and necessary. These bodies fall into several groups, as follows:
- Voluntary bodies
  - Community groups
  - Religious groups
  - Business groups (e.g. GFirst LEP)
  - Environmental groups (e.g. Cotswolds Conservation Board, CPRE)
  - Landowners & developers
  - The service sector (police, health, education, etc.)
- 2.7 Any group or individual showing an interest in the Local Plan or other policy documents and wanting to be included at any stage of the process will be added to the consultation database. We will manage and review this regularly to keep it as up-to-date as possible.
- 2.8 Town and Parish Councils, as the tier of government that is closest to local communities, have a central role to play in leading their communities and improving local quality of life. Town and Parish Council views are therefore an important consideration.
- 2.9 We recognise that many members of the community are hard to reach or engage with, whether due to working hours, commitments, personal circumstances or disabilities. We will try to modify traditional consultation methods where appropriate to engage with such groups and individuals and we will highlight in consultation reports how we have sought to capture their views. Some of these groups include:

- Older people
- Young people
- Minority ethnic people
- People who communicate in other languages and by different means
- Travellers
- People with disabilities (including people with mental illness, learning difficulties and visual or hearing impairment)
- Gay, lesbian, bisexual and transgender people
- The socially excluded (including those living in poverty and the homeless)

*How will we inform, engage and consult?*

2.10 All Local Plan or SPD public consultations will be for a minimum of 6 weeks:

- We will publish information and documents on the Council's website
- We will notify appropriate organisations and individuals of any consultation events electronically or where a person does not have an email address, letters will be sent to them.
- We will publicise consultations where necessary by methods such as leaflets, posters, displays and newspaper notices.
- ~~Copies of consultation documents will be available for the public to view at specified locations. Currently the list includes:~~
  - ~~Town and parish council offices that open to the public: Berkeley, Cainscross, Cam, Chalford, Dursley, Minchinhampton, Nailsworth, Painswick, Redborough, Stonehouse, Stroud, Upton St Leonards, Wotton-under-Edge~~
  - ~~Public libraries at Berkeley, Brockworth, Dursley, Nailsworth, Minchinhampton, Miserden, Quedgeley, Stonehouse, Stroud, Wotton-under-Edge~~
  - ~~Stroud District Council, Ebley Mill reception – there are computers for public internet access here as well~~

NOTE: The deletion of the above text relating to copies of documents at specific locations will remain as long as the Government's changes to local plan regulations under the Coronavirus Act 2020 remain in place.

2.11 There are many different ways to encourage local participation. In order to widen the involvement of the community, and especially in engaging and consulting with hard to engage or reach groups, we will use a variety of methods and techniques to reach the intended audience. During the Covid-19 pandemic all methods need to reflect Government legislation and guidance on social distancing and best practice. We will tailor the methods to the specific stage of preparation. Examples of this involvement menu are set out below:

- electronically via the Council's website
- ~~at specific exhibitions of planning proposals or attending public events~~
- by e-mailing/texting to registered interest groups and individuals
- by holding online conferences or workshops e.g. planning for real exercises
- by establishing online discussion or focus groups



- through online face to face meetings with groups or individuals as required.

2.11a Online engagement methods are positively supported, including use of the Council's website, online questionnaires, online meetings and social media. However, we will take reasonable steps to ensure sections of the community that don't have internet access are involved and their views are captured.

2.12 Following the close of public consultations we will:

- publish comments received as soon as possible
- explain how these comments have been taken into account
- set out the next steps

*When will we inform, engage and consult?*

2.13 The following diagram outlines the process for the preparation of the Local Plan and for SPDs. There are various stages when an individual or organisation may be informed of the process, be engaged in the development of a document or be consulted on the draft of a document.

Local Plan stage	Preparation				Publication and submission	Examination	Modification	Adoption
	Survey	Issues and options	Preferred options	Draft plan				
Activities	We will produce and publish data and studies about the area's needs and issues	We will identify and then carry out consultation on issues and options	We will assess options and carry out consultation on preferred options	We will produce a draft plan and carry out consultation	We will produce a final draft plan, carry out formal consultation and send to Inspector	We will respond to questions from the Inspector.	We will produce modifications to the plan and carry out formal consultation	We will consider the Inspector's report and adopt the final Local Plan
How you can be involved	<p>We will <b>inform</b> communities of progress with plan preparation by publishing an up to date Local Development Scheme and annual monitoring reports on the website together with evidence documents when they are completed in an accessible format</p> <p>We will <b>engage</b> with relevant specific and general consultation bodies during the preparation of background studies and survey data. We will <b>inform</b> communities through the publication of data and studies when finalised on the website</p> <p>We will <b>consult</b> with specific and general consultation bodies and with members of the public on the content of documents. We will <b>feedback</b> on how comments have been taken into account through the publication of consultation reports on the website</p>				We will <b>consult</b> formally on the draft document. All comments will be published and passed to the Inspector examining the plan	If you made comments at the publication stage you can ask the Inspector to appear at a hearing session to put your case in person	We will <b>consult</b> formally on modifications to the plan. All comments will be published and passed to the Inspector examining the plan	We will <b>inform</b> consultation bodies and the public of the publication of the Inspector's report and the final adopted Local Plan

SPD/LDS Stages	Preparation	Public consultation	Adoption
Activities	We will prepare and publish a draft document	We will produce a draft document and carry out public consultation	We will consider comments received, make changes to the document as necessary and adopt the final SPD
How you can be involved	We will <b>engage</b> with relevant specific and general consultation bodies during the preparation of the document	We will <b>consult</b> with specific and general consultation bodies and with members of the public on the content of the document. We will <b>feedback</b> on how comments have been taken into account through the publication of consultation reports on the website	We will <b>inform</b> consultation bodies and consultees who responded to consultation of the adoption of the document. We will publish the document on the website.

### 3.0 Community Involvement in the planning application process

- 3.1 Stroud District Council determines around 2,800 planning and other applications each year, ranging from householder extensions to major new residential, retail and office developments. Whilst the focus for community engagement in planning is at the plan making stage, as part of the process to determine these applications, it is important that the community and other stakeholders have the opportunity to get involved and have their say.
- 3.2 Planning legislation sets out the minimum requirements for publicising and consulting the community and stakeholders on planning applications. This section sets out the Council's interpretation of how we will meet those requirements through the development management process at pre-application, application and appeal stages.

#### *Pre-application advice*

- 3.3 The Council's provides a pre-application advice service that allows a developer, be it a householder wondering if their extension is likely to get planning permission to a volume house-builder wishing to explore the planning issues raised by their prospective development, without incurring the cost of submitting a formal planning application. Information on accessing pre-application advice, the service that will be provided and the costs involved is available on the Council's website.
- 3.4 The National Planning Policy Framework (NPPF) highlights the benefits of early consultation and engagement with the development management process: "The more issues that can be resolved at pre-application stage, the greater the benefits." The onus for undertaking public consultation at the pre-application stage lies with the Developer, not the Council.
- 3.5 For larger-scale or potentially controversial development proposals, the Council expects developers to engage with relevant stakeholders, the local community, Ward Members and Town and Parish Councils. For large sites allocated in the adopted Local Plan, the Council has agreed a Pre-Application Community Involvement Protocol (available on the Council's website), which sets out good practice for developers, town and parish council's and the District Council. For very large development proposals, pre-application consultation is required by the Planning Act 2008 and the Localism Act 2011.
- 3.6 With small-scale development proposals, there is usually no need for an applicant to undertake pre-application public consultation beyond speaking to nearby neighbours about plans.

#### *Planning applications*

- 3.7 Once a planning application has been received and validated by the Development Management team, there is a process of informing through publicity and consultation that is undertaken to ensure that stakeholders and the community have the opportunity to have their say on the development

proposed. For all planning applications, neighbour notification letters are sent to the occupiers of properties immediately adjoining the site and a site notice is displayed as close as possible to the proposed development site. With the growth of customer 'self-service' via the Council's website 'Public Access' system, the use of neighbour notification letters may cease in the future, but for the present time, they will remain part of the consultation process.

- 3.8 An email will be sent to the relevant Town or Parish Council clerk for the area where the development proposal is situated, making them aware of the application. Internal and external statutory consultees are also notified of relevant applications (for example Highways, Environmental Health or Conservation teams and the Environment Agency).
- 3.9 For some types of application (such as major applications; applications for works to listed buildings; applications for developments affecting the setting of a listed building or a conservation area), a notice will be placed in the local press.
- 3.10 Following all these notifications, there is a period of at least 21 days on all applications for any interested parties, including internal and external statutory consultees, to make comments. We continue to accept comments until the application is determined, so in many cases this will be longer than 21 days but for the efficient determination of applications we do ask that the 21 day notification period is adhered to wherever possible.
- 3.11 If significant changes or amendments are submitted while the application is being processed, an additional 10 days will be available to make comments. The same parties will be notified of these changes, plus anyone who has already commented on the proposals.
- 3.12 All planning applications can be viewed online through the Council's Public Access system. We encourage people to respond online through the Public Access as this allows us to process comments more efficiently. Alternatively, comments can be submitted by email or post. All comments must be made in writing and contain the name and address of the author. We cannot consider anonymous comments.
- 3.13 All comments received are public documents and will be made available to view online through the Public Access system. They cannot be kept confidential, although personal information (signatures, email addresses and phone numbers) is censored. The adopted officer Scheme of Delegation means that the majority of applications are determined under officer delegated powers, leaving Development Control Committee (DCC) to consider the more contentious applications. The Scheme of Delegation can be found within the Constitution on the website.

#### *Planning decisions*

- 3.14 For those applications that are determined at DCC, members of the public have the right to speak in favour of or against applications. Objectors and

supporters are given 3 minutes each (this time is shared if there is more than one speaker) and the town or parish council also have 3 minutes.

- 3.15 Once a decision is made, either at DCC or under officer delegated powers, the decision notice will be issued and a copy of it placed to view on the Council's website. Those members of the public who have signed up via Public Access for application alerts will be notified with an email to say that there has been a change in the application.

### *Appeals*

- 3.16 An appeal may be submitted to the Planning Inspectorate by an applicant when planning permission is refused or where it has been permitted with conditions which the applicant considers to be unreasonable. Appeals can also be lodged if the application has not been determined within the appropriate statutory time limit.
- 3.17 If an appeal is made, the Council will notify everyone who was notified about the original application, plus anyone who commented on the application. Any further comments made at this time should be sent directly to the Planning Inspectorate (not the Council) for its consideration.
- 3.18 For appeals that are decided through an informal hearing or public inquiry, interested parties are also given the opportunity to appear before the Inspector. The Planning Inspectorate will consider the evidence and decide whether the Council's decision was correct. For all types of appeals the Inspector's decision is binding on the Council, although it can be challenged on a point of law in the High Court.
- 3.19 When an appeal decision is received by the Council, we will publish the decision on our website.

## **4.0 How to make your comments**

- 4.1 To make a comment on the Local Plan or a supplementary planning document during a public consultation period:
1. the preferred method of response is via the online survey on the planning strategy pages of the Council's website [www.stroud.gov.uk](http://www.stroud.gov.uk)
  2. by email: [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk)
  3. write to: The Planning Strategy Team, Stroud District Council, Ebley Mill, Stroud, GL5 4UB
- 4.2 To make a comment on a planning application:
1. the preferred method of response is via the public access system (you will need to register on the website to do this) having viewed the application online on the Council's website [www.stroud.gov.uk](http://www.stroud.gov.uk)
  2. by email: [planning@stroud.gov.uk](mailto:planning@stroud.gov.uk)

3. write to: Planning, Stroud District Council, Ebley Mill, Stroud, GL5 4UB

## **5.0 Revising the Statement of Community Involvement**

- 5.1 Local planning authorities must review their Statements of Community Involvement every five years from adoption. In addition, we will review and update if necessary this document to reflect any national legislative changes or proposed changes to local practice.

**STROUD DISTRICT COUNCIL**  
**ENVIRONMENT COMMITTEE**

**AGENDA  
ITEM NO**

**15 OCTOBER 2020**

**4**

<b>Report Title</b>	<b>LOCAL PLAN REVIEW: ADDITIONAL HOUSING OPTIONS CONSULTATION AND REVISED TIMETABLE</b>			
	To approve an Additional Housing Options Paper for the purposes of undertaking public consultation and to approve revisions to the Local Plan Review timetable.			
<b>Decision(s)</b>	<b>The Committee RESOLVES to:</b>  <b>a. approve the Additional Housing Options Paper set out in Appendix A for the purposes of undertaking public consultation</b> <b>b. approve revisions to the Local Plan Review timetable as set out in this report and to make consequential changes to the timetable on the Council's website and in the approved Local Development Scheme.</b>			
<b>Consultation and Feedback</b>	Revisions to the Local Plan Review timetable and a draft Additional Housing Options Paper have been subject to discussions at Planning Review Panel.			
<b>Report Author</b>	Mark Russell, Head of Planning Strategy Email: <a href="mailto:mark.russell@stroud.gov.uk">mark.russell@stroud.gov.uk</a>			
<b>Options</b>	The Draft Local Plan could be finalised without undertaking further public consultation.			
<b>Background Papers</b>	None			
<b>Appendices</b>	Appendix A – Additional Housing Options Paper			
<b>Implications (further details at the end of the report)</b>	Financial	Legal	Equality	Environmental
	No	Yes	No	No

## 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** 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 and in October 2019 Committee approved a Draft Local Plan for further public consultation.

- 1.3** The Council's published timetable envisaged approval of the Draft Local Plan for pre-submission consultation during Autumn 2020. Unfortunately, the Covid-19 pandemic has resulted in delays to the work programme to the extent that this deadline can no longer be met and needs to be reviewed. In addition, officers consider there is a need for a further period of public consultation to address the issues set out below.

## **2. ADDITIONAL HOUSING OPTIONS PAPER**

- 2.1** In August 2020, the Government published a consultation document which proposed changes to the way the Government calculates the minimum housing requirement for each local authority area in the country. This revised standard method has proposed increasing the requirement for Stroud District from the level set out in the Draft Local Plan of 638 homes per annum, to 786 homes per annum. If this new revised method is confirmed, the Draft Local Plan may have to identify further land within the District for housing. Current monitoring indicates that we may have to find land for an additional 1,050-2,400 homes between now and 2040.
- 2.2** In addition to the above, in the Emerging Strategy published in 2018, the Council identified that Government requirements would mean increased housing rates beyond living memory. The above figures will increase this challenge. 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, to ensure that the portfolio of sites in the Draft Local Plan guarantee housing at the delivery rates required. If we don't identify a reserve supply, an undersupply may trigger the need for an immediate plan review.
- 2.3** It is therefore recommended that a further eight weeks period of public consultation is carried out on the contents of an Additional Housing Options Paper to identify the best option for achieving an additional housing supply, if required.
- 2.4** There are two parts to the Additional Housing Options Paper set out in Appendix A. In the first part, four broad spatial options have been identified to address the above issues and the Paper asks for feedback to identify the most sustainable option:
- Option A - Additional housing within the boundaries of some of the sites already identified within the Draft Local Plan
  - Option B – Further housing sites at the smaller tier 2 towns and tier 3 larger villages in the District
  - Option C – A new growth point, potentially located along the main movement corridors within the District (A38, A419, A4135) where most future transport improvements will be located
  - Option D – Wider dispersal of new housing sites to include sites not just at tier 2 and 3 settlements but extending to small sites at tier 4 village.
- 2.5** In the second part, additional sites put forward by promoters in 2019/20 which may have future potential for housing are identified and views are requested on whether there are any physical constraints or potential impacts that would make them unsuitable for development.



- 2.6** The list includes a large site at Grove End Farm, Whitminster which is being promoted by a developer for up to 2,250 dwellings, 13 hectares of employment, local centre, primary school, community facilities and open space.
- 2.7** The Paper welcomes suggestions for alternative locations if a new growth point were to be considered as the most sustainable spatial option. One alternative location suggested is at Moreton Valance, where a number of sites have previously been promoted and assessed on an individual basis, but there may be potential for sites to be combined to develop up to 1,500 dwellings, employment land, local centre, primary school, community facilities and open space.
- 2.8** It is important to note that the Options Paper does not identify a preferred spatial option or a preferred site(s). The results of the consultation will help to inform the final contents of the Draft Local Plan to be considered by the Council in early 2021. However, the Options Paper and its contents are being assessed by the Council's independent Sustainability Appraisal consultants and the result of this assessment work will be published with the Options Paper for public consultation.

### **3. PUBLIC CONSULTATION**

- 3.1** The recommendation is that the Additional Housing Options Paper and supporting documents will be subject to public consultation for eight weeks commencing w/c 19 October 2020 and ending w/c 14 December 2020. Due to the continuing and evolving restrictions due to the Covid-19 pandemic, the public consultation will of necessity have to be conducted primarily online. The following activities are proposed during this time:
- Press release and newspaper advertisements
  - Emails to groups and individuals on Planning Strategy mailing list
  - Consultation paper and supporting documents on website
  - Online presentational material
  - Online questionnaire via website
  - Online meetings with parish and town councils, key stakeholders and other groups.
- 3.2** However, it is important that the Council takes reasonable steps to ensure sections of the community that don't have internet access are involved and officers are investigating ways of publicising the consultation through use of posters and mail shots and distributing documents to those identified by local parish councils as lacking internet access.

### **4. LOCAL PLAN REVIEW TIMETABLE**

- 4.1** Despite the delays to the work programme caused by the Covid-19 pandemic, good progress has continued to be made towards the preparation of the final Draft Local Plan. The results of the previous public consultation exercise have been analysed and are informing the final content of policies and sites. In addition, a number of studies and technical reports have been finalised to support the Plan.
- 4.2** The expectation is that the final Draft Local Plan will be available for the Council to consider and approve in early 2021. For the purposes of updating the timetable on the Council's website and in the Council's Local Development Scheme, the following milestones are now considered realistic and are recommended for approval:
- Publication of plan (Reg. 19 consultation) Spring 2021
  - Submission of plan Spring 2021

## **5. IMPLICATIONS**

### **5.1 Financial Implications**

There are no significant direct financial implications to this report as the decision is to approve the content for the purposes of public consultation. Future financial implications may arise after consultation if there is a delay in the progress of the Local Plan Review.

Lucy Clothier, Accountancy Manager  
Email: [lucy.clothier@stroud.gov.uk](mailto:lucy.clothier@stroud.gov.uk)

### **5.2 Legal Implications**

Regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012 requires that various bodies and stakeholders be notified by the Council that they are preparing a local plan and invite them to comment on what that plan should contain. There is nothing to legally prevent the Council from re-opening the Regulation 18 consultation to take account of new information if felt appropriate in the interests of good planning.

A Local Development Scheme (LDS) is required under S15 of the Planning and Compulsory Purchase Act 2004. The Council may revise the LDS at such time as it thinks appropriate. Any amendments to the adopted LDS must be made available to the public.

Martin Evans, Solicitor One Legal  
Email: [martin.evans@stroud.gov.uk](mailto:martin.evans@stroud.gov.uk)

### **5.3 Equality Implications**

There are not any specific changes to service delivery proposed within this decision.

### **5.4 Environmental Implications**

Whilst the final Draft Local Plan will include proposals for the spatial distribution of future growth and for conserving and enhancing environmental resources, the proposed Additional Housing Options Paper is for the purposes of public consultation only, and there are therefore no current implications within this category.



# Stroud District Local Plan Review

**Draft Plan | Additional housing options**

Public Consultation - October 2020

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

The Planning Strategy Team  
[local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk)

visit [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview)



Planning  
for our future

# Local Plan Review | Why an extra consultation?

## The Local Plan Review

The District Council is producing a new **Stroud District Local Plan**. When finalised, it will identify the housing, employment and community development that is required within Stroud District to meet needs over the next 20 years.

The Council started the process in 2017 and consulted on a **Draft Local Plan** in November 2019, which set out the council's preferred strategy and sites for distributing development within the District, alongside policies for shaping future development and protecting and conserving the natural and built environment. Since January 2020, the Council has been analysing the responses we received to the **Draft Local Plan** public consultation, developing further evidence to inform the Plan and considering the contents of the final Draft Plan.

Unfortunately, the Covid-19 pandemic has resulted in a delay to the current published timetable, and the longer term effects of the pandemic need further consideration. The

intention now is for the **final Draft Local Plan** to be approved in February 2021, with the final formal 6 weeks' public consultation commencing shortly afterwards, and the Plan **submitted** to Government for examination by May 2021.

## Focused consultation

Whilst work on the Local Plan continues, the Council would like to seek views on one particular issue which will help inform the final Plan. We are therefore launching an eight week public consultation on the contents of this document.

This consultation is intended to have a narrow focus on the **spatial** and **site options** set out in this document.

Whilst we encourage responses to this consultation, *please do not repeat comments that you may have made previously on other policies or sites which formed part of the **Draft Local Plan**, but which do not form part of this focussed consultation.* These previous comments will be

taken into consideration and a report of consultation will accompany the **final Draft Local Plan** when it is considered in 2021.

## Future housing requirements

In August 2020, the Government published a consultation document which proposed changes to the way the Government calculates the **minimum housing requirement** for each local authority area in the country. This revised standard method has proposed increasing the requirement for Stroud District from the level set out in the 2019 **Draft Local Plan** of 638 homes per annum, to 786 homes per annum. If this new revised method is confirmed, a revised **Draft Local Plan** may have to identify further land within the District for housing. Current monitoring indicates that we may have to find land for an additional 1,050 – 2,400 homes between now and 2040.

**Table 1**, over the page, shows how we have reached this figure.



<b>A</b>	Number of houses with permission minus undeliverable sites, as at 1 April 2020	4,595
<b>B</b>	Minimum requirement using Government revised standard method (786 homes per annum x 20 years)	15,720
<b>C</b>	<b>Minimum residual housing requirement to 2040 (= B - A)</b>	<b>11,125</b>
<b>D</b>	Allocated sites in Draft Local Plan (2019)	8,725
<b>E</b>	Small sites (windfall) allowance (75 homes per annum x 20 years)	1,350
<b>F</b>	<b>Total housing supply in Draft Local Plan (= D + E)</b>	<b>10,075</b>
	<b>Potential shortfall in planned housing supply (minimum = C – F)</b>	<b>1,050-2,400</b>

▲ Table 1 ... calculating Stroud District's residual housing requirement up to 2040

Furthermore, if the Council decides to remove or reduce the numbers at any of the proposed site allocations that were set out in the 2019 **Draft Local Plan**, further land to replace this supply will also be required, as the Government requires the Council to meet the nationally determined minimum housing levels.

## A reserve housing supply

In addition to the above, in the **Emerging Strategy** we published in 2018, we identified that Government requirements would mean the delivery of housing at a rate well beyond anything seen in Stroud District's living memory. The figures shown in **Table 1** will increase this challenge. 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, to ensure that the portfolio of sites in the Local Plan guarantees housing at the delivery rates required. If we don't identify a reserve supply, an undersupply may result in speculative planning applications for housing development elsewhere and would trigger the need for an immediate plan review.

## Spatial options

We would therefore like your views on where additional housing land could be found, if it proves necessary for us to identify it in the Local Plan; and whether and where a reserve housing

supply should be identified, in the event that we need it in the future. We invite comments on four possible options that we have identified, plus suggestions for any further alternative options.

### What do we want to know?

The purpose of this extra consultation is to understand: -

- ▶ *What is the best strategy for identifying where to accommodate additional housing, if necessary?*
- ▶ *Whether and where a reserve housing supply should be identified, in the event that we need it in the future*
- ▶ *Are there issues or constraints associated with some specific sites, which our assessments suggest may have future potential, depending upon which strategy option we go for?*
- ▶ *Are there any other sites that may have future potential?*

# How can I get involved?

Due to the risks associated with the ongoing Covid-19 pandemic, this consultation will be carried out primarily online.



Visit our webpage:

[www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview)

You will be able to find the following:

- ✓ This consultation paper
- ✓ An online questionnaire (for making your response)
- ✓ Background documents
- ✓ Audio visual presentation

We will also be publicising the consultation via social media, newspapers and local posters

In addition, we will be holding the following events:

- An online event with town and parish councils
- We will be happy to attend online parish council meetings in those locations where the new sites are being consulted upon.

## Don't have internet access?



We have a limited number of printed copies of this document, available to anyone who is genuinely unable to access this consultation online. If you know someone who does not have access to the internet but who would like to comment, you may be able to help them complete an online questionnaire. Or use our **Local Plan hotline** or **email address** to provide us with contact details (address) so we can send them a hard copy of this document.



email us at: [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk)



phone 01453 754143  
(this is a dedicated hotline for contact details / document requests only)

We will be asking Town and Parish Councils to help us publicise this service locally. However, we regret that due to resources we will be unable to offer this service to those who can access the online material.

## How to make comments

We would be very grateful if you are able to submit your views to us via the **online questionnaire**, particularly given the logistics associated with current workplace restrictions. You can attach / upload documents via the questionnaire, if this helps you to provide your response online.



Alternatively, you can email us:  
[local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk)

Or send your response to:



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

**Please respond by the closing date of  
Wednesday 16<sup>th</sup> December 2020. (TBC)**





# 1. Additional housing options | Spatial options

We would like your views on where additional housing land could be found, if it proves necessary for us to identify it in the Local Plan, and whether and where a reserve housing supply should be identified, in the event that we need it in the future.

Four broad spatial options have been identified in consultation with our **Sustainability Appraisal** consultants. Depending upon the final housing numbers that may be required, they all have the potential to meet some or all of the additional requirements. We would like your views on which of these would be the most sustainable option. You may also wish to suggest a combination of these options, or you can suggest an alternative option if it is not set out here.

## Option A – Intensify...

Additional housing within the boundaries of sites already identified within the **Draft Local Plan**. Some of the sites may have potential to increase densities whilst delivering well designed places

## Option B – Towns and villages...

Look for further housing sites at the smaller towns and larger villages in the District, thereby distributing a greater proportion of the housing required to **Tier 2** and **Tier 3** settlements.

## Option C – Additional growth point...

A new growth point, potentially located along one of the main movement corridors within the District (A38, A419, A4135), where most future transport improvements will be located.

## Option D – Wider dispersal...

Identify a range of additional housing sites, not just at **Tier 2** and **Tier 3** settlements, but extending to small sites at **Tier 4** villages.

### Settlement Hierarchy... ►

*Last year's **Draft Local Plan** consultation set out a proposed Settlement Hierarchy for the District's defined settlements.*

## Settlements...

### Tier 1 – Main settlements

Stroud, Cam and Dursley, Stonehouse

### Tier 2 – Local Service Centres

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

### 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

### Tier 3b – Settlements with Local Facilities

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

### Tier 4a – Accessible Settlements with Basic Facilities

“Old” Bussage, Cambridge, Eastcombe, Newport, Nympsfield, Selsley, South Woodchester

### Tier 4b – Settlements with Basic Facilities

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

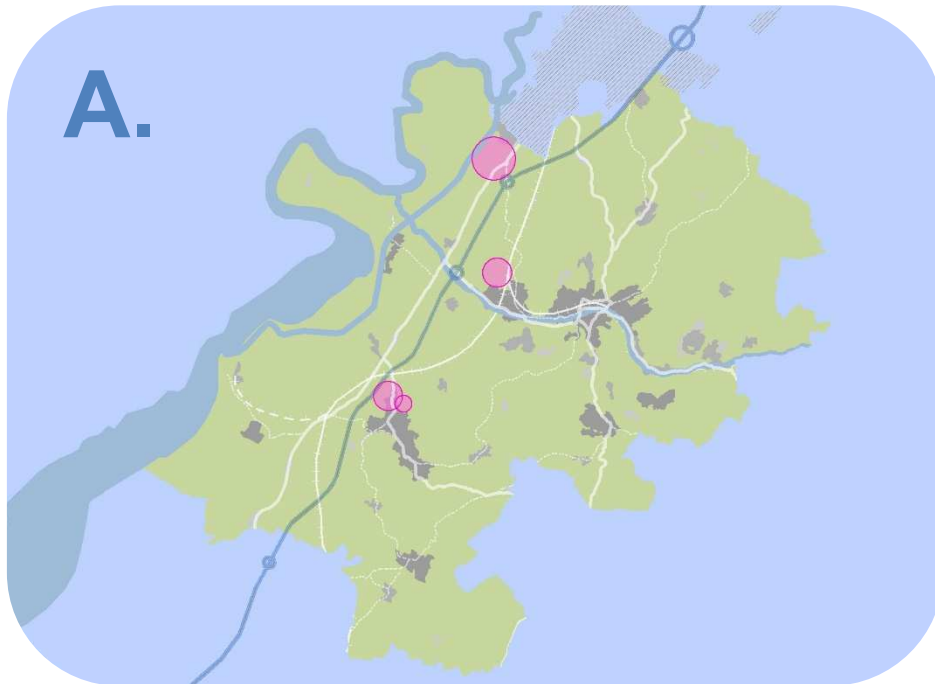




## Option A – Intensify?

Additional housing within the boundaries of the **strategic urban extension sites** already identified in the **Draft Local Plan**.

Some of the current urban extension sites in the **Draft Local Plan** have planned average densities of less than 30 dwellings per hectare. There may therefore be potential to increase densities in some locations whilst delivering well designed places reflecting the existing local character. We have considered whether there is any potential to extend existing allocated sites onto adjacent land, but there are limited opportunities to do this, to the extent that it may not be a reasonable alternative spatial option.



## Option B – Towns and villages?

Look for further housing sites at the smaller **Tier 2** towns and **Tier 3** larger villages in the District.

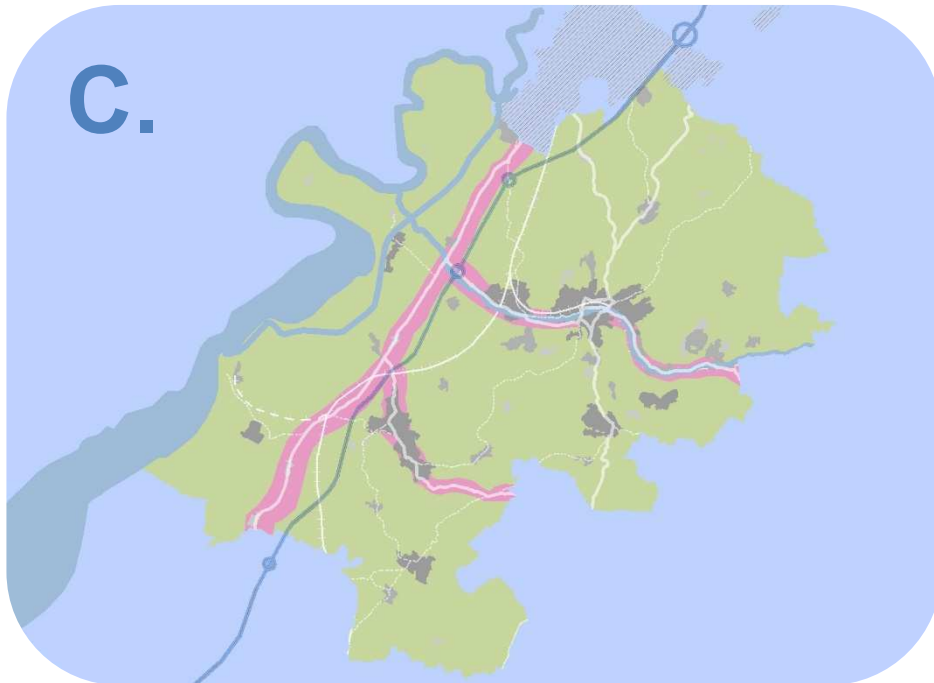
Whilst the **Draft Local Plan** does allocate some smaller housing sites at **Tier 2** and **Tier 3a** settlements, there were a number of sites considered at the previous **Issues and Options** stage that were not taken forward, which could be reconsidered, together with additional sites promoted at the **Draft Local Plan** stage. In addition, making allocations at **Tier 3b** settlements could be reconsidered. Any further sites promoted at this stage could be added to the mix. Combined, this would deliver a greater proportion of the housing required to **Tier 2** and **3** settlements, thereby increasing, albeit modestly, a dispersal focus.



## Option C – Additional growth point?

A **new growth point**, potentially located along one of the main movement corridors within the District (A38, A419, A4135) where most future transport improvements will be located.

This could be an entirely new settlement or a very large addition to an existing smaller settlement with a full range of land uses including employment as well as housing. We have re-examined all of the land assessed to date to identify potential locations. **Major movement corridors** (A38, A419, A4135) offer locations with good accessibility to the wider area – but much of the land within the A419 and A4135 corridors is either already built upon, is subject to environmental constraints or has already been assessed as potential urban extensions to our towns. However, there is more potential along the A38 corridor and this consultation identifies two particular locations which may have potential (see page 13, **PGP1** and **PGP2**)



## Option D – Wider dispersal?

Wider dispersal of new housing to include small sites at **Tier 4** villages, as well as identifying additional sites at **Tier 2** and **3** settlements.

To achieve a wider dispersal option, we would need to reconsider not only those additional sites that have already been assessed at **Tier 2** and **Tier 3** settlements, but to assess a number of other sites that have previously been put forward at smaller **Tier 4** settlements. These are sites that have not been assessed before now, as the current **Draft Local Plan** includes a strategy that does not promote wider dispersal to the district's smaller and/or more remote settlements. However, if this option were to be selected at this stage, these sites would need to be assessed and further consultation may be necessary.



## Questions...

### 1.1 Spatial Options | additional housing land:

#### Question 1

Which strategy option(s) would you support, if additional housing land is required?

- Q 1a** Option A – Intensify *yes/no? please explain your reasons*  
**Q 1b** Option B – Towns and villages *yes/no? please explain your reasons*  
**Q 1c** Option C – Additional growth point *yes/no? please explain your reasons*  
**Q 1d** Option D – Wider dispersal *yes/no? please explain your reasons*

**Q 1e** Option E – Would you support a hybrid / combination option? (see **Q2**)

**Q 1f** Option F – Can you suggest another strategy / spatial option for the identification of additional housing land? *Please describe it*

#### Question 2

If you answered yes to **Q1e** above, please explain which of the spatial options (A-D) you would like to see combined in a hybrid strategy, and why?

### 1.2 Spatial Options | a reserve housing supply:

#### Question 3

Do you support the approach of identifying a reserve site or sites, if housing development on the sites that will be allocated in the Local Plan should fail to come forward as envisaged?

- ▶ Yes
- ▶ No – you should start an immediate review of the Local Plan instead
- ▶ No – other option (please specify)

#### Question 4

Which strategy option(s) would you support, if a reserve site (or sites) is required?

**Note:** Option A – Intensify cannot be used as a means of identifying an additional reserve site.

- Q 4b** Option B – Towns and villages *yes/no? please explain your reasons*  
**Q 4c** Option C – Additional growth point *yes/no? please explain your reasons*  
**Q 4d** Option D – Wider dispersal *yes/no? please explain your reasons*

**Q 4e** Option E – Would you support a hybrid / combination option? (see **Q5**)

**Q 4f** Option F – Can you suggest another strategy / spatial option for the identification of a reserve site / sites? *Please describe it*

#### Question 5

If you answered yes to **Q4e** above, please explain which of the spatial options (B-D) you would like to see combined in a hybrid strategy, and why?

#### Question 6

*If a site in the Local Plan does not come forward for development as expected, then a reserve site(s) may be required. However, the “trigger” for allowing reserve site(s) to receive planning permission needs to be clearly set out in the Plan to avoid doubt or uncertainty. There could be a variety of triggers / reasons for bringing a reserve site into play.*

What should trigger a reserve site (or sites) coming forward?

- ▶ A delay in an allocated Local Plan site receiving planning permission? *yes/no*
- ▶ Failure to deliver housing at the build rates set out in the Local Plan? *yes/no*
- ▶ Another trigger (please specify)

*Please explain your reasons.*



## 2. Additional housing options | Potential sites

Once we have selected the best spatial option, we will then need to identify specific sites that meet that approach.

A number of potential sites were identified during the **Issues and Options** consultation stage in 2017. *We do not intend to consult again on these sites*, as we received public feedback on them previously.

### Sites at Tier 4 settlements

Throughout the course of the **Local Plan Review**, a number of small sites at **Tier 4** settlements have been suggested to us. Formerly, these sites have not been assessed, as the current **Draft Local Plan**'s overarching development strategy does not support wider housing dispersal to small and rural settlements. However, if **Spatial Option D** ("Wider dispersal") were to be selected at this stage, those sites would need to be assessed and further consultation may be necessary.

### 2.1 New housing sites ►

New sites have been put forward by promoters during the public consultation on the **Draft Local Plan** in 2019/20.

The Council has made an initial assessment through the **Strategic Assessment of Land Availability (SALA)** of all sites and the following new sites have been identified as having future potential, depending upon which spatial option is chosen.

We would like your views on these sites, irrespective of the final spatial options chosen, particularly whether there are any physical constraints (e.g. topography, flooding, access) or potential impacts (e.g. visual / landscape, heritage, ecology, traffic) that would make them unsuitable for development.

These five sites are mapped over the following four pages.

#### The Berkeley cluster

- **Hook Street Farm, Lynch Road, Berkeley** (site ref. BER016) *Potential for 45 dwellings*
- **Bevans Hill Farm, Lynch Road, Berkeley** (site ref. BER017) *Potential for 15 dwellings*

#### Gloucester's rural fringe

- **Land at Sellars Road, Hardwicke** (site ref. HAR017) *Potential for 15 dwellings*

#### The Stroud Valleys

- **Beeches Green Health Centre, Stroud** (site ref. STR065) *Potential for 20 dwellings, healthcare and extra care accommodation*

#### The Severn Vale

- **Land south of Hyde Lane, Whitminster** (site ref. WHI012) *Potential for 20 dwellings*

Where can I see the evidence ►  
behind the site assessments?

You can find links to our *Strategic Assessment of Land Availability (SALA)* and the technical studies that supported it on our *Local Plan Review* web page [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview)

[thumbnail  
image of SALA  
front cover  
here]








## Berkeley

### **BER016** Hook Street Farm, Lynch Road:

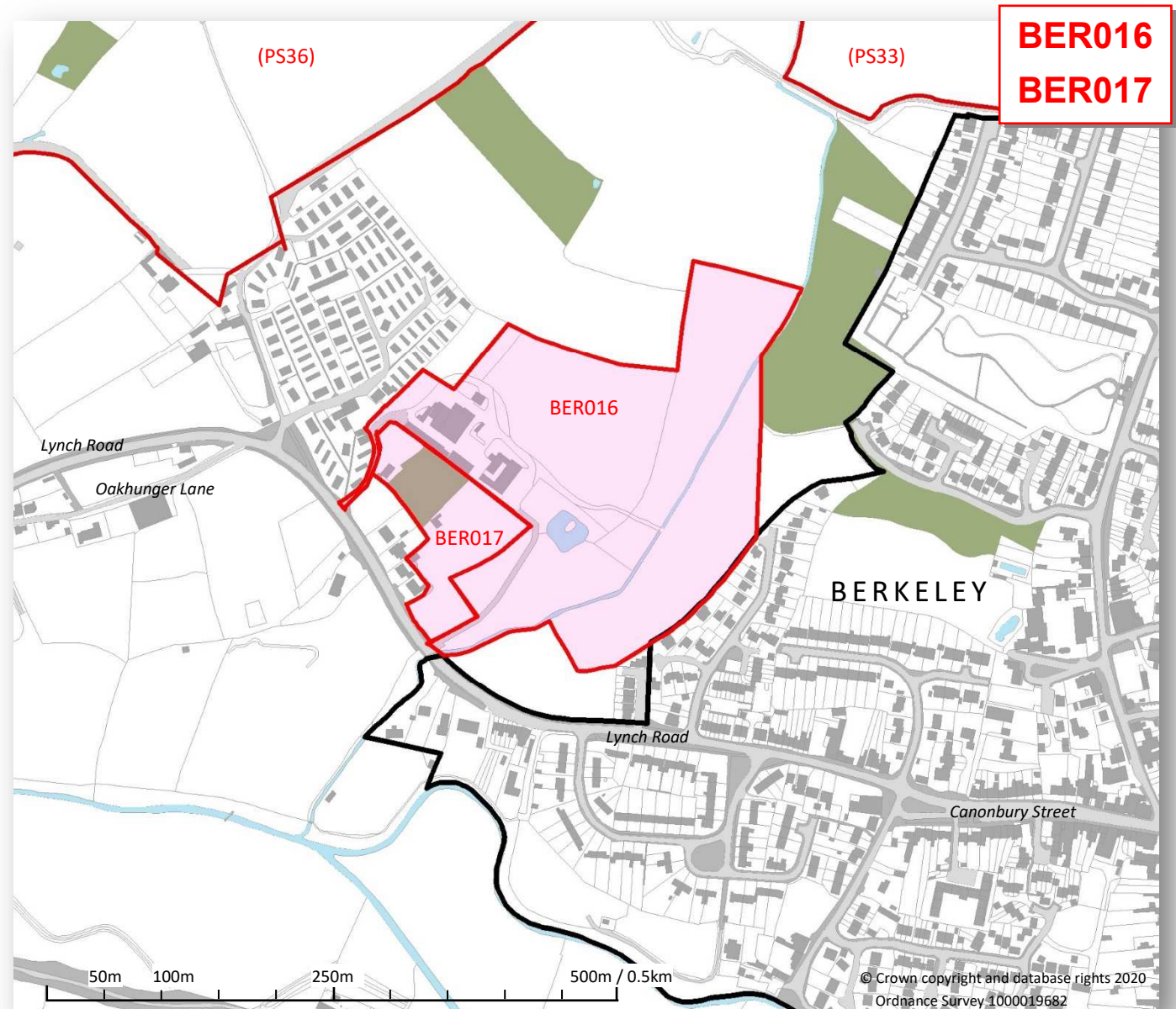
*Assessment suggests that there may be potential for 45 dwellings here.*

### **BER017** Bevans Hill Farm, Lynch Road:

*Assessment suggests that there may be potential for 15 dwellings here.*

-  New potential sites
-  Proposed site allocations in the Draft Local Plan (2019). These nearby sites have already been subject to public consultation.
-  The Berkeley Settlement Development Limit (SDL)





## The Berkeley cluster | Potential sites



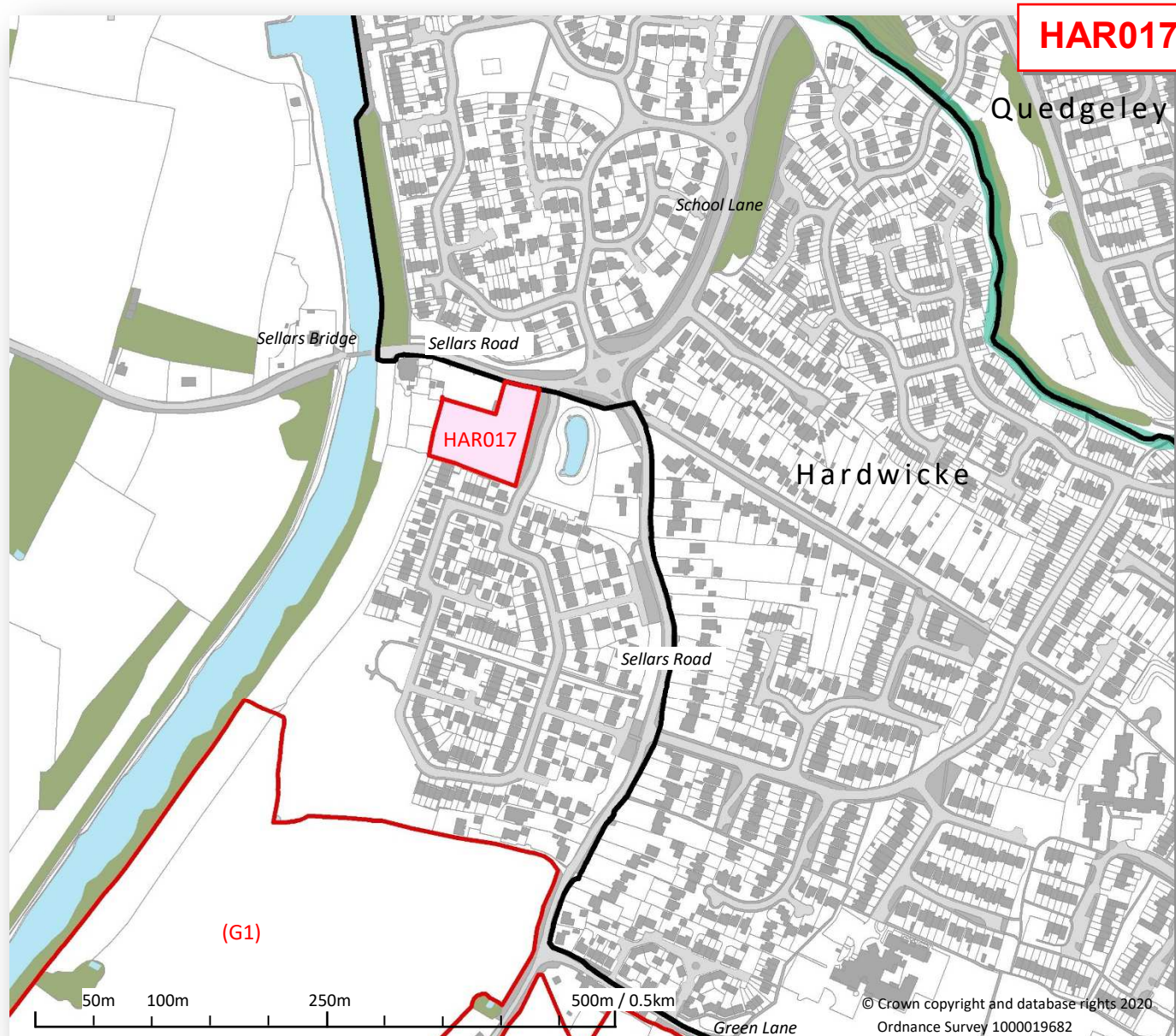
## Hardwicke

### HAR017 Land at Sellars Road:

Assessment suggests that there may be potential for 15 dwellings here.

-  New potential site
-  Site G1 may have potential to contribute towards future housing needs and was included in the Draft Local Plan (2019); it has already been subject to public consultation.
-  The Hardwicke Settlement Development Limit (SDL)
-  Stroud District boundary with Gloucester

## Gloucester's rural fringe | Potential sites



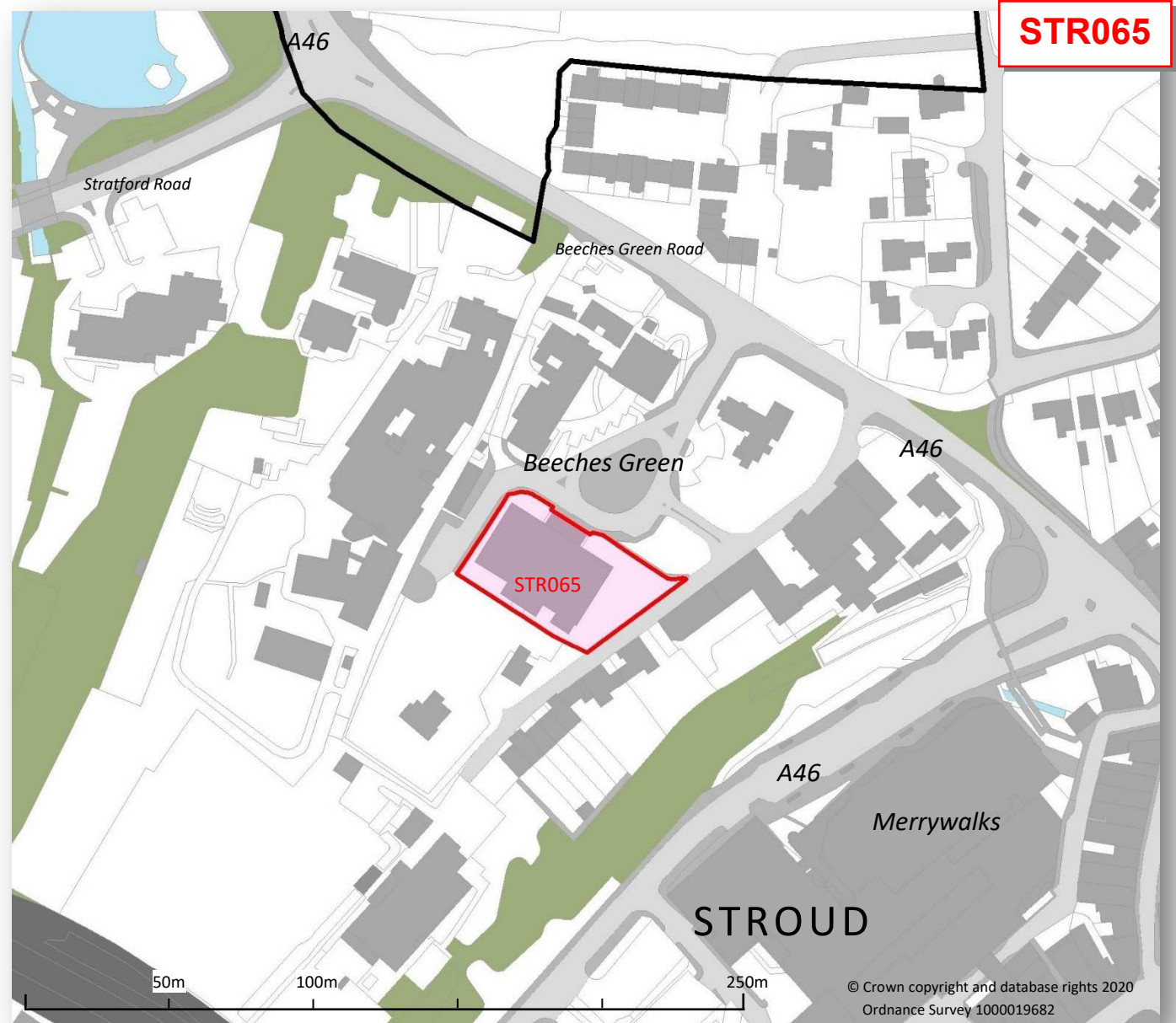


## Stroud

### STR065 Beeches Green Health Centre:

*Assessment suggests that there may be potential for 20 dwellings here, plus healthcare and extra care accommodation*



## The Stroud valleys | Potential sites



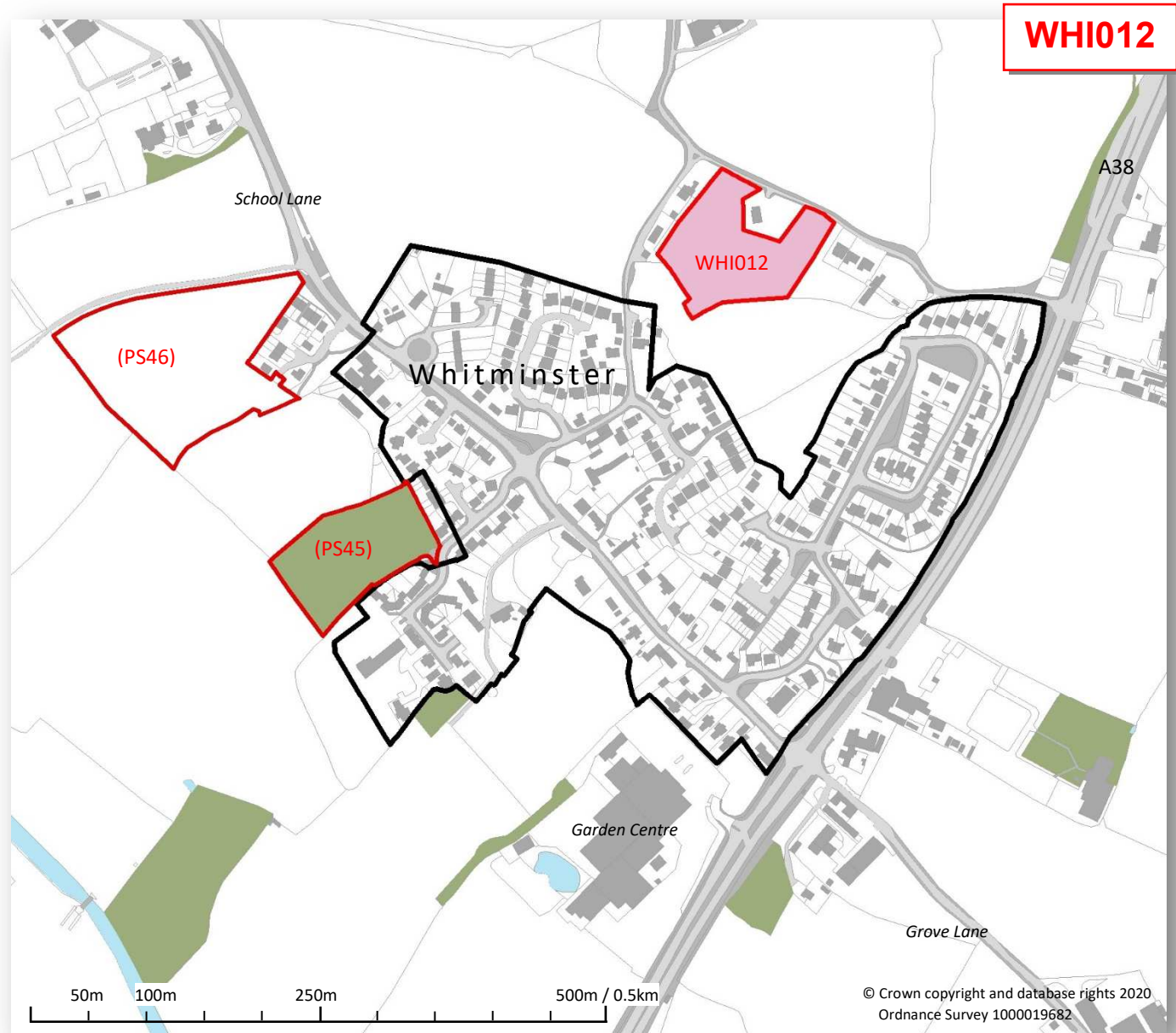
## Whitminster

### WHI012 Land south of Hyde Lane:

Assessment suggests that there may be potential for 20 dwellings here.

-  New potential site
-  Proposed site allocations in the Draft Local Plan (2019). These nearby sites have already been subject to public consultation.
-  The Whitminster Settlement Development Limit (SDL)

## The Severn Vale | Potential sites





## Questions...

### 2.1 New housing sites:

#### Question 7

Do you support or object to the development of the sites identified?

- 7a **BER016** Hook Street Farm, Berkeley
- 7b **BER017** Bevans Hill Farm, Berkeley
- 7c **HAR017** Land at Sellars Road, Hardwicke
- 7d **STR065** Beeches Green Health Centre
- 7e **WHI012** South of Hyde Lane, Whitminster

Please explain why you **support** or **object** to the development of each.

#### Question 8

Are there any other sites that you would like to be considered for future housing development?

- ▶ Yes, I would like to suggest a site

Please describe the location and/or identify it on a map (which can be uploaded via our online questionnaire) and explain your reasons. Although we are keen to identify any sites with future potential, the Council has limited scope to pursue sites that are not actively promoted to us by a landowner or developer.

- ▶ Yes, I am a landowner / agent / developer and I would like to submit a new site

If you would like to promote an alternative site that has not previously been considered as part of the Local Plan Review or Strategic Assessment of Land Availability (SALA), please fill in the **Site Submission Form** that can be found at [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview).

### 2.2 Potential growth points ▶

**Spatial Option C** involves the identification of a new “growth point”, potentially located along the main movement corridors within the District (A38, A419, A4135), where most future transport improvements will be located. A growth point could be an entirely new settlement or a very large addition to an existing smaller settlement, with a full range of land uses including employment as well as housing.

We have re-examined all of the land assessed to date and two broad locations have been identified within the A38 corridor, where sites have been promoted to us through previous rounds of public consultation. These are locations where there are very large sites and/or a collection of smaller individual sites which could be combined and developed cohesively.

### Other potential locations

We would welcome views on any other broad locations within the District, particularly along the main movement corridors (A38, A419, A4135), which may have potential as an additional growth point.

#### The Severn Vale

- **Land at Grove End Farm, Whitminster** (site ref. WHI014)  
*Potential for up to 2,250 dwellings, 13 hectares employment, local centre, primary school, community facilities and open space.*

#### The Severn Vale

##### Gloucester's rural fringe

- **Broad location at Moreton Valance / Hardwicke** (site ref. HAR006 – HAR009 and HAR015 – HAR016)  
*Potential for up to 1,500 dwellings, employment land, local centre, primary school, community facilities and open space.*

#### Where can I see the evidence ▶ behind the site assessments?

You can find links to our Strategic Assessment of Land Availability (SALA) and the technical studies that supported it on our Local Plan Review web page.

[www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview)

[thumbnail image of SALA front cover here]



## Whitminster

### WHI014 Land at Grove End Farm:

*Potential for up to 2,250 dwellings, 13 hectares employment, local centre, primary school, community facilities and open space.*

A large site has been promoted for a new growth point adjacent to Whitminster at Grove End Farm, at the junction of the A38 with the A419. The development could provide for a new local centre adjacent to the existing village. You can see promotional literature provided by the promoter on our Local Plan Review webpage [\[insert hyperlink\]](#).



New potential site



Proposed site allocations in the Draft Local Plan (2019). These nearby sites have already been subject to public consultation.

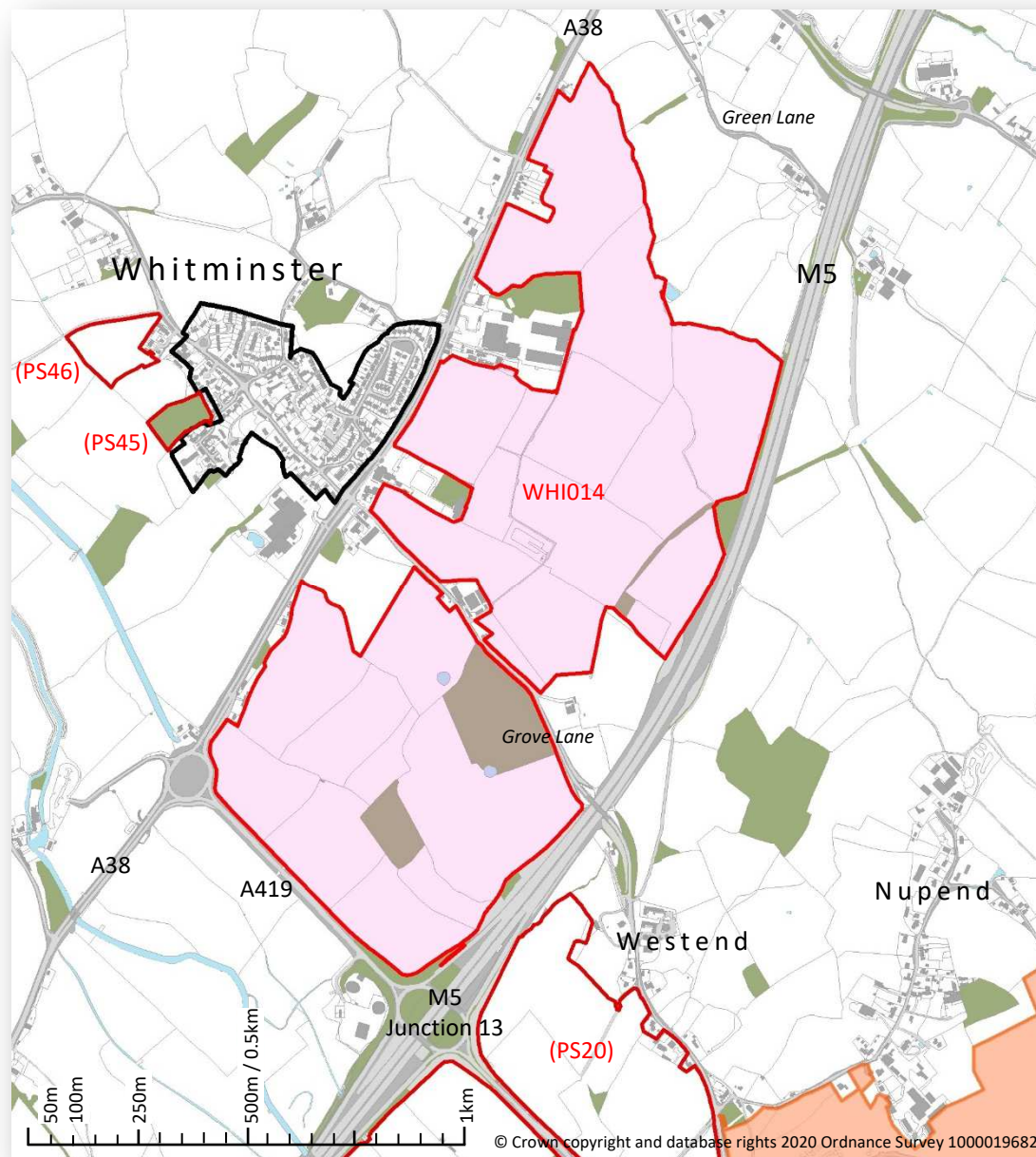


The Whitminster Settlement Development Limit (SDL)



Committed development: Great Oldbury (site allocation SA2 "West of Stonehouse" in the current Local Plan) is a major urban extension, currently being built out.

## Whitminster | Potential growth point



### PGP 1

◀ The WHI014 site, which is being promoted as a single growth point, incorporates a site that was previously submitted and assessed as part of the 2018 SALA: WHI007, the parcel of land to the southwest of Grove Lane.



## Moreton Valence

### Hardwicke

**HAR006-HAR009** and **HAR015-HAR016**

Broad location at Moreton Valence /  
Hardwicke:

*Potential for up to 1,500 dwellings,  
employment land, local centre, primary  
school, community facilities and open  
space*

Whilst a number of sites in the Moreton  
Valence / Hardwicke area have previously  
been assessed on an individual basis,  
there may be potential for some or all of  
the sites to be combined and for  
additional small sites to be found, in order  
to form a cohesive growth point in the  
north of the District.



New potential sites

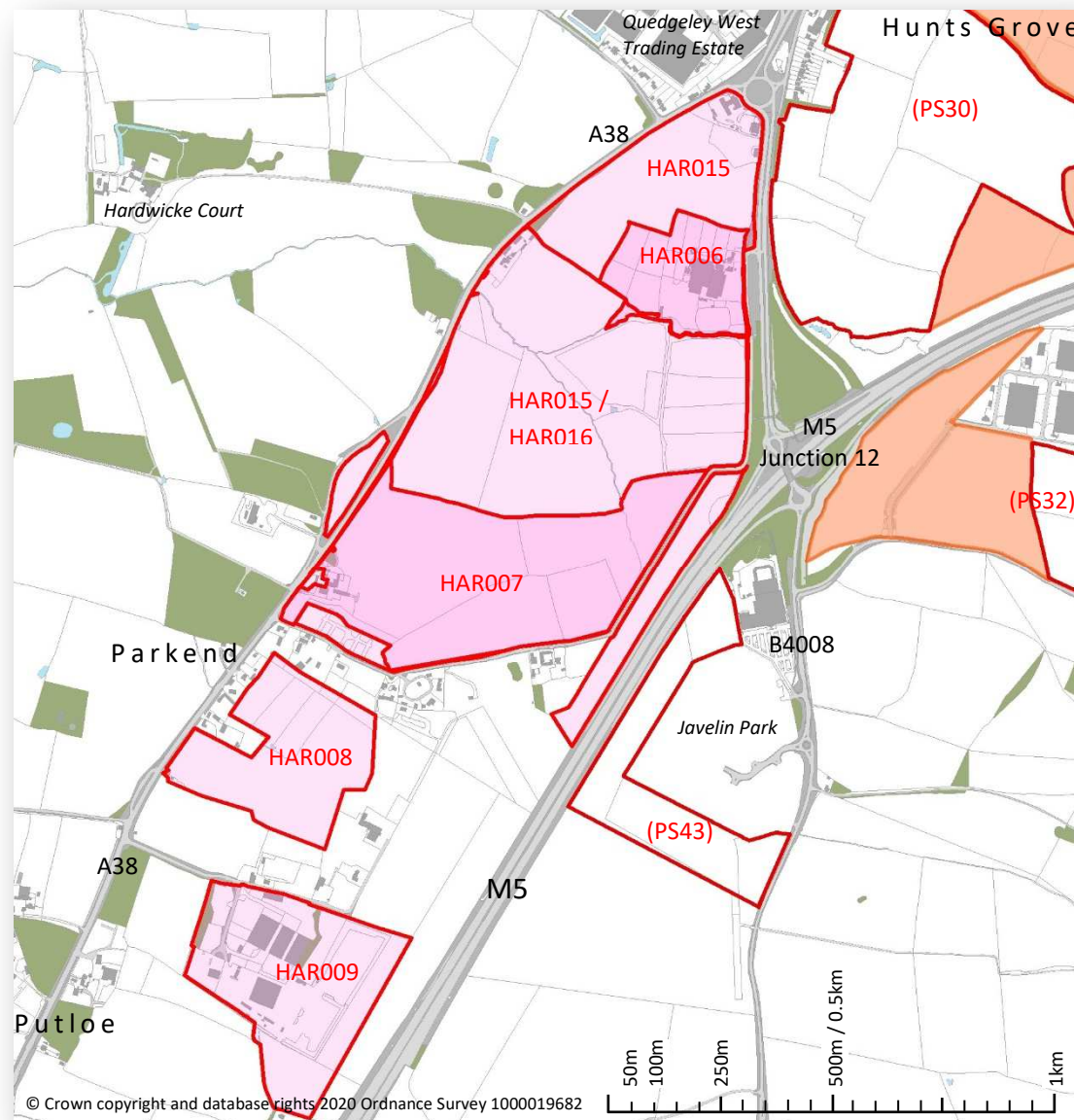


Proposed site allocations in the Draft Local Plan  
(2019). These nearby sites have already been subject  
to public consultation.



Committed development: south of the M5, Quedgeley  
East is an employment allocation (SA4a) in the current  
(2015) Local Plan; north of the M5, Hunts Grove (a  
new settlement, allocated in the 2005 Local Plan) is  
currently being built out.

# Moreton Valence | Hardwicke | Potential growth point



## PGP 2

◀ This potential growth  
point includes several  
separate and  
overlapping sites (n.b.  
the areas of overlap  
appear as slightly  
deeper pink).

Sites **HAR006, 007, 008**  
and **009** were assessed  
through the 2016  
SALA; Sites **HAR015**  
and **HAR016** were  
assessed in 2019.





### 2.2 Potential growth points:

#### Question 9

*Do you support or object to the development of the potential growth points identified, or any sites therein?*

- 9a PGP1** Land at Grove End Farm, Whitminster. Including SALA sites WHI007 and WHI014.
- 9b PGP2** Broad location at Moreton Valence / Hardwicke. Including SALA sites HAR015, HAR016, HAR006, HAR007, HAR008 and HAR009.

*Please explain why you support or object to the development of these broad locations. If your comments relate to a specific site within the broad growth point area, please reference the SALA site number(s).*

#### Question 10

*Are there any other sites that you would like to be considered as a future growth point?*

- *Yes, I would like to suggest a location that I think you should consider*
- Please describe the location and/or identify it on a map (which can be uploaded via our online questionnaire) and explain your reasons. Although we are keen to identify any sites with future potential, the Council has limited scope to pursue sites that are not actively promoted to us by a landowner or developer.
- *Yes, I am a landowner / agent / developer and I would like to submit a new site*

If you would like to promote an alternative site that has not previously been considered as part of the Local Plan Review or Strategic Assessment of Land Availability (SALA), please fill in the **Site Submission Form** that can be found at [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview).

## 3. Additional housing options | Sustainability Appraisal (SA)

Our consultants have independently assessed the spatial options and the site options set out in this paper. You can see their report on our **Local Plan Review** webpage. [\[insert hyperlink\]](#)

If you have any views on the **Sustainability Appraisal** that has been published to accompany this consultation, we would like to hear from you.

[thumbnail image of SA front cover here]

- ◀ You can find links to our Sustainability Appraisal (SA) on our Local Plan Review web page.

[www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview)

### 3. Sustainability Appraisal (SA):

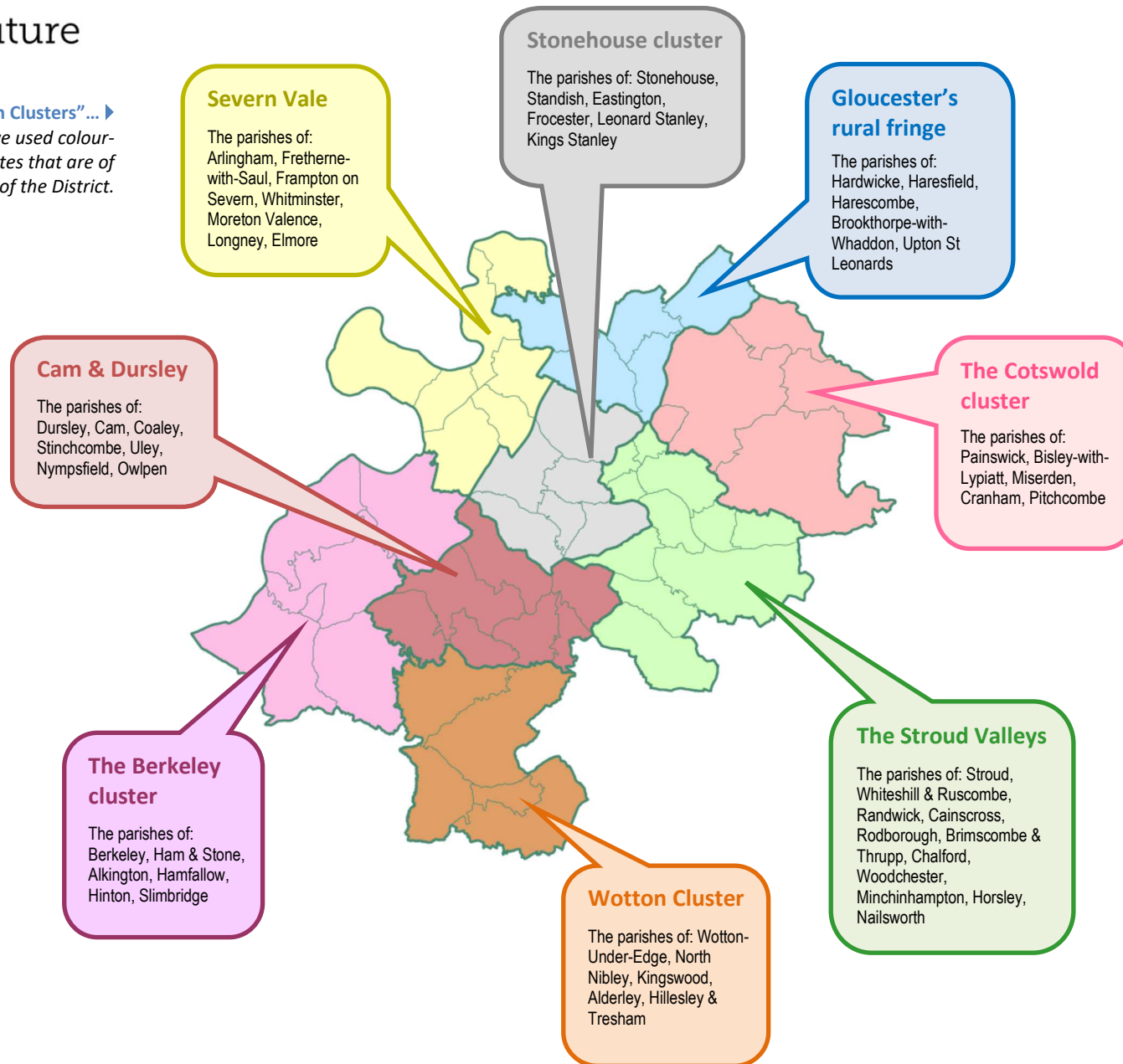
#### Question 11

*Do you have any comments to make about the Sustainability Appraisal that accompanies this consultation document?*



**"Parish Clusters" ... ▶**

*Throughout the Local Plan Review, we have used colour-coding to help flag up proposals and sites that are of particular relevance to distinct parts of the District.*



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

The Planning Strategy Team  
[local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk)

visit [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview)

