



Public Document Pack STROUD DISTRICT COUNCIL

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Monday, 12 April 2021

ENVIRONMENT COMMITTEE

A remote meeting of the Environment Committee will be held on **TUESDAY, 20 APRIL 2021** at **7.00 pm**

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). 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.

AGENDA

1. **APOLOGIES**
To receive apologies of absence.
2. **DECLARATION OF INTERESTS**
To receive declarations of interest.
3. **MINUTES (Pages 3 - 8)**
To approve the minutes of the meeting held on 4 February 2021

4. **PUBLIC QUESTION TIME (Pages 9 - 12)**

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 Thursday 15 April 2021**

Questions must be submitted to the Chief Executive, Democratic Services, Ebley Mill, Ebley Wharf, Stroud and can be sent by email to democratic.services@stroud.gov.uk

5. **TREE STRATEGY (Pages 13 - 40)**

To remind the Committee of the link to 2030 Strategy and Master plan in particular commitment NE11 to support the countrywide approach and advocate continued efforts for nature recovery through tree planting in collaboration with the Local Nature Partnership for an efficient and expert led approach to trees in Stroud District.

6. **RECYCLING - DEVELOPMENTS FOR THE FUTURE (Pages 41 - 48)**

To outline potential improvements, which would better insulate Stroud District Council from the fluctuations of markets in the sale of recyclates.

7. **PRE-SUBMISSION DISTRICT LOCAL PLAN (Pages 49 - 606)**

To approve a Draft Stroud District Local Plan (Draft Local Plan) for publication in accordance with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

8. **MEMBER/OFFICER REPORT (TO NOTE)**

- (a) Planning Review Panel_(Pages 607 - 608)
- (b) Stroud Regeneration Committee_(Pages 609 - 610)
- (c) Performance Monitoring_(Pages 611 - 614)

9. **MEMBER QUESTIONS**

See Agenda Item 4 for deadlines for submission.

Members of Environment Committee

Councillor Simon Pickering (Chair)

Councillor Paul Denney
Councillor Nick Hurst
Councillor Haydn Jones
Councillor Norman Kay
Councillor Steve Lydon

Councillor George James (Vice-Chair)

Councillor Skeena Rathor
Councillor Haydn Sutton
Councillor Jessica Tomblin
Councillor Chas Townley
Councillor Tim Williams



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ENVIRONMENT COMMITTEE

4 February 2021

7.00 pm – 8.07 pm

Remote Meeting

Minutes

3

Membership

Councillor Simon Pickering (Chair)

Councillor George James (Vice-Chair)

Councillor Chas Townley

Councillor Paul Denney

Councillor Trevor Hall

Councillor Nick Hurst

P = Present

A = Absent

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

Officers in Attendance

Strategic Director of Place

Head of Community Services

Community Services Manager

Senior Community Services Officer

Democratic Services & Elections Officer

Other Member(s) in Attendance

Councillor Ken Tucker and Councillor Jim Dewey

EC.037

APOLOGIES

Apologies for absence were received from Councillor Williams.

EC.038

DECLARATIONS OF INTEREST

There were none.

EC.039

MINUTES

Councillor Sutton asked for a correction to be applied to the final sentence of paragraph 4 of EC.030 to read as follows: "These aims would need to be managed effectively so as not to have a detrimental impact on the birdlife."

RESOLVED

That the Minutes of the meetings held on 3 December 2020 are approved.

In response to a question from Councillor Kay about the Public Rights of Way Officer due to be invited to the next meeting of the Committee, the Strategic Director of Place

clarified that this would be addressed as part of the Cycling and Walking Strategy item at the Environment Committee on 20 April 2021.

EC.040

PUBLIC QUESTION TIME

There were none.

EC.041

UPDATE TO WASTE POLICY

The Community Services Manager introduced the report which illustrated adaptations to the existing waste collection scheme policies approved in December 2015 and the entirety of the multi-service contract. The adapted supplementary waste policy was to be made fully accessible to the public on the Council's website with full transparency, in line with the approach of many other local authorities. This would afford members of the public direct online access to service expectations and enable self-service, with the aim of minimising the volume of questions currently being handled by the customer contact centre. The current information on the website is sound but the updated policy would go into greater detail and hopefully cover more queries at source.

Councillor Hurst highlighted the additional and replacement containers in section 10 and asked whether the fragility of the containers particularly in cold weather is considered within specifications and if the quality of the plastic was considered. The Community Services Manager confirmed that recycling boxes available on the market were fully researched and the supplier was recently changed to provide a more robust box. Complaints were received about the placement of the bins by crew members but the responsibility of the damaged bins did not lie with collection crews. The life cycle expected from the newly-procured boxes was six to seven years.

In response to a question from Councillor Townley about the availability of recycling box covers within the new policy, the Senior Community Services Officer explained that this was not referenced in the policy but that covers were being posted out upon request. This would be added to the updated policy prior to publication if the Motion was carried.

Councillor Townley further enquired about whether other elements of the service provided by UBICO for the Council could be reported on to the Housing and Environment Committees in future. The Chair highlighted the key areas of general street cleaning and cleaning for tenant services. The Community Services Manager explained that since the source of the majority of contacts was the waste collection service, that was the main focus of reporting at present. Producing reports on the wider range of services was not part of the current work plan but this could be factored in if required. Policies were in place for all services provided by UBICO and a link to these was detailed in the report. The Chair informed of a subsequent report since December 2015 which included changes such as reductions to the amount of cleaning in the Council's offices. The Community Services Manager confirmed that rationalisations had taken place with resultant changes and a link to these would be provided following the meeting.

Councillor Sutton commended the swift replacement of a split light grey bin. This had been replaced within a week to a more robust box in a darker grey colour without cost or hesitation. The Community Services Manager confirmed that a particular batch of bins had been identified as substandard. Due recompense had been received and grey wheelie bins of a much better quality were since being sourced from a new supplier.

Councillor Hall expressed thanks to the waste collection crews for their work. The Chair endorsed this gratitude on behalf of the Committee. Crews had worked in bubbles under particular risk and pressure at the current time and were doing an excellent job, handling a 20% increase in volumes of waste across the district including increased usage of dog bins and instances of fly-tipping and all during a particularly wet winter.

Councillor Jones suggested that the Committee send formal thanks in written form. The Chair confirmed this and added that a small bonus had been paid to staff in recognition of their extra work. Councillor Townley raised the importance of getting the Committee's thanks directly to frontline staff. It was confirmed that compliments were being received from members of the public, including on social media. These were recorded and circulated to crew members via a regular newsletter. It was agreed that the Chair would draft a letter undersigned by all Committee Members and the Community Services Manager would send this on to crew members individually.

The Chair moved the Motion which was seconded by Councillor Sutton. On being put to the vote, the Motion was carried unanimously.

RESOLVED

- a) To approve the supplementary Waste Policy for adoption, and**
- b) To delegate authority to the Community Services Manager to finalise any minor alterations to design and formatting.**

EC.042

UBICO CONTRACT EXTENSION

The Community Services Manager introduced the report and highlighted the skew in relation to KPI targets as a result of the pandemic, since residual waste volumes had increased by 20%. Recycling rates were expected to reach the usual 60% rate for the financial year, consistent with prior years. The aim was to work towards all categories in the KPI tracker to reach the green traffic light standard going forward.

Councillor Jones asked about the ongoing management of challenges regarding the depot site. The Chair highlighted that the location and size of the current depot were not optimal and the Community Services Manager informed Members that options were currently being explored.

Councillor Townley asked about contract length, timeframes for the renewal of the agreement and potential exit strategies. The Community Services Manager informed Members of the clause allowing the option of up to a five-year extension. Work was needed in the interim to prepare for this scenario since a new agreement would currently be required come the end of the five-year term. The Chair added that the current UBICO contract has more flexibility than previous contracts which had more fixed elements.

Councillor Hurst enquired whether UBICO were still happy with the terms of the agreement and how much flexibility was there in the financial aspects of the contract to allow for adjustment to waste volumes. The Community Services Manager informed that UBICO and the Section 151 Officer had undertaken a robust process. Additional resources to meet the demands of the pandemic had since been sought, for which Covid-19 financial reporting mechanisms had been used. Room for continued growth with additional rounds would need to be factored in going forward. For the financial year 2022/23 a capital provision for fleet vehicles had already been budgeted for.

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The Chair summed up that the working relationship with UBICO was now in excellent shape. The new scheme had been embraced by residents of Stroud District, with far more food waste and recycling collected, exceeding all expectations. The hard work of crew members, Council officers and the UBICO team in building a strong and successful partnership was acknowledged.

The Chair moved the Motion which was seconded by Councillor Denney. On being put to the vote, the Motion was carried unanimously.

RESOLVED

- a) **To approve the extension of the Ubico agreement for a further 5 years, taking the contractual period to 31st March 2027, and**
- b) **To delegate authority to the Head of Community Services in consultation with the Chair of Environment Committee to formally write to Ubico and undertake such other steps necessary to carry out this recommendation.**

EC.043

MEMBER REPORTS

a) Planning Review Panel

The report had been circulated to Committee Members. There were no questions. The Chair raised the possibility of the provisional special meeting on 9 March 2021 for the Local Plan. A further update on this would be given following the meeting.

EC.044

WORK PROGRAMME

The Strategic Director of Place informed of plans to invite representatives from the local Nature Partnership and Highways Authority to join discussion around the Gloucestershire Tree Strategy and the Cycling and Walking Plan items at the April meeting. It was also agreed that a Performance Monitoring meeting with the Strategic Director of Place, Councillor Sutton and Councillor Townley would be scheduled.

EC.045

MEMBERS' QUESTIONS

The Chair invited Councillor Jim Dewey to read out his question as follows:

I thank Cllr Pickering for answering some of my concerns about Ash Die Back in Stroud and across Gloucestershire I have seen Gloucester County Council are felling Ash trees along Frocester Hill and elsewhere and understand they are allocating a substantial sum to take down dangerous Ash trees and replanting with other trees. What steps are Stroud District Council taking to educate, inform and work with other private Landowners to identify any trees at risk and have them removed? One of the obstacles is the cost associated with their removal and the number of trees which are diseased. Do we know how many trees are affected? What enforcement measures could be considered to ensure any such trees identified are made safe? This was raised by the Tree Warden at Uley Parish Council Meeting in December 2020 and it seems a valid concern It could also fit in with our CN2030 Strategy by allowing other trees to be grown in their place which are more resilient and able to cope with the Changing Climate. There was also an instance of a car being driven in Uley some years ago on Crawley Hill B4066 which was hit by a falling tree and the occupant was killed so this is potentially a real problem.

The Chair read out the following response:

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2020/21

In regard to risk management the District Council advises landowners to zone their land into: High, medium, and low risk areas. High risk areas include trees adjacent to highways, and trees within falling distance of infrastructure, or areas of high foot fall. Medium levels of risk are associated with footpaths, and low frequency areas of land populated by the public. Low risk relates to trees in the middle of fields or on land that is not accessible to the public. I am not aware of any statistical data that relates to the number of infected trees within the District. The County Council can use section: 154 of The Highways Act 1980 to serve notice on landowners to fell trees adjacent to the highway. The District Council has powers under the Miscellaneous Provisions Act. The County Council have employed an Ash dieback officer to address this problem.

The meeting ended at 8.07pm.

Chair

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**Members of the Public's Questions to Environment Committee****Question from Dr David Thombs**

A Climate Emergency was declared by the Council in 2018, including a pledge to do everything within the Council's power to make Stroud District Carbon Neutral by 2030. In response to the Climate Emergency, new Stroud policies were proposed which support the pledge, this was agreed by members in 2019. The additional policies support the delivery of CN2030 through the Local Plan.

Please could you confirm how the draft Local Plan can proceed with PS37 (Wisloe) included, if those policies have not been assessed in line with the Stroud District Council's CN2030 commitment?

Reply

The CN 2030 Strategy commits the Council to do everything within its power to make Stroud District Carbon Neutral by 2030. However, the Council also needs to comply with all relevant legislation and national policy when developing the Local Plan, including the need to meet national minimum housing requirements. These requirements limit the Council's powers on certain planning matters. A significant deviation from these strict requirements would put the Plan at risk of being rejected by an Inspector at public examination.

Under the Planning and Compulsory Purchase Act 2004, sustainability appraisal (SA) is mandatory for local plans as is the requirement to conduct an environmental assessment in accordance with the Strategic Environmental Assessment (SEA) Directive. The Stroud Local Plan Review has integrated SA into the process since the start in 2017. The SA identifies climate change as a key sustainability issue for the District and includes within it objectives which assess how the Draft Local Plan is contributing to mitigate global warming and adapt to climate change. These objectives include those relating to biodiversity/geodiversity, air quality, water quality, flooding, efficient land use and climate change itself.

All policies and sites have been assessed against these objectives through the review process. Using this SA framework, PS37 (Wisloe) performs well and better than many of the other strategic sites set out in the Pre-Submission Draft Local Plan and better than the two strategic alternatives at Whitminster and Moreton Valance considered at the Additional Housing Options stage in 2020. The site particularly benefits from its location relative to sustainable transport opportunities, including proximity to Cam & Dursley railway station, existing and proposed active travel walking and cycling routes and access to services and facilities at neighbouring settlements. The policy for the site will also require improvements to all of these. As the biggest source of carbon emissions is from transport, Wisloe provides a significant opportunity to help meet the District's CN 2030 commitments by reducing the need to travel by private car.

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Members of the Public's Questions to Environment Committee

Question from Mr Andy Davis

PS37 (Wisloe) is proposed as a self-contained garden village site in the draft Local Plan.

Maintaining separate settlement identity is a planning policy requirement and more importantly, has been raised as a fundamental concern by local people and professionals through the consultation process.

Vague comments about green design and infrastructure are all that have been offered in response.

It is absolutely clear there will be coalescence with Slimbridge, Cambridge, Gossington & Cam. This professional view is supported by SDC's own Landscape Visual Impact Assessment.

In addition, the Promoters have not provided any evidence with respect to how infrastructure will be funded and provided to deliver a sustainable self-contained garden village with accessible sustainable transport systems.

Could you therefore confirm how this site proposal can form part of the local plan when these fundamental challenges have not been addressed?

Reply

The Draft Local Plan policy for Wisloe includes a specific policy requirement (criteria 8 within site allocation PS37) for structural landscaping buffers within the site to prevent physical and visual coalescence with neighbouring villages. Other significant features in the landscape here such as roads, rail, trees and watercourse will also contribute to the sense of a separate identity. The Council's landscape assessment work (contained within the Landscape Sensitivity Assessment (2016) and The Assessment of Strategic Development Opportunities in Parts of Gloucestershire (2020)) did not support the view that development south-east of the A38 would lead to coalescence between the villages. The Sustainability Appraisal of the Wisloe site identifies medium, not high, landscape impact based on this landscape sensitivity assessment work.

It is the role of the local planning authority to demonstrate at examination that the development of the sites included within the Local Plan will be deliverable and viable and will address infrastructure requirements. The Council has produced and will be submitting an Infrastructure Delivery Plan and Viability Assessment with the Local Plan to demonstrate that the Local Plan and the sites within it will provide the necessary infrastructure and are deliverable.

It is common practice for detailed matters of delivery to be dealt with once the principle of development has been established through a range of tools including masterplans, design codes and implementation plans.

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STROUD DISTRICT COUNCIL
ENVIRONMENT COMMITTEE

**AGENDA
ITEM NO**

12 APRIL 2021

5

Report Title	TREE STRATEGY			
Purpose of Report	To remind the committee of the link to 2030 Strategy and Master plan in particular commitment NE11 to support the countywide approach and advocates continued efforts for nature recovery through tree planting in collaboration with the Local Nature Partnership for an efficient and expert led approach to trees in Stroud District.			
Decision(s)	The Committee RESOLVES to: a) Endorse the Gloucestershire Tree Strategy as the basis for Stroud District delivery of greater tree cover, and b) Agree that a local action plan be developed and monitored in combination with 2030 Strategy governance processes.			
Consultation and Feedback	The 2030 Strategy including the NE 11 commitment was widely consulted with members and public.			
Report Author	Rachel Brain, 2030 Strategy Manager Email: Rachel.brain@stroud.gov.uk			
Options	The main alternative would be to allocate time and resource to producing a 'stand-alone' district tree strategy. This option is discounted in favour of action planning in line with a countywide approach as more expedient means of delivery. This is also in line with 2030 Strategy 'Key Priority for Natural Environment' which is about working in partnership to be more aligned to the fact 'Nature knows no boundaries'. Having no strategy or plan is also an option but this has been discounted as being in conflict with our commitment to 2030 Strategy and a carbon neutral district.			
Background Papers	N/A			
Appendices	Appendix A - Gloucestershire Local Nature Partnership Tree Strategy: https://www.gloucestershirenature.org.uk/glos-tree-strategy			
Implications (further details at the end of the report)	Financial	Legal	Equality	Environmental
	No	No	No	Yes

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1. INTRODUCTION / BACKGROUND

- 1.1 In addressing the climate and ecological emergency, decisions around enhancing and increasing tree coverage will need to be made in order that we can: mitigate emissions through offsetting; adapt to a changing climate through planting that gives shading; soil stability and reduced water run off; and enhance nature's recovery through provision of diverse and connected habitats within the district and beyond. Our recently adopted 2030 Strategy and Master Plan recognises this through a range of commitments but particularly those in the Natural Environment theme.
- 1.2 The issues linked with tree planting are complex and many, ranging from the practical such as the need to manage plantings for many years to ensure they thrive to the academic questions around tree species decisions; land use options and the various ecological benefits and consequences of tree based interventions. Tree planting is not always the best option for a site, for example: some species might find trees significant obstacles to their established routes to breeding or feeding grounds; carbon sequestration might be more quickly achieved by not disturbing the stored soil carbon and leaving the land in its current state, trees taking several years to reach their peak of effectiveness in carbon capture; tree planting changes lighting, moisture and transforms the habitat and so expert review is an important part of planning tree planting plans to ensure 'the right tree, in the right place, for the right reasons'.

2. MAIN POINTS

- 2.1 'The right tree, in the right place, for the right reasons' is the mantra behind the Local Nature Partnership's Tree Strategy and being a countywide body their strategy also advocates a 'nature knows no boundaries' approach to planning for nature recovery and a vision of: 'A thriving network of sustainably managed trees and woodlands covering at least 20% of the county, delivering resilience and connectivity for people, wildlife and the economy.'

The overview of the strategy and the role for the council will be presented on 20th April by Dr Gareth Parry of Gloucestershire Wildlife Trust who has been leading the LNP tree strategy work.

- 2.2 The LNP have also outlined a high level approach to action planning the strategy delivery across 5 areas and this can be seen to have strong allegiance to the approaches in motion at SDC which are already delivering plantings such as the 1,500 trees delivered as part of flood management; the 5 acres being planted at Salmon Springs and the plantings integrated to canal regeneration. Five action areas have been suggested by the LNP that are suggested as a basis for the Stroud District local action plan. The table looks at how we are aligned to this delivery method and considers potential next steps.

Tree Strategy Action Area	What is this about?	SDC Current Practice Example	Examples of Areas for SDC to explore
i) Influence	How we use Tree Strategy and the associated nature mapping work to influence policy and projects at district and local levels	Inclusion of planting in canal regeneration plans	In our work as encourager with landowners, AONB boards and Town and Parish Councils how do we best promote the strategy and encourage its inclusion to local plans and projects?

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ii) Invest	Putting tree strategy and nature recovery at the heart of funding and economic strategies for natural capital	Supporting bids such as Green Recovery Challenge Fund and Green Social Prescribing as well as supporting the LNP financially so that it can conduct its work in strategy development and nature mapping.	In our role as enabler and in line with a green economy and an emerging economic strategy that supports rural communities consider how we can make tree planting an attractive option and give our support to emerging biodiversity net gain projects.
iii) Identify	Finding sites for planting	Using our own estates as exemplar and working as an enabler and encourager with landowners we are identifying some opportunities such as the staff volunteer planting done with the environment agency and our Salmon Springs initiative.	In our work as encourager with landowners, AONB boards and Town and Parish Councils how can we encourage people to come forward with potential sites and how do we enable that planting and ongoing management?
iv) Improve	Supporting the spread of good practice	Working in partnership with training and volunteering organisations like Stroud Valley Project and organising events such as 'The Potential in Trees' information event last year are all examples of how we are improving practice around tree planting	How can we contribute to the documenting of planting in Stroud District? How can we engage with planting projects very early to support 'right tree, right place, right reason'? How can we learn from the expertise and knowledge of local communities and work in partnership with them to spread best practice and ensure long term maintenance and care across the district?
v) Interact	Stakeholder engagement	Consulting communities on our development and plans for green spaces	How can we be more focused in our stakeholder engagement to improve access to woodlands, strengthen local timber economies and support community woodland schemes?

2.3 The 2030 Strategy and its targeting process of overarching stretch goals fed by the 'SMART' targets of multiple projects and governed by structures that hold community, youth, member and officer voice offer an efficient route to evolving and delivering our localised action plan with officer experts, community governance, local stakeholders. 2030 Strategy performance and annual reporting also provides the monitoring mechanism to ensure progress.

3. CONCLUSION

3.1 If we are to play our part in delivering holistic nature recovery for the county then an approach directly linked to countywide strategy presents a viable route to doing so. If we

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want to have a mutually supportive relationship with the range of expertise required to deliver on our shared ambitions, then our existing alliance with the Local Nature Partnership would be the natural course to follow. It is therefore recommended to this committee that we invest our time in defining tangible projects that can deliver on the LNP Tree Strategy, through the action planning approach outlined in para 2.2, and that progress is monitored through 2030 Strategy pathways.

4. IMPLICATIONS

4.1 Financial Implications

There are no direct financial implications arising from this report, as it is recommending that current strategies are built upon and the endorsement of the Gloucestershire tree strategy. Any additional funds that may be identified in the future would be brought back to this Committee in a separate report.

Adele Rudkin, Accountant

Tel: 01453 754109 Email: adele.rudkin@stroud.gov.uk

4.2 Legal Implications

There are no specific legal implications arising from the recommendations made in this report

One Legal

Tel: 01684 272691 Email: patrick.arran@stroud.gov.uk

4.3 Equality Implications

An EqIA is not required because this report is not recommending specific delivery action and will have no direct impacts on individuals or communities.

4.4 Environmental Implications

The following sets out details of significant implications identified by Officers:

Endorsing the Gloucestershire Tree Strategy and agreeing to localised action planning for delivery in Stroud District would have positive environmental implications. It would create a more expedient route to delivery of nature recovery through tree and hedgerow planting that is expertly led and intrinsically linked to the strategy of partners neighbouring our district since, 'nature knows no boundaries'.

- Not following the decisions set out in this report leaves 2 options:
 - i) Establish SDC Strategy and Plan – this is seen as requiring more time and resource to tasks that do not directly deliver nature recovery, planting projects and is therefore considered a slower route to progress on an issue integral to our climate and ecological 'emergency' response.
 - ii) No Strategy or Plan – this is seen as in direct conflict to our commitment to a carbon neutral, ecologically sound 2030 as it sets no ambition or resource to progressing on the agenda. As described in the report tree planting in line with 'right tree, right place, right reason' requires an expert led and managed approach.

GLOUCESTERSHIRE TREE STRATEGY

Gloucestershire Local Nature Partnership



SEPTEMBER 2020

Environment Committee
20 April 2021

PURPOSE:

The purpose of this Tree Strategy is to guide and inform tree planting, growing and new woodland creation in Gloucestershire. We need to ensure that existing and future initiatives are delivered as a network of complementary projects. This coordination will help avoid duplication, inefficiencies, and biosecurity breaches, ensuring we grow “the right tree in the right place, for the right reasons” and commit us to sustainable woodland management.

This document is to be reviewed within the wider context of the Gloucestershire Local Nature Partnership’s (GLNP) emerging Natural Capital Mapping, Local Nature Recovery Strategy and Strategic Green Infrastructure Framework for Gloucestershire.

VISION:

**A THRIVING NETWORK OF SUSTAINABLY
MANAGED TREES AND WOODLANDS COVERING
AT LEAST 20% OF THE COUNTY, DELIVERING
RESILIENCE AND CONNECTIVITY FOR PEOPLE,
WILDLIFE AND THE ECONOMY.**

GUIDING PRINCIPLES:

1. Establish the right tree in the right place for the right reason, through both active planting and natural regeneration as appropriate
2. Nurture lifelong connections between trees and people, recognising health and wellbeing benefits
3. Champion the recovery of the county’s nature and wildlife, aiming for at least 20% canopy cover by 2030
4. Support Gloucestershire to become Net Carbon Zero and be resilient to the impacts of climate change
5. Consider alternatives to tree planting and woodland creation when investing in carbon sequestration
6. Promote the economic use of woodland to provide sustainable materials that will fund and support the ongoing positive creation and management of woodlands
7. And finally – continue to ensure that existing woodlands and important trees are promoted, protected and well-managed.

DRIVERS:

There are numerous different but complementary drivers for tree planting and woodland creation in Gloucestershire, and nationwide:

ASH DIEBACK RESPONSE

Gloucestershire is set to lose millions of ash trees due to a devastating fungal disease – up to 95%. Urgent action is needed to plan for mitigating the impacts of this. See our [position statement](#) for more details or [Appendix 3](#).

CARBON SEQUESTRATION

We cannot plant our way out of the climate and ecological emergencies. Whilst woodland creation and restoration of other natural carbon stores is necessary, it should be considered supplementary to reducing carbon emissions to zero by 2030, rather than be the main mechanism.

CLIMATE CHANGE ADAPTATION

We are already and will increasingly experience drier, hotter summers and cooler, wetter winters. Trees and woodlands in the right place can moderate air quality and extreme temperatures.

PLACE-MAKING

The Gloucestershire Local Nature Partnership (GLNP) has consistently advocated for a strategic approach to the implementation of high-quality green infrastructure. Growing trees near where people live and work is proven to increase sense of place, boost productivity and deliver improved health and wellbeing, with greater property value.

HEALTH AND WELLBEING

Growing trees near where people live and work is proven to deliver improved health and wellbeing and increase sense of place.

HABITAT RESILIENCE

There is currently an ecological crisis, with levels of biodiversity plummeting nationwide. Gloucestershire must act swiftly to reverse these declines, of which trees play a vital part through carefully planned creation and connectivity.

NATURAL FLOOD MANAGEMENT (NFM)

Trees and woodland are excellent at slowing the flow of water in upper catchments, holding water in the landscape for longer to reduce peak flows and subsequently minimise or prevent flooding.

COMMERCIAL TIMBER PRODUCTION

The direct economic benefits of growing trees and woodlands may be longer term than many other benefits, but nonetheless drive many stakeholders. Woodland creation also supports other rural economic activities.

RECREATION

Providing sufficient access to green spaces for recreation is vital to improve societies health and wellbeing, preserving the high nature value of alternative sites and delivering economic activity through eco-tourism.

FOOD PRODUCTION

Agroforestry is of increasing value and will be a driver for many landowners.

THE RIGHT TREE IN THE RIGHT PLACE, FOR THE RIGHT REASONS.

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Introduction

1. Why is a Tree Strategy needed?

- 1.1. Forestry and woodlands are an important part of the Gloucestershire landscape and have been managed as a sustainable resource for centuries. The Office for National Statistics calculates that the market- and non-market benefits of woodlands have a total annual value of £3.3billion in England¹. In this sense they are a key natural asset, delivering vital services for people, the economy and nature.
- 1.2. There are numerous different but complementary drivers for tree planting and woodland creation in Gloucestershire, and nationwide:
 - Ash dieback response²
 - Carbon sequestration
 - Climate change adaptation: moderating air quality and extreme temperatures
 - Place-making and wellbeing
 - Habitat resilience through creation/connectivity/appropriate management
 - Natural Flood Management
 - Commercial timber production
 - Recreation and education
 - Food production
- 1.3. We cannot plant our way out of the climate and ecological emergencies. Whilst woodland creation, and restoration of other natural carbon stores is necessary, it should be considered supplementary to reducing carbon emissions to zero by 2030, rather than the main mechanism. Carbon emissions data for the county is incomplete, so presently tree growing should be considered mitigation of non-reported emissions.
- 1.4. The purpose of this Tree Strategy is to guide and inform tree planting, tree growing and new woodland creation in Gloucestershire. We need to ensure that existing and future initiatives are delivered as a network of complementary projects. This coordination will help avoid duplication, inefficiencies and biosecurity breaches, ensuring we grow ‘the right tree in the right place for the right reasons’ and commit us to sustainable woodland management.
- 1.5. Government’s England Tree Strategy, which sets out policy approaches to meet Government’s targets, is currently out for consultation and is expected to be published later this year. The draft Strategy advocates a natural capital approach to ensure woodland expansion happens in a way that best responds to interrelated challenges of climate emergency, biodiversity loss, ecological breakdown, poor catchment health, flood risk, economic, equality and wellbeing challenges. The draft Strategy also proposes a role for ‘empowered and informed’ local partnerships in localising its approach.
- 1.6. There is also a need to link people who want to plant and grow trees with the various funding streams as well as critically to those who own land where the nurturing of trees is both appropriate and sustainable. Whilst this document does not outline a plan for doing this, it is considered vital for the LNP to promote and facilitate such an approach. Organisations such as the

¹ <https://www.ons.gov.uk/releases/uknaturalcapitalwoodland>

² <https://www.gloucestershirenature.org.uk/post/glnp-ash-dieback-position-statement>.

Stroud Valleys Project, Woodland Trust, National Farmers Union, Gloucestershire Wildlife Trust and Farming and Wildlife Advisory Group who have relevant experience should be supported to scale-up their efforts. The Gloucestershire Local Nature Partnership (GLNP) is developing a Natural Capital Investment Trust to coordinate the brokering of demand- and supply-side partners in the creation of new woodlands.

- 1.7. This document has been co-created by partners of the Gloucestershire Local Nature Partnership (see www.gloucestershirenature.org.uk **Error! Reference source not found.**). It is designed as a high-level document to guide a consistent approach to trees by all LNP partners. It may also serve as an educational document for a wider group of stakeholders, including farmers and land-managers, businesses and members of the public/community groups.
- 1.8. This document is to be viewed within the wider context of the GLNP's emerging Natural Capital Mapping, Local Nature Recovery Strategy and Strategic Green Infrastructure Framework for Gloucestershire.

Vision and Targets

2. Vision

- 2.1. A thriving network of sustainably managed trees and woodlands covering at least 20% of the county, delivering resilience and connectivity for people, wildlife and the economy.
- 2.2. The 25 Year Environment Plan sets a target of 12% tree cover by 2060. This is out of step with the UK Government's Committee for Climate Change (CCC) suggestion of an increase in woodland cover to 19% nationally by 2050³.
- 2.3. As Gloucestershire already has a higher proportion of tree cover than the national average, as well as strong ambitions to lead, partners have agreed to adopt an ambitious target of 20% tree cover by 2030.

3. Annual Targets

- 3.1. To achieve this vision, annual targets are important to build age diversity, as well as placing a focus on long term sustainable woodland management. The UK Government has set a target of the year 2025 by which to raise annual woodland creation to 30,000ha across England.
- 3.2. The below figures represent extrapolation of the 20% target based on land area alone. While these are helpful to set an initial direction and highlight the scale of the challenge, work is needed to localise targets according to spatial prioritisation, guided by the Nature Recovery Network mapping produced by Gloucestershire Wildlife Trust, and the Natural Capital Mapping developed by the GLNP.

Table 1. Current and target total woodland cover, and trees required to deliver.

	CURRENT WOODLAND Ha	CURRENT WOODLAND %	20% land cover (Ha)	Ha needed to reach 20% by 2030	Trees needed to 20% (based on 2,000 trees/Ha)
GLOUCESTERSHIRE (270,678ha)	36,490	13.48%	54,135	17645	35,290,343

³ <https://www.theccc.org.uk/wp-content/uploads/2018/11/Land-use-Reducing-emissions-and-preparing-for-climate-change-CCC-2018-1.pdf>

Table 2. New woodland needed per District.

	CURRENT WOODLAND Ha	CURRENT WOODLAND as a % of total area	New woodland needed to reach 20% trees cover county-wide, representing a 50% increase in tree cover per District (Ha)
Forest of Dean	13646	24%	6599
Stroud District	5391	11%	2607
Cotswold District	13648	11%	6600
Tewkesbury Borough	3398	8%	1643
Gloucester	163	3%	79
Cheltenham	242	5%	117

NB the above data is from the Nature Recovery Network mapping and does not include in-field trees, street trees or hedgerows. We are expecting new data later this year which may show an uplift in existing tree cover across the county.

Spatial targeting

4. Nature Recovery Network

- 4.1. Reaching 20% tree cover will include a diversity of habitats – including woodlands, orchards, wood pasture, riparian trees, hedgerows, and street trees – as part of a wider mosaic of habitats that best support nature recovery.
- 4.2. Agroforestry – integrating trees in farming systems – is a powerful way of enhancing natural capital while supporting farm productivity. Less sensitive areas, such as marginal farmland, might be more appropriate for productive forestry. The Nature Recovery Network (NRN) (see [Figure 1](#)) will be used to identify areas where woodland creation will have the most benefit for biodiversity. This zoning approach should be considered a key priority when supporting woodland creation projects. This NRN will also highlight priority habitat areas where we should NOT afforest, such as species rich grassland.

5. Natural Capital Mapping

- 5.1. The GLNP's Natural Capital Mapping ([Figure 2](#)) spatially illustrates where multiple benefits can most effectively be delivered by trees and woodlands, considering opportunities for enhancing natural capital to deliver improvements in air quality, flood risk, water quality, soil health, local climate regulation and access to green space for people.

6. Beyond Carbon Sequestration

- 6.1. There are several other areas where woodland creation and tree growing would deliver multiple benefits beyond carbon sequestration. Such opportunities for multiple benefits should be prioritised but biodiversity benefits should be built into all opportunities ([Figure 3](#)):
 - Supporting river catchment management to help to reduce flood risk downstream
 - Storing water within the landscape to mitigate against water scarcity
 - Prevention of soil erosion
 - Planting areas (especially for productive forestry) of low agricultural, biodiversity and/or development value to ensure real benefits for society, the economy and the environment.
 - Focussing on areas where incentives are higher for landowners

- Targeting built-up areas where multiple gains of community engagement, public health investment, natural flood management, urban cooling and air quality improvement exist (see also the LNP's Green Infrastructure Framework)
- Trees for food: the importance of agroforestry, orchards and fruit trees in urban areas.

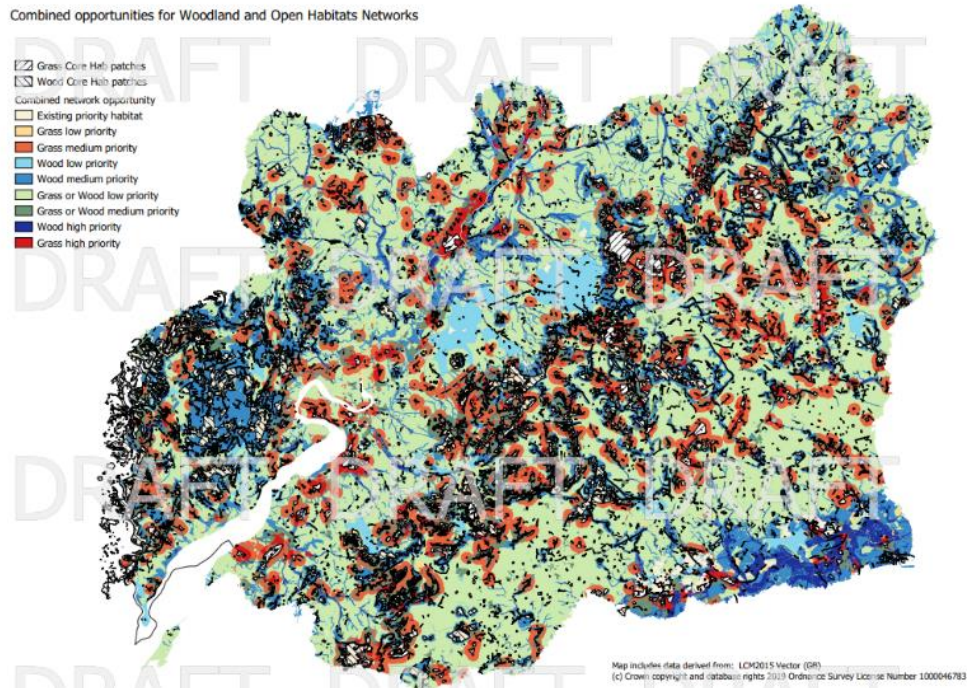


Figure 1. Output from the Nature Recovery Network Mapping

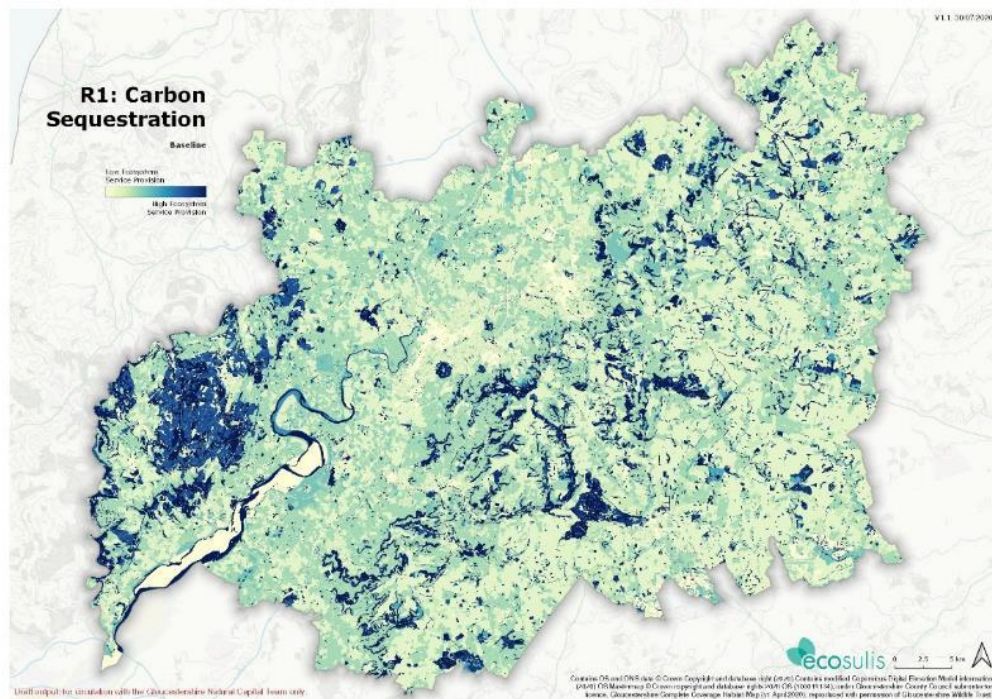


Figure 2. Output from the Natural Capital Mapping showing the current carbon sequestration ability of habitats in Gloucestershire

- 6.2. Expanding the urban forest and trees outside woods would provide additional opportunity for planting and canopy cover and would help meet several drivers and benefits identified. The CCC also recommends significant expansion of trees outside woods, including agroforestry and hedgerows⁴.
- 6.3. Commercial forestry will also be part of the mix. When looking at productive woodland, another useful tool to guide decision-making is the forestry forestergis.com/Apps/MapBrowser. This helps with an understanding of where the Woodland Grant Scheme is prioritised.
- 6.4. It is appropriate to consider landscape character and historic environment when assessing a site's suitability for trees/woodland. In such instances, guidance should be sought from Natural England's National Character Area Profiles and the County Landscape Character Assessment descriptions.



Figure 3. The multiple benefits of trees

Approaches to tree growing

7. Working with Landowners

- 7.1. Two approaches to woodland creation and tree growing exist and the choice of which method to use (or in combination) must be taken on a case by case basis – these are either natural regeneration, or planting. The final decision will clearly need to be made by the landowner as each

⁴ <https://www.theccc.org.uk/publication/land-use-policies-for-a-net-zero-uk/>

approach will be dependent on the individual circumstances: working closely with landowners is key to delivering the vision. Direct seeding is also a possibility where the site's seed stock is poor.

8. Natural Regeneration

- 8.1. Natural Regeneration ([Figure 4](#)) is the process by which natural processes are allowed to operate upon the land. The term rewilding is often used to describe such a process. However, projects can only really be said to be truly 'rewilding' if they "restore ecosystems with enough space to allow nature to drive the changes and the living systems, which provide the ecological functions on which we all depend."⁵



Figure 4. Natural Regeneration on a farm in Gloucestershire (image used with kind permission of Sarah Wells, FWAG SW.)

- 8.2. In practice, most 'rewilding' projects require some management. In this country the absence of top predators allows larger herbivores (such as deer) to overgraze land and in many cases will precluding natural regeneration of woodland. Therefore, assuming an abundance of a local native seed source, erecting deer fences can help to redress the balance, allowing woodland to establish itself. The speed at which land will become woodland if appropriately fenced will again depend on a site by site basis, but it can be assumed to be longer than if that land was planted with tree whips.
- 8.3. Encouraging natural regeneration of our native species is key to developing genetic diversity and phenotypic elasticity (the range of conditions in which an individual can thrive) to support localised adaptation to climate change. Genetic diversity is likely to be even more important than species diversity to build resilience to changing conditions and manage the spread of disease.

⁵ <https://www.rewildingbritain.org.uk/rewilding/rewilding-principles>

- 8.4. The ambitious vision of 20% woodland cover by 2030 will require a combination of natural regeneration and planting, as partners do not have the resources required to plant over 3million trees per year.

9. Planting

- 9.1. Planting can be a good option of establishing tree cover. It is also useful for speeding-up the establishment of valuable mature trees in hedgerows. Planting will be the approach most often taken in urban and peri-urban environments, for small areas, and in areas where significant deer fencing is considered inappropriate or unfeasible. The Woodland Trust have guidance to follow for planting⁶, but issues that need to be carefully considered are soil type and depth, species/cultivar and origin of trees or shrubs to be used, planting density, deer or rabbit protection, and aftercare management.
- 9.2. The type of trees one decides to plant depends primarily on the landowner's objectives, site suitability and resilience to climate change and pests and diseases. Practitioners should look for a diversity of species, age, and structure appropriate to the location. All trees should be UK-sourced and grown if possible, for biosecurity reasons – importing stock should be a last resort, and subject to the most stringent biosecurity screening. Native species should be prioritised where appropriate, with a predominance of broadleaved varieties. However, consideration should be given to the planting of alternative species in certain instances, to allow for climate change adaptation of our tree mix.
- 9.3. Current UK nursery provision will not be able to provide the numbers of trees needed for current national planting aspirations. To ensure availability of locally grown trees, priority should be given to expanding nursery provision through both expansion of existing nurseries and the creation of new ones. This approach will also have significant benefits for the local economy.
- 9.4. Areas over 5 hectares need to go through an Environmental Impact Assessment process (2ha. in AONBs)⁷. The Forestry Commission's Low Risk map is a helpful indicative tool in the appropriateness of a site for woodland creation.

10. Consultation

- 10.1. As any land use change has the potential to be contentious, it is recommended that larger schemes are carried out following community engagement and consultation. There are many organisations who can help with this process, including Gloucestershire Rural Community Council and the Association of Parish and Town Councils. Similarly, many community members may wish to get involved in planting and ongoing management, and there are examples of successfully engaging volunteers to plant large areas in a short time for low cost. This has the added benefits for public health and wellbeing and raising awareness of issues such as flood risk, biodiversity, and climate change.

Management

11. Ensuring Survival

- 11.1. Tree planting in general, and woodland creation in particular, is not a one-off activity. It is the start of a long-term investment in growing and maintaining trees for long term-benefit. Trees need

⁶ <https://www.woodlandtrust.org.uk/plant-trees/advice/>

⁷ <https://www.gov.uk/guidance/assess-environmental-impact-before-you-create-new-woodland>

managing and maintaining to ensure they survive, develop to maturity, and continue to deliver maximum services to society.

- 11.2. UKFS compliance, as the legal standard for forestry management in the UK and Forestry Commission awards grants subject to its acceptance, should be assured in all cases⁸, with UKWAS considered as a desirable management standard⁹.
- 11.3. Deer and squirrel damage are common factors that will inhibit woodland creation. Some thinning or pruning or coppicing of young trees might be needed to get the best woodland (or orchard/ plantation) results. Tracks, rides, and woodland paths may also require regular management to keep them open if they are to be regularly accessed by the landowner, forester or the general public.
- 11.4. A woodland managed to maximise growth rates will sequester more carbon more quickly than one left unmanaged¹⁰. Currently, 42% of woodlands in the UK are unmanaged¹¹. A management plan for each creation/planting site will be necessary and will be site specific.
- 11.5. Potential exists for community ownership and management and should be explored and encouraged where appropriate.

Funding

12. Sources of investment

12.1. Public money alone is not sufficient to realise the vision outlined in this document. Fortunately, the list below shows there are multiple potential funders/investors¹²:

- Agri-environment schemes (Countryside Stewardship¹³, WGS¹⁴/ELMS/Nature for Climate fund,)
- LEP – major growth projects required to demonstrate carbon neutrality
- County & District Councils (budgetary contributions as part of a climate emergency response)
- Environment Agency
- Forestry Commission (various funds¹⁵)
- Woodland Trust¹⁶
- Biodiversity Net Gain offsetting
- Community Infrastructure Levy
- Section 106 (especially with NDPs)
- Timber trade federation
- Corporate funding (offsetting, carbon credit schemes)

⁸ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/687147/The_UK_Forestry_Standard.pdf

⁹ <http://ukwas.org.uk/>

¹⁰ Growing trees to sequester carbon in the UK – answers to some common questions. CANNEL, M.G.R., 1999. Forestry, Vol 22, No 3.

¹¹ <https://www.cla.org.uk/sites/default/files/PDF%20Documents/CLA%20Woodland%20Summary%20final.pdf>

¹² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/844836/Woodland_grants_and_incentives_overview_table_-_Nov._2019.pdf

¹³ <https://www.gov.uk/guidance/woodland-creation-grant-countryside-stewardship>

¹⁴ Capital funding for the creation of new, productive woodland for carbon sequestration. For schemes of 10 hectares or more. More here:

<https://www.gov.uk/guidance/woodland-carbon-fund>

¹⁵ <https://www.gov.uk/guidance/create-woodland-overview>

¹⁶ <https://www.woodlandtrust.org.uk/plant-trees/large-scale-planting/>

- 12.2. A Natural Capital Investment approach is being developed in Gloucestershire. This will enable multiple funding streams to be utilised to deliver multiple benefits through a wide range of delivery partners whilst ensuring delivery of this strategy. This approach will help match public investment with the large and growing potential for investment through corporate offsetting.

Beyond Trees

13. Land-use Changes

- 13.1. The Committee on Climate Change (CCC) identifies that increasing woodland cover in the UK to 19% would capture 10% of residual emissions (those emissions that cannot be decarbonised). Land use change is required to 'offset' the other 90% of residual emissions. Wider land-use change is also crucial to addressing the ecological crisis and reversing biodiversity declines. Rewarding alternative land-use changes (other than tree-growing) without impacting on food production is vital if we are to achieve net zero whilst not off-shoring agricultural emissions. Agroforestry has great potential to provide multiple benefits through mixed land use¹⁷.

Many land-use changes have a much lower carbon cost (£/tCO₂e) than afforestation (see [Appendix 1](#)Appendix 1) and should be considered or prioritised alongside woodland creation¹⁸.

- 13.2. The key land-use intervention that has significant potential for carbon storage at a much lower cost than woodland creation is wetland creation (see [Appendix 1](#)). The Severn Estuary is a vital ecosystem and natural capital resource for the region. The creation of natural functioning wetlands on the floodplain such as to the north of Gloucester has the potential to deliver multiple benefits such as reducing flood risk, sequestering carbon, habitat creation and connectivity and public amenity provision. Natural climate solutions such as natural flood management are consistent with the Local Nature Partnership's Strategic Green Infrastructure Framework as well as some emerging Local Development Plans.
- 13.3. Storing carbon in the soil (or potentially peat in wetlands) is a long-term solution that can deliver multiple benefits. Land use and land management changes such as organic conversion enhance soil condition, water quality, reduce run-of (and therefore flood risk) and enhance biodiversity.
- 13.4. Like organic conversion, extensively grazed species-rich grasslands are also excellent carbon sinks, storing carbon in the soil whilst also offering benefits to biodiversity and pollination services. The Cotswolds is a mosaic of habitats including woodland, farmland, and pasture. Investment in this natural capital by increasing the area of permanent pasture while reducing the intensiveness of grazing can represent a very effective way of delivering these multiple benefits.

Major Projects

14. Delivery at Scale

- 14.1. The key to unlocking private sector investment in nature-based solutions like woodland creation is delivery at scale. Partnerships are already being developed to create large woodlands,

¹⁷ <https://www.soilassociation.org/farmers-growers/technicalinformation/agroforestry-handbook/>

¹⁸ <http://publications.naturalengland.org.uk/publication/1412347>

such as the Gloucestershire Forest, and Forests without Frontiers. Branded projects such as these are powerful to a sense of place and likely to be more attractive to private investors.

14.2. Forest without Frontiers:

- Location: Cross border forestation project between England and Wales
- Total project area is 160,000 ha
- Stage one delivery area is 38,500 ha centred around the Wye Valley Area of Outstanding Natural Beauty and the Forest of Dean
- This will expand the existing visitor space, taking pressure away from the central forest and providing enhanced accessible woodlands for a larger number of communities.
- Aims to expand and connect the existing forest areas to create a mosaic of wooded and open habitats. This will be delivered alongside enhancement of existing ancient woodland that is degrading due to lack of management.
- We anticipate a mean planting density between 1000 and 2000 trees per hectare in new woodland areas.
- Planting will be restricted to broadleaved trees which are native to the UK

14.3. Great Gloucestershire Forest

- Location: South Gloucestershire and Gloucestershire, running from Westonbirt Arboretum down to GWT's Lower Woods nature reserve and across the border.
- Total project area is 2300 ha
- Aims to expand one of the largest ancient woodlands in Southern England and connect fragments of ancient woodland over the project area. It will also create a mosaic of wooded and open habitats.
- This will also create a major new recreation space.
- We anticipate a mean planting density between 1000 and 2000 trees per ha in new woodland areas.

14.4. Large scale woodland creation ideas will only be realised through close engagement with landowners and other stakeholders. They are also subject to compliance with the EIA and potentially other processes (see 9.4).

Communication

14.5. Trees have captured the public imagination as part of the climate and ecological emergencies. Therefore, communicating appropriately around this is an opportunity to develop in the general public a wider understanding of the carbon and biodiversity debates with a view to promoting behaviour change across a wide range of issues. Currently the key aspects are that:

- Partners will commit to telling the story of ash-dieback and biosecurity.
- Partners will agree to telling a single message and vision, aligned to this strategy and specifically the guiding principles.
- BBC Radio Gloucestershire to be considered as the lead communications partner.

This strategy has been developed by the Nature Recovery Group of the Gloucestershire Local Nature Partnership, which includes representatives from the following organisations:

Gloucestershire Wildlife Trust
Forestry England
Woodland Trust
Forest of Dean District Council
Cotswold District Council
Gloucester City Council
Gloucestershire County Council
Stroud District Council
University of Gloucestershire
Countryside and Community Research Group (CCRI)
Natural England
Stroud Valleys Project
National Trust
Wye Valley AONB
Farming and Wildlife Advisory Group (FWAG) South West
Cotswold AONB
CPRE
Forestry Commission
National Farmers Union
Wetland and Wildfowl Trust (WWF)
Gloucestershire Rural Communities Council

September 2020

APPENDIX 1. LAND-BASED CLIMATE CHANGE MITIGATION OPTIONS

Research led by Prof. Tom MacMillan, Royal Agricultural University. Figures used with kind permission of South Gloucestershire Council.



Impact of land use options

We reviewed evidence on a diversity of land use changes, including research on the impact and cost of over 30 variants (e.g. by woodland type, prior land use). As the evidence is patchy and the impact is context dependent, it makes sense to summarise these under broader headings, and the reflect the range of performance.

Option	Mechanism	GHG impact (tCO ₂ e/ha/yr)	
		Low	High
Woodland creation	Carbon stored in trees and soils	4.3	6.8
Perennial bioenergy crops	Biomass may be used for carbon capture	1.3	2.4
Agroforestry	Lower density trees 'stacked' with farming	0.7	2.2
Hedgerow expansion	More or bigger hedges lock C in plants & soils	0.3	0.8
Grassland reversion	Grassing over arable locks C in soils	1	1
Organic conversion	More soil C & less use of fertiliser	0.5	2.3
Pasture-fed conversion	Lower stocking & less use of fertiliser	0.5	0.5
Farm efficiency	Less use of fertiliser & other inputs	0.2	0.4
Wetland creation	Wetlands absorb C	1.2	4.3



What are the risks & co-benefits?

Most of the options have wide-ranging co-benefits. Their impact will depend on location and management. The main risk is reducing food yield and so offshoring the GHG impact of production (i.e. it still happens elsewhere). Some options reduce food yield but increase harvestable biomass yield (e.g. timber from agroforestry).

Option	Natural capital	Nature recovery	Flood managem't	Air quality	Health & wellbeing	Yield
Woodland creation	●●	●●	●	●	●	●
Perennial bioenergy crops	●	●	●	●	●	●
Agroforestry	●●	●	●	●	●	●
Hedgerow expansion	●	●	●	●	●	●
Grassland reversion	●	●	●	●	●	●
Organic conversion	●	●	●	●	●	●
Pasture-fed conversion	●	●	●	●	●	●
Farm efficiency	●	●	●	●	●	●
Wetland creation	●●	●●	●●	●	●	●



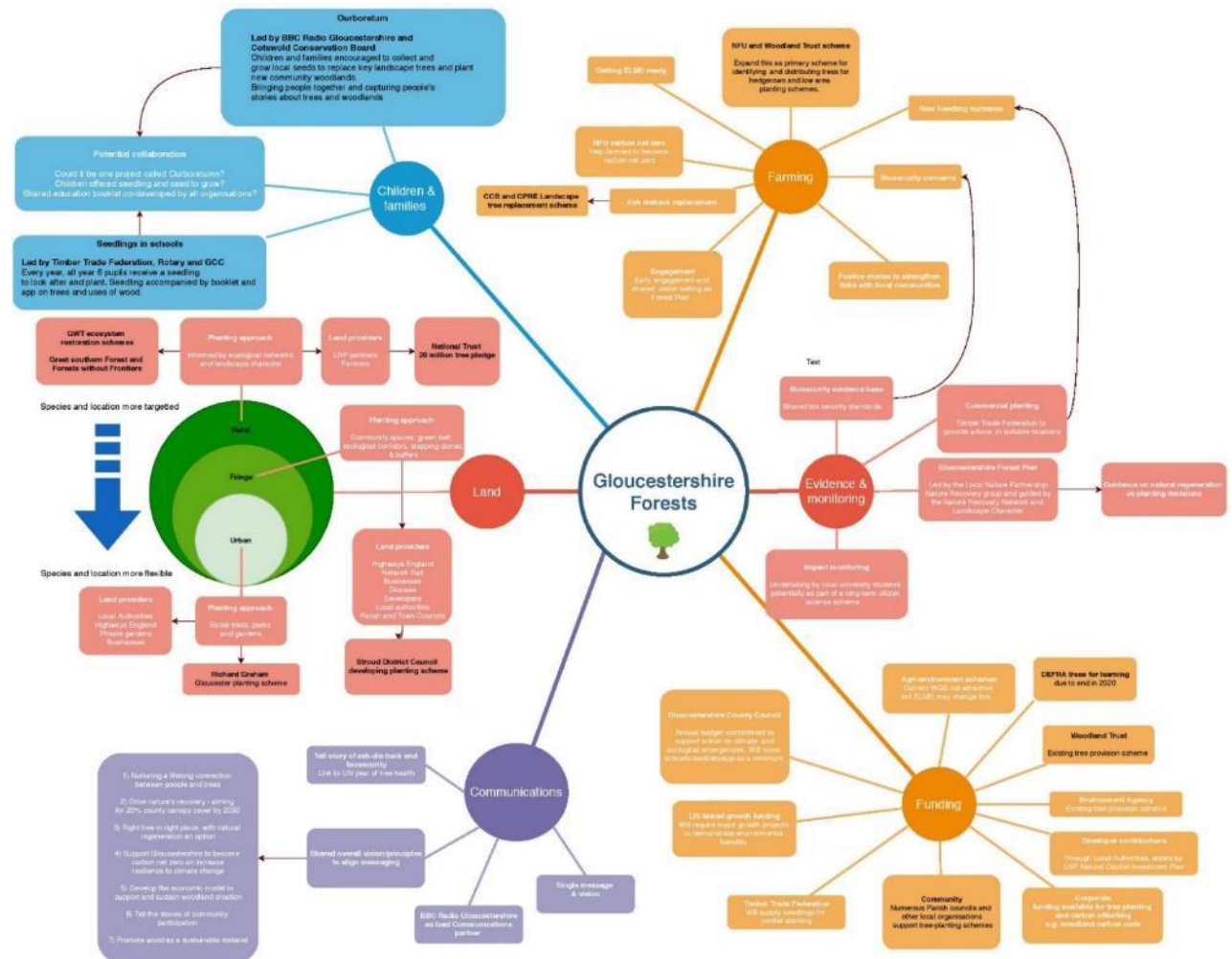
How much do the options cost?

Establishment or conversion costs range widely. For most of the highest cost options, near-full capital grants are available. Some provide stable or raised revenue potential through new markets or value addition, or direct savings. Others offer uncertain carbon or other payments for ecosystem services. Excludes land costs.

Option	Gross cost/£/ha	Carbon cost/£/tCO ₂ e		Capital grants available	Revenue potential
		@ 2030	@ 2050		
Woodland creation	5,600	101	34	●	●
Perennial bioenergy crops	1,900	103	34	●	●
Agroforestry	2,000	138	46	●	●
Hedgerow expansion	1,100	200	67	●	●
Grassland reversion	100	10	3	●	●
Organic conversion	175	13	4	●	●
Pasture-fed conversion	0	0	0	●	●
Farm efficiency	115	38	13	●	●
Wetland creation	875	32	11	●	●

APPENDIX 2. MINDMAP OF GLOUCESTERSHIRE FORESTRY PROJECTS AND PRINCIPLES

Dr. Gareth Parry, Gloucestershire Wildlife Trust



APPENDIX 3. ASH DIEBACK POSITION STATEMENT

The future of Ash is threatened by ash dieback; a disease caused by the fungus (*Hymenoscyphus fraxineus*), which has a fatality rate of at least 70-85% over a 20-year period [1]. Ash is a common and important tree in woodlands, open habitat and hedgerows. Ash is estimated to account for more than 10% of the canopy in 90% of woodlands in Gloucestershire and in some cases forms 80-100% of the canopy.

First identified in the UK in 2012, by early 2019 the disease had been recorded in 84% of the 10 km grid squares which wholly or in part cover Gloucestershire. This is a 63% increase since 2016, so it is reasonable to assume that ash dieback will soon be ubiquitous across the county.

Ash dieback will have a significant impact on wildlife and landscape character. In woodlands, ash leaf structure and canopy allow a considerable amount of light to reach the woodland floor, thus facilitating a rich ground flora. Ash trees provide habitat for over 1000 species. Some of these species can only live on ash trees and 50% of such species are at risk of extinction within 100 years [2]. However, a smaller number of species, particularly those associated with deadwood habitats, may thrive in the conditions temporarily created by ash dieback. Given the prominence of ash in hedgerows, ash dieback will also impact on ecological connectivity.

At present there is no way to eradicate the causal agent of the disease and there is little that can be done to prevent its spread. Identifying resistant trees is a major strand of research and the national strategy to address the disease, however, this solution will not be in place before a considerable proportion of ash trees have been lost. Mitigation must also account for the impact that climate change is likely to have on the UK's tree assemblages.

Early experience of our partners highlights particular dangers from falling branches and trees, due to fragile crowns and hidden rot in the base of infected trees. Thus, Health and Safety is a primary concern of partners when considering decisions relating to management of the disease, as reflected by our zoned approach.

A Zoned Approach

GLNP partners acknowledge there is a need to proactively manage the impact of ash dieback on their own landholdings, as well as promoting good management across the wider county. As a core principle, infected ash trees should be left standing except where there is a material safety risk, as guided by the zoning approach outlined below.

Gloucestershire Local Nature Partnership partners will take management decisions relative to their strategic priorities, functions, services and will be dependent upon the specific circumstances. These decisions will be guided by a zoned approach to classification of risk. The risk zones are classified as below:

Major roads (based on both speed and usage)	High Risk
Car parks, minor roads, high-use public facilities and major public rights of way such as national or promoted trails.	Medium Risk
Public rights of way that have medium or low usage and permissive paths.	Low Risk
Areas with no defined footpaths or bridleways but public access.	Very Low Risk

In high-risk locations partners may consider proactively felling ash trees where they would pose an unavoidable and significant threat to public safety. Trees felled early in public places may not show signs of ash die-back disease but works could be advanced so that tree surgeons can operate safely. Delaying action increases risks to the public and can also be likely to incur higher financial and environmental costs.

Mitigating the Wildlife and Landscape Impact

Partners will also seek to take early action to reduce the impact of the disease on landscape character and biodiversity:

- Protected species surveys will be undertaken where necessary and replacement habitat or structures provided if needed;
- Where possible, disease resistant trees will be identified;
- Where appropriate, allow dead wood to remain and new open habitats to be created as ash trees die or are felled;
- Allow natural regeneration opportunities for replacement tree cover and consider planting locally typical native broadleaves if this better serves specified management;
- Replanting would normally be on a 2 for 1 basis for established dead or felled ash trees.
- When planting, partners will source locally grown trees where possible, to avoid the spread of disease.

Strategic Considerations

Partners will consider the following strategic priorities when making decisions about managing Ash Dieback:

- Endeavour to use the loss, management and replacement of ash trees as an opportunity to develop and enhance natural biodiversity, contributing to Gloucestershire's Nature Recovery Network;
- Replanting for Ash Dieback mitigation to be aligned and integrated with, but not counted as, tree-planting for climate change mitigation or woodland creation targets;
- The 'right tree in the right place' is acknowledged so that trees and shrubs will grow well where they are planted, enhance local ecology and contribute to landscape character. Large blocks of trees and shrubs will be considered as well as planting in hedgerows. Trees will not necessarily be planted where trees have died/been felled.
- Consider cross-boundary coordination between parishes, districts and counties where appropriate.
- Work closely with private landowners on adjacent land to communicate how ash die-back can be managed by offering guidance and providing support.

Useful resources

DEFRA Strategy -

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/806872/ash-research-strategy-2019a.pdf

The Tree Council's Ash Dieback Toolkit

<https://www.treecouncil.org.uk/Portals/0/Chalara%20docs/The%20Tree%20Council%20Ash%20Dieback%20Action%20Plan%20Toolkit%20FINAL.pdf>

Woodland Trust

<https://www.woodlandtrust.org.uk/publications/2019/10/managing-ash-dieback-on-woodland-trust-sites>

Forest Research

<https://www.forestresearch.gov.uk/tools-and-resources/pest-and-disease-resources/ash-dieback-hymenoscyphus-fraxineus/>

COVAD Ash Dieback Forum

<https://www.cotswoldsaonb.org.uk/wp-content/uploads/2019/11/CoVAD-Ash-Dieback-Information-for-famers.pdf>

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ABOUT THE PARTNERSHIP

The Gloucestershire Local Nature Partnership (GLNP) is formed of over 30 organisations from public, private and third sector bodies from across the county, all working together to recognise the importance of embedding nature's value in local decisions for the benefit of nature, people and the economy. Our partnership provides a strong and innovative voice for the environment sector and Local Nature Partnerships are seen by Defra as the key figure in the local delivery of the Government's 25 Year Environment Plan.

GLNP partners include the following organisations:

Gloucestershire County Council
Gloucester City Council
Tewkesbury Borough Council
Forest of Dean District Council
Stroud District Council
Cotswold District Council
Cheltenham Borough Council
CPRE
Gloucestershire Wildlife Trust
National Trust
Gfirst LEP
Natural England
Environment Agency
Forestry Commission
FWAG SW
Woodland Trust
WWT
Royal Agricultural University
University of Gloucestershire

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STROUD DISTRICT COUNCIL
ENVIRONMENT COMMITTEE

**AGENDA
ITEM NO**

20 APRIL 2021

6

Report Title	RECYCLING – DEVELOPMENTS FOR THE FUTURE			
Purpose of Report	To outline potential improvements, which would better insulate SDC from the fluctuations of markets in the sale of recyclates.			
Decision(s)	The Committee RESOLVES to: a) Note the report contents; b) Instruct officers in consultation with the Chair, to continue exploring opportunities to work with neighbouring authorities, and c) Bring a further report to Committee when there is greater clarity on the Government policy, in particular on the deposit return scheme (DRS) and extended producer responsibility (EPR).			
Consultation and Feedback	Consultation has taken place with Ubico and colleagues in Property Services			
Report Author	Michael Towson, Community Services Manager Email: michael.towson@stroud.gov.uk			
Options	N/A			
Background Papers	N/A			
Appendices	N/A			
Implications (further details at the end of the report)	Financial	Legal	Equality	Environmental
	No	Yes	No	Yes

1. INTRODUCTION / BACKGROUND

- 1.1 In June 2020 Officers brought a report to this Committee regarding the extension of our contract for the reprocessing of paper and card recyclate. The report outlined the worsening terms due to the downturn of the global market for mixed papers.
- 1.2 We are currently in the process of re-procuring a contract for this function, with the existing agreement set to run until the end of June 2021. The market for mixed papers has recovered somewhat and the financial impact has been less severe than first thought. However, we are still experiencing problems with moisture content and along with considerations for further improvement, this report looks at options for enhancements, which may better insulate SDC from the fluctuation of markets for recyclate.
- 1.3 Members will be aware that currently SDC operate a two stream recycling method with paper and cardboard going in one side of the vehicle and the other components (mainly glass, cans and plastics) going in the other side.

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Reprocessors buy raw product, sorted in to material type. Each material has its own value. At present our paper and card is sorted by the paper mill, with the paper going directly in to the mill and the cardboard sent to a separate cardboard recycling plant. The dry mixed recycling (DMR) goes through a material recovery facility (MRF), which sorts the materials, mainly via automated processes, but with some manual intervention too.

- 1.4 Whilst global market fluctuations constitute the main financial risk to economic sustainability, each of our streams has a major weakness. The paper and card is susceptible to getting wet, especially given the box containment method used, whilst the DMR is costly to sort. Wet paper and cardboard is subject to additional expense, if it fails to meet acceptable moisture readings. Ignoring any moisture issues, the net cost position is laid out below:

Recyclate Stream	Cost/Revenue per tonne (as at Feb 2021 and subject to market fluctuation)
Paper and Cardboard	£16 Revenue
Mixed Recycling	£45.20 Cost

2. Paper and Cardboard

- 2.1 In 2020 SDC collected 5,021 tonnes of paper and cardboard.
- 2.2 The vast majority of bulked loads met moisture criteria. However approximately 400 tonnes were subject to additional costs and/or moisture downgrades. The costs, which include haulage, onward transportation, additional gate fees and processing, equate to approaching £30k.
- 2.3 To counter these problems there are two largescale improvements that could be made:
- A) The rollout of wheelie bins for cardboard and mixed papers, acting to keep the material dry.
 - B) The exploration of a much larger tipping bay, where material can be spread out to dry, either on an SDC site, or possibly in partnership with a neighbouring collection authority.

2.4 A) Wheelie Bins

The capital cost of wheelie bins for each of the 42,000 properties able to accommodate and/or be able to be serviced by a wheeled bin, is approximately £0.7m (excluding distribution costs). Further to the capital costs there will be an ongoing revenue cost to replace broken bins, typically factored to be 4% per annum.

- 2.5 A wheelie bin for paper and card would undoubtedly push up capture rates up as the wheelie bin provides an easy storage facility for larger amounts. A recent baseline report has illustrated that whilst SDC continues to outperform its peers overall, the capture rates for paper and cardboard is in the bottom 50% of local authorities when compared to those classified with similar characteristics and/or in the same rurality. This tends to suggest that the use of boxes is not maximising our potential.
- 2.6 Importantly though, higher capture rates could impact recycling vehicle capacity limits. Without a full study to model this, we could end up with unintended consequences i.e. that the paper and card recycling section of the vehicle fills too quickly, leading to fleet shortages.

2.7 B) Larger Tipping Bay

In relation to paper and cardboard, this means an area that can be used to allow a degree of material drying.

- 2.8 Currently the transfer station needs to ensure a steady flow of bulk collections to ensure space remains in the bay for tipping. Invariably this means that on wet days, there is no other option than to send wet material for reprocessing. This then leads to moisture claims and more cost.
- 2.9 A larger tipping hall will allow material to be rotated and dried prior to being sent for reprocessing. The caveat here though is that reprocessors don't like material that has been wet and then dried out. However, officers deem this unlikely to cause issue, as long as paper was not being stored for long periods.
- 2.10 Any alternative or enhanced transfer station needs careful consideration, especially in terms of location. However, when you factor that additional site capacity will be required in the fullness of time anyway, a plan becomes more feasible. Discounting land costs and only taking into account building costs, an additional tipping hall twice the size of the existing paper bay, is likely to cost circa. £850k.
- 2.11 On the face of it, this larger investment won't insulate SDC entirely from the vagaries of the paper and card reprocessing markets. It's only when increased volumes dictate an expansion, or any opportunity presents itself to work with other districts, that this really becomes feasible. Partnership work is discussed further in section 4.

3. Dry Mixed Recycling

- 3.1 In 2020 SDC collected 7,411 tonnes of dry mixed recycling.
- 3.2 The markets for this material are more complex and rather than offering one 'mixed paper' commodity price for paper and cardboard, the individual material prices are factored in to the rebate SDC receive. It is noted though that the rebate doesn't cover the cost of the sorting process as markets stand, or historically.
- 3.3 The recycling mix changes but using a broad average, glass makes up the majority of SDC dry recycling by weight (55%), with plastics making up around 31%, steel cans accounting for 10% and aluminium cans less than 5%. Table 1 below illustrates the value of each of these commodities from April 2020 to December 2020.

3.4 **Table 1 – Mid-point Prices for each of the commodities recycled (April 2020-December 2020)**

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mixed Glass	£11	£12	£10.5	£8	£7	£5.5	£5.5	£5.5	£6.5
Aluminium Cans	£665	£640	£680	£685	£705	£692.5	£710	£720	£775
Steel Cans	£47.5	£67.5	£82.5	£82.5	£87.5	£92.5	£105	£110	£130
Plastic Mix	£145	£135	£80	£55	£17.5	£10	£7.5	£15	£27.5

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- 3.5 With glass representing over 50% of the dry recycling mix and having such little market value, it is clear to see why the sorting and haulage costs aren't covered by the material rebate. Aluminium cans have a very large market value but represent very little of the mix.
- 3.6 It is clear to see the volatility of the markets too. Mixed plastics traded at £145 per tonne in April, but the market slumped to just £7.50 per tonne by October.
- 3.7 In terms of making positive changes for DMR recycling, it's necessary to study more fully the recycle markets. Whilst we currently provide a mix of plastics, separated plastics will achieve more market value.
- 3.8 Table 2 below, shows the exact composition of material for a number of SDC bulked loads in June 2020.

Table 2 – Example of Dry Recycling Composition for Multiple SDC Loads (June 2020)

Date	Target Material (kgs)					
	Aluminium	Steel	Mixed Plastic	PET	HDPE	Glass
2.6.20	1.52	3.64	9.82	4.15	1.84	37.24
5.6.20	2.25	2.44	6.94	2.65	1.04	40.45
5.6.20	2.19	4.04	5.61	1.98	0.81	39.44
10.6.20	2.11	3.64	12.01	3.63	1.76	32.77
23.6.20	1.39	4.26	10.48	2.85	1.44	35.06

- 3.9 Tables 3 and 4 show the total composition of plastic collected (Table 3) and metals collected (Table 4) in the whole month of June 2020. In particular this shows the weights of the particularly valuable commodities; PET, HDPE and aluminium.

Table 3 – Illustrative Composition of SDC Plastic Mix Based on overall Composition Figures for June 2020

	Mixed	PET	HDPE
TOTAL Tonnage	108.74	36.95	16.72
% Composition	67%	23%	10%

Table 4 – Illustrative Composition of SDC Can Mix Based on overall Composition Figures for June 2020

	Steel	Aluminium
TOTAL Tonnage	43.67	22.93
% Composition	66%	34%

- 3.10 Table 5 applies the appropriate apportionments from Tables 3 and 4 to further break down the specific elements of the recycling mix to give an annual tonnage. This is then used to calculate the value of recycle for the year, taking midpoint prices from industry sources (at two different points in the year).

Table 5 – Illustrative Value of Dry Mixed Recyclates Collected by SDC at the Kerbside

	Annual Tonnage (calendar year 2020)	Actual Total Cost to SDC of reprocessing DMR recyclate (calendar year 2020)	Value of material (assuming sale in June 2020)	Value of material (assuming sale in December 2020)
Aluminium Cans	326.75*	N/A	£222,190	£253,231
Steel Cans	634.27*	N/A	£52,327	£82,455
Mixed Glass	4262.03	N/A	£44,751	£27,703
HDPE	218.87*	N/A	£102,868	£73,321
PET	503.39*	N/A	£118,296	£79,283
Remaining Plastics	1466.40*	N/A	£36,660	-£29,328
TOTAL	7411.71**	-£324,500	£577,092	£486,665

*Note – for the purposes of this illustration, the tonnages used for cans and plastics are apportioned based on the compositional data for June 2020.

**Note – this doesn't include paper/cardboard or other non-target materials.

- 3.11 The only way to fully realise the potential value of recyclates we collect is to pre-sort the material. The obvious option is to build a MRF negating any reliance on a third party. SDC could then bring materials to market and potentially and perhaps importantly, store materials until there is sufficient market demand to maximise the sale price.
- 3.12 Build costs would be substantial, with a MRF typically costing £5-6m to mobilise (excluding land purchase). The specification will determine ongoing operational costs, but given the requirement for personnel to finalise the sort, these are likely to run to six figures.
- 3.13 In short, if we assume a £0.5m revenue stream per annum (see Table 5) and £6.5m site acquisition and build costs, it'd cost 13 years to repay the capital investment, excluding operating costs. If we further assumed operating costs of £100k p/a, that would take the repayment period to just over 16 years. However, when you factor in the saving on existing sorting costs of circa. £300k p/a, this reduces the pay back time to around 10 years.
- 3.14 This ignores any potential commercial opportunity that would exist to throughput material from sources beyond the SDC residential collections, or any increase in the value of recyclates that may be realised. If these costs were shared between neighbour authorities, not only would repayment times be reduced but there would be further scope for storage and subsequent sale at the best price.

4. Collaboration with Authorities in Gloucestershire

- 4.1 There is some potential to work with other districts in Gloucestershire, all of whom now have a relationship with Ubico following the recent announcement that Gloucester City Council will engage them for waste services from April 2022.
- 4.2 Members and officers attend countywide forums with joint working always high on the priority list. Members from other authorities especially, have shown interest when tentative mention of joint ventures, such as the MRF venture outlined, have been raised.
- 4.3 This is tempered though by the different collection systems used to undertake kerbside collections, which invariably means different local priorities. Tewkesbury operate a similar

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collection system to Stroud but Gloucester City, Cheltenham and Cotswold undertake a kerbside sort. The Forest of Dean may change when their contract is renewed. Thus while only one other authority would currently benefit from a MRF, all would benefit from facilities to bale and store recyclates, maximising the opportunities to sell recyclates in bulk and at the appropriate price.

5. Government Policy

- 5.1 The next round of national waste consultations have just been released, with a deposit return scheme (DRS) and extended producer responsibility (EPR) facet still firmly on the table. As a county we will be looking at these in more detail and responding with one voice.
- 5.2 With the introduction of either or both of these schemes, comes fundamental change to local authority waste collections. DRS could for example strip out the high grade, high value material from kerbside collections, leaving the low value recycling for collection authorities to deal with. Clearly this would severely impact the overall value of recyclate we collect and in turn the viability and business plan for a MRF in particular.
- 5.3 Work to factor in the potential impacts of change is being undertaken as part of the County Waste Strategy revision, with scenario modelling being used across a multitude of variables.
- 5.4 We will know more as detail is confirmed, at which point we will need to review our waste services to ensure they meet both legal requirements and resident expectations.

6. CONCLUSION

- 6.1 SDC are in a strong position with the waste service it operates providing some of the best recycling rates in the country. However, constant improvement will be required to meet stretch targets in the future.
- 6.2 This report highlights just a few long term options and very crudely associates some costings. The complexities of each will need further, more detailed work and officers would recommend engagement of consultants if any option warranted a full cost and performance appraisal.
- 6.3 However, given the proposed changes to waste legislation and the potential to impact lots of the detail contained in this report, it would be prudent to withhold any decision on investment until these are published.

7. IMPLICATIONS

7.1 Financial Implications

There are no financial implications directly related to this report as it is a recommendation to explore potential improvements of the impact in fluctuations in the sale of recyclates. However, any future reports brought to this Committee will most certainly have a financial impact dependent upon the preferred recommended option.

Adele Rudkin, Accountant
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7.2 Legal Implications

7.2.1 Under the Waste (England and Wales) Regulations 2011 (as amended in 2012) there is a specific requirement Regulation 13, to separately collect paper (including card), glass, plastics and metals where:

(a) It is necessary to produce high quality recyclate, and

(b) It is technically, environmentally and economically practicable to do so

It is acceptable to still co-mingle materials at point of collection provided it can be shown the recyclate is of sufficiently high quality, and/or that technical, environmental and economic factors do not permit separate collection. The provision of bins would move the Council towards full compliance with Regulation 13 both in terms of producing high quality recyclate and providing the practicable means for separate collection in respect of paper.

7.2.2 As noted in the body of the report changes may be imminent with regard to waste legislation and it is possible the requirements of the Regulations may alter in the near future.

7.2.3 The provision of bins for paper and card would represent a change in the way the service was provided and thus would require a consultation with service users so that the Council can show it has fulfilled both its best value and equality duties.

7.3.4 Co-operation arrangements of the type envisaged in paragraph 4 of the report would require a formal legal structure, the exact nature of which will depend on the relationship between the parties. For example, the Council providing MRF services to another authority could be dealt with via a contract under the Local Authorities (Goods and Services) Act 1970, or an explicitly non-commercial partnership agreement under the general power of competence contained in the Localism Act 2011.

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7.3 Equality Implications

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

7.4 Environmental Implications

There are significant implications within this category, considering waste services are a key driver for environmental improvements. Given the scoping nature of this report, further work will be done to establish the nature of any environmental improvements, should any option merit further consideration.

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STROUD DISTRICT COUNCIL
ENVIRONMENT COMMITTEE

Agenda Item 7

**AGENDA
ITEM NO**

20 APRIL 2021

7

Report Title	PRE-SUBMISSION DISTRICT LOCAL PLAN			
	To approve a Draft Stroud District Local Plan (Draft Local Plan) for publication in accordance with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.			
Decision(s)	<p>The Committee RECOMMENDS TO COUNCIL that:</p> <p>a) The draft Local Plan (appendix A) is approved for publication in accordance with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and subsequently to be submitted to the Secretary of State in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012;</p> <p>b) The public consultation reports (appendices B and C) are approved for publication, and</p> <p>c) The Head of Planning Strategy is delegated authority to make minor map, textual and formatting changes to the draft document before publication.</p>			
Consultation and Feedback	The Draft Local Plan has been through a series of public consultations during 2017, 2018, 2019 and 2020. A consultation report is set out in Appendix B which shows how views have been taken into consideration following the latest consultations in 2019 and 2020. 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.			
Report Author	Mark Russell, Head of Planning Strategy Email: mark.russell@stroud.gov.uk			
Options	There has been extensive consultation and analysis of alternative development strategies, policy and site options to determine the most appropriate for the District. A range of alternatives has been tested.			
Background Papers	The full evidence base and information on previous Local Plan stages can be found at www.stroud.gov.uk/localplanreview			
Appendices	Appendix A: Pre-Submission Draft Plan April 2021 Appendix B: 2019 Draft Local Plan Consultation Report April 2021 Appendix C: Additional Housing Options Consultation Report April 2021			
Implications (further details at the end of the report)	Financial	Legal	Equality	Environmental
	No	Yes	Yes	Yes

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1. BACKGROUND AND PROCESS

- 1.1 Local plans sit at the heart of the national planning system, providing a framework for managing the use of land, to address local housing, employment and other needs whilst conserving and enhancing our local environment.
- 1.2 Council adopted the Stroud District Local Plan in November 2015. The Government expects local planning authorities to review plans regularly and to update them in whole or in part at least every five years. The adopted Local Plan is now more than five years old and the housing requirement set out in the Plan is no longer up-to-date. The Local Plan Review has recently been delayed due to the Covid-19 pandemic and any further delay increases the risks of planning by appeal and further delays due to changes to the planning system included in the Government's 2020 Planning White Paper. The Government's Chief Planning Officer has urged local authorities to continue with plan reviews despite the on-going pandemic and wishes to see all local authorities with an up-to-date Local Plan by 2023.
- 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 and in October 2019 Committee approved a Draft Local Plan for further public consultation. A final Additional Housing Options document was approved by Committee in October 2020 for public consultation.
- 1.4 Consultation to date has included four series of public consultation, with the first three stages including public exhibitions around the District, meetings with parish councils and key stakeholders and hard to reach groups. The fourth public consultation was undertaken online due to Covid-19 pandemic restrictions. Reports of the Draft Local Plan (2019) and Additional Housing Options (2020) public consultation activities and feedback on comments received are set out in Appendices B and C. Reports on earlier consultation stages can be viewed on the Council's website.
- 1.5 The Council's published timetable for producing the Local Plan is set out in the Council's approved Local Development Scheme. Engagement and consultation has been carried out in accordance with the approved Statement of Community Involvement.
- 1.6 All local plans must be accompanied by a Sustainability Appraisal (SA) 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 the plan. The SA of the Draft Local Plan has been fully integrated into the plan preparation process so that it has informed and influenced the Plan as it has developed. The SA carried out at earlier stages of the process tested each possible alternative strategy, site options and draft policies against a number of sustainability objectives. We have used the results of these tests in deciding the final strategy and the policies and proposals that support it. A pre-submission version of the SA will be published with the Draft Local Plan for formal consultation.
- 1.7 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. A Habitat Regulations Assessment (HRA) has been carried out at key stages in the production of the Plan. The Draft Local Plan has been amended to reflect recommendations from the HRA. A pre-submission version of the HRA will be published with the Draft Local Plan for formal consultation.

1.8 The Council has a duty to co-operate with neighbouring authorities and other prescribed bodies. The Council has commissioned evidence studies jointly with neighbouring authorities and with the County Council, has discussed strategic and cross boundary matters with adjoining authorities on a regular basis and has engaged with other prescribed bodies regarding the content of this draft Local Plan. A Gloucestershire Statement of Common Ground setting out our agreement on strategic planning matters is currently being finalised. Existing agreements are included on the Council's website.

1.9 The Draft Local Plan is underpinned and informed by a whole range of studies covering local needs, infrastructure requirements, site assessments and viability assessments.

2. DRAFT LOCAL PLAN DEVELOPMENT STRATEGY

2.1 The Draft Local Plan has a major role to play in helping to tackle the climate and ecological emergency and to deliver on the Council's commitments set out within the recently approved CN 2030 strategy. The Draft Local Plan sets tackling the emergency at the heart of the Plan.

2.2 The Draft Local Plan identifies the following as priority issues:

- Moving the District towards becoming Carbon Neutral by 2030, whilst adapting to the impacts of climate change and providing resilience for the future;
- Ensuring new development is located in the right place, supported by the right services and infrastructure to create sustainable development; and
- Conserving and enhancing Stroud District's countryside and biodiversity, including maximising the potential for a green infrastructure network across the District

2.3 To address these issues, the development strategy set out within the Draft Local Plan aims to:

- concentrate housing growth at the main centres of population where there is best access to services, facilities, jobs and infrastructure and at new settlements where there is the potential to create new sustainable communities along garden city principles;
- support the regeneration of the canal corridor through the Stroud valleys and at Berkeley/Sharpness;
- maximise the use of previously developed land by allocating sites and supporting redevelopment within settlement development limits;
- focus strategic employment at accessible locations within the Rail/A38/M5 corridor, at key local market locations and integrated with housing where appropriate;
- support and improve existing services and facilities at smaller towns and larger villages by providing for lesser levels of development in accordance with a settlement hierarchy;
- support the social sustainability of smaller villages by allowing for small scale development provided there is support from local communities;
- prioritise the conservation and enhancement of the natural and scenic beauty of the Cotswolds AONB but support limited housing development to meet needs arising from within the AONB;
- enhance the natural environment wherever possible and protect the quality of the countryside from inappropriate development.

2.4 A range of alternative development strategy options have been considered and the final strategy is a hybrid of those first proposed. Following public consultation in 2019 we have

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looked again at the merits of concentrated growth v dispersal. 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. The development strategy does now include an element of dispersal to address local needs, responding to consultees and councillors, however the scale of the housing requirements (i.e. c.8000 additional dwellings) would mean that a pro-rata dispersal strategy would lead to significant growth even at the smallest settlement and unsustainable travel patterns, increasing carbon emissions.

3. HOUSING AND EMPLOYMENT REQUIREMENTS AND SUPPLY

3.1 The minimum number of houses to be provided in the District for the Plan period is set by national Government not by the District Council. The current minimum requirement is 630 homes per annum, or a total of 12,600 for the Plan period. Neither the Gloucestershire Local Housing Needs Assessment (2019) nor the Gloucestershire Economic Needs Assessment (2020) recommend that figures be increased to take account of any other relevant factors. However, the supply needs to ensure sufficient headroom to address any sites not coming forward as planned. Generally, an oversupply of 10-20% is expected, including an allowance for small sites coming forward on unidentified sites (windfall).

3.2 Table 1 below summarises the housing supply as set out in the Local Plan.

Table 1: Recommended housing supply

Existing deliverable permissions (as at 1 April 2020)	4,595
Recommended strategic sites	8,080
Recommended local development sites	985
Small sites allowance (75pa x 17 years)	1,275
Total potential housing supply	14,935
Minimum requirement	12,600
% over minimum requirement	+(18.5%)

3.3 Employment land minimum requirements are not set by Government, but are dependent upon local studies. The Gloucestershire Economic Needs Assessment (2020) considered a range of scenarios and recommended a net increase in employment land (offices, industrial and storage and distribution) of between 62 and 72 hectares for the Plan period, to reflect the higher growth scenarios in line with the GFirstLEP Draft Industrial Strategy.

3.4 Table 2 below summarises the employment land supply as set out in the Local Plan.

Table 2: Recommended employment land supply

Existing permissions (as at 1 April 2020)	52 ha
Recommended strategic sites	79 ha
Potential losses (average 2.03 ha lost per year since 2006x20)	- 41 ha
Total potential employment supply	90 ha
Higher growth scenarios requirement range	62-72ha

3.5 The overall position is therefore that we have identified more than sufficient land to meet housing and employment land requirements, with some additional headroom. The supply reflects the available evidence, although uncertainty remains on the longer term impacts of Covid-19 and Brexit on the local economy and accommodation requirements.

4. STRATEGIC AND LOCAL DEVELOPMENT SITES

- 4.1** It is essential in producing a sound Local Plan that decisions on the choice of sites are transparent, logical and underpinned by evidence. The assessment of potential sites to meet Local Plan requirements has been rigorous. Promoted sites were assessed initially through the Council's annual Strategic Assessment of Land Availability (SALA) process (2017-2020). Potential sites were subject to public consultation and also put through the Sustainability Appraisal (SA) process. Sites have been selected that perform relatively well through the assessment process and which can deliver the Local Plan development strategy.
- 4.2** Table 3 below sets out the strategic housing and employment sites set out within the Draft Local Plan.

Table 3: Recommended strategic sites

Location	Employment (hectares)	Housing (no. dwellings)
Cam North West		900
Cam North East Extension		180
South of Hardwicke		1,350
Hunts Grove Extension		750
Javelin Park	27 ha	
Quedgeley East Extension	5 ha	
Renishaw New Mills	10 ha	
Sharpness Docks	7 ha	300
Sharpness new settlement	10 ha	2,400
Stonehouse North West	5 ha	700
Stonehouse Eco Park	10 ha	
Wisloe new settlement	5 ha	1,500
Small site allocations (total)	-	985
Existing commitments (net)	52 ha	4,595
Potential losses	- 41 ha	
TOTAL SUPPLY	90 ha	13,660
Requirement	62-72 ha	At least 12,600
Windfall allowance		1,275

- 4.3** A range of smaller local development sites are recommended for allocation in the Draft Local Plan. These are located at the Tier 1-Tier 3b towns and larger villages identified within the settlement hierarchy where most jobs, services and facilities are located. A comprehensive review of the role and function of settlements in the District was carried out in 2018 and underpins the Draft Local Plan development strategy.
- 4.4** Gloucester City has identified a shortfall of c.6000 dwellings to meet future housing needs from Gloucester and has asked neighbouring authorities to help meet these unmet needs. To meet our duty to co-operate requirements, a site at Whaddon for up to 3,000 dwellings has been safeguarded as the most appropriate site within the District to help address this shortfall, subject to evidence of need and being in accordance with the Joint Core Strategy (JCS) review. The expectation is that other neighbouring authorities will assist with meeting the shortfall having regard to the results of The Assessment of Strategic Development Opportunities in Parts of Gloucester: Interim Assessment) (2019).

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5. OTHER POLICIES AND PROPOSALS

- 5.1 The Draft Local Plan includes a wide range of other policies and proposals which seek to meet the strategic objectives of the Plan and to guide and manage development proposals. Some of the most significant include:

Housing and communities

- Policy DCP2 Supporting older people - New standards for accessible/adaptable homes and providing a range of house types including bungalows;
- Policy CP9 Affordable housing – Requires 30% affordable housing provision on sites of 10+ dwellings in urban areas and 4+ dwellings in rural areas;
- Policy HC4 Local housing need – Support for entry level homes, single plot affordable self and custom built homes on rural exception sites;
- Policy DHC7 Provision of new open space – New standards for development to provide open space and contribute to indoor sports facilities;

Economy and infrastructure

- Policy CP11 Town centres and retailing – Amended retail policy for shopping and other town centre uses to reflect changes to national policy
- Policy EI1 Key employment sites – Updated list of employment sites to be protected for E/B class uses
- Policy EI2 Regenerating existing employment sites – Updated list of employment sites where redevelopment for a mix of uses may be permitted
- Policy EI13 Walking and cycling routes – Proposals for extending the walking and cycling network including community supported greenway projects
- Policy EI14 Rail stations – Support for new station at Stonehouse and the reopening of the Sharpness branch line to passenger services;

Environment and surroundings

- Policy ES1 Sustainable construction – Net zero carbon construction standards and carbon offsetting fund, other design requirements, electric vehicle charging points;
- Policy ES2 Renewable energy – support for renewable energy including solar and wind energy within defined suitable areas;
- Policy DES3 Heat supply – development to provide heat from non-fossil fuel sources: communal low temperature heating systems, using zero carbon renewable heat or ambient or secondary sources and pumps;
- Policy ES6 Local biodiversity – development to provide a minimum of 10% net gain in biodiversity;
- Policy DES2 Green infrastructure – increased requirements for providing green infrastructure to address climate change, biodiversity and recreation;
- Policy ES11 The District's Canals – support for restoration of canals, additional visitor facilities and developer contributions towards future restoration and improvements.

- 5.2 A policies map will be produced showing policy designations and allocated sites on an OS map base. At this stage, a list of consequential map changes to the 2015 Local Plan policies map is identified at the back of the Local Plan in Appendix A.

6. NEXT STEPS

- 6.1 Once approved, the Draft Local Plan will be subject to six weeks of formal public consultation in accordance with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012, commencing at the end of May/early June

2021. Depending upon Covid-19 restrictions at the time, this may be conducted entirely online or may allow for documents to be examined at public deposit points. The Draft Local Plan, together with consultation representations received and supporting documents, will then be submitted to the Planning Inspectorate, anticipated by September 2021.

- 6.2** An appointed Inspector will then examine the Draft Local Plan to determine whether it is a sound plan and can be adopted by the Council, or whether modifications need to be made. The examination process is likely to involve a number of public hearing sessions during 2022 at which objectors to the Plan will be able to propose changes to the Plan.
- 6.3** Depending upon progress with the examination, it is hoped that receipt of a favourable Inspector's Report will allow the Council to adopt the Local Plan by the end of 2022.

7. IMPLICATIONS

7.1 Financial Implications

There are no financial implications arising directly from this report. The adoption of the Local Plan will help to reduce the risk of legal challenge to planning decisions and associated costs to the Council. A final report will be brought to this Committee after the examination process has concluded.

Adele Rudkin, Accountant

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7.2 Legal Implications

The Council is required to have an up-to-date Local Plan. The Draft Local Plan has been prepared in accordance with the relevant legislative, regulatory and policy framework as explained within the body of this report. This requires that Council resolves to submit parts of its Development Plan to the Secretary of State and that public consultation be undertaken at prescribed stages of its preparation.

Specifically, Section 20 of the Planning and Compulsory Purchase Act 2004 requires that the Council must submit the Draft Local Plan to the Secretary of State for independent examination, having complied with the requirements of The Town and Country Planning (Local Planning) (England) Regulations 2012 ('the Regulations') and being satisfied that the Plan is ready for such examination.

Regulation 22 prescribes the documents which must accompany the Plan when it is submitted to the Secretary of State. These include the sustainability appraisal report (SA), a statement of the consultation responses received under Regulation 18 and how these were taken into account and a statement of the consultation responses received under Regulation 20.

Regulation 22 also prescribes the publicity requirements once the Plan has been submitted for examination.

The examination will determine whether the Plan:

- is sound (i.e. is positively prepared, justified, effective and consistent with national policy);
- is legally compliant;
- satisfies the legal duty of cooperate;
- requires modification.

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Martin Evans, Locum Planning Lawyer

Email: patrick.arran@stroud.gov.uk

7.3 Equality Implications

The Draft Local Plan has been subject to Sustainability Appraisal (SA) during its preparation which has included assessing the contents against the objective of encouraging social inclusion, equity, the promotion of equality and a respect for diversity. The Draft Local Plan has taken account of any SA recommendations during its production. A submission version of the SA will be taken into account at examination.

7.4 Environmental Implications

The Draft Local Plan has been subject to Sustainability Appraisal (SA) during its preparation which has included assessing the contents against a range of environmental objectives. The Draft Local Plan has taken account of any SA recommendations during its production. A submission version of the SA will be taken into account at examination.



Stroud District Local Plan Review

Pre-submission Draft Plan

(Regulation 19 Consultation) May 2021

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visit www.stroud.gov.uk/localplanreview



Planning
for our future

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Local Plan Review | Regulation 19 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 over a 20 year period. It sets out the strategy for distributing development within the District and policies for protecting and conserving the natural and built environment. This **Pre-submission Local Plan** sets out the Council's development strategy for meeting growth and development needs up to 2040.

Why are we reviewing the Local Plan now?

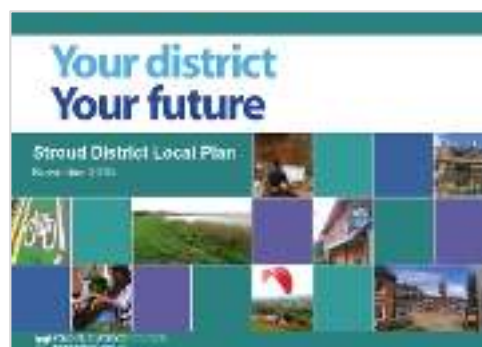
The District Council started the process of reviewing the **current Local Plan** in 2017, even though it was approved as recently as November 2015. The Government wants all local authorities to review their local plans every 5 years. New plans can take 5 or more years to finalise and so it is important that we make progress now, to ensure Stroud District continues to have an up-to-date local plan.

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) in 2018/19. A **Draft Plan** consultation, including proposed sites and policies, was held over Winter 2019/20.

Following this consultation, we expect to submit the Plan to the Secretary of State.

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.
- **Additional housing options consultation 2020:**
✓ A focused consultation on some contingency spatial and site options
- **Pre-submission consultation Summer 2021:** The formal stages of making representations on the plan (Regulation 19).
- **Modifications Summer 2022:** Consultation on any proposed modifications to the plan
- **Adoption:** It is anticipated that the new Local Plan will be adopted by Winter 22.

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How can I get involved?

The purpose of this consultation is to gather views about this proposed Local Plan, prior to submitting it for examination by the Secretary of State. This formal stage of 'Pre-submission consultation' is required under **Regulation 19** of the Town and Country Planning (Local Planning) (England) Regulations 2012.

All comments duly made during this consultation period (known as "representations") will be submitted in full to the Secretary of State, along with the proposed Local Plan and other supporting documents. The Inspector appointed to examine the Local Plan will scrutinise everything submitted, to ensure the plan is sound.

Four tests of "soundness"

Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are "sound".

So when you are making comments, it would be helpful (and most effective) to bear in mind the four tests of soundness set out in the **National**

Planning Policy Framework (NPPF para. 35) and to explain how you think the Plan does or does not stand up against them.

Plans are considered sound if they are:

- a) **Positively prepared:** is the plan based upon a strategy which (as a *minimum*) seeks to meet the area's objectively assessed needs? Is it informed by agreements with other authorities, so that unmet needs from neighbouring areas are accommodated (where it is practical to do so, and it is consistent with achieving sustainable development)?
- b) **Justified:** is it an appropriate strategy, taking into account reasonable alternatives and based on proportionate evidence?
- c) **Effective:** is the plan actually deliverable over the plan period (up to 2040)? Will it effectively deal with jointly-agreed cross-boundary strategic matters, rather than deferring them?
- d) **Consistent with national policy:** will the plan enable the delivery of sustainable development, in accordance with the NPPF?

How can you make comments

We have not posed specific questions in this document. There is no set 'questionnaire' and you can comment on any aspect of the plan, strategy or background evidence base, but please bear in mind the four tests of soundness (left), to help you focus your 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.*



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



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Local Plan Review
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1.

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Appendix



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.

Why do we need a new Local Plan?

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 2015 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



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

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

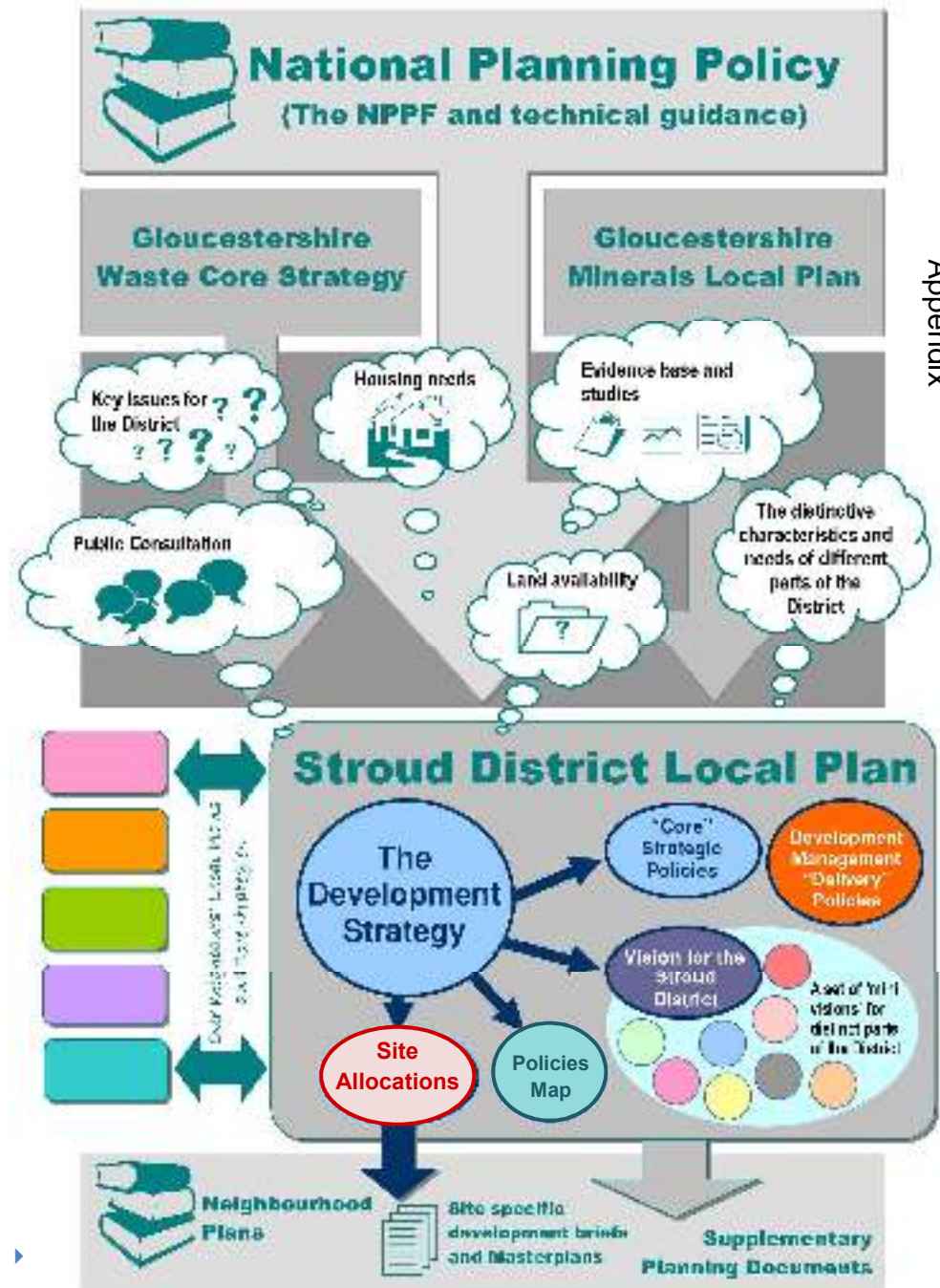


Fig.1 ▶



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. Our 2019 **Draft Local Plan** synthesised the findings of these public consultations and presented the Council's preferred strategy. We also consulted on some additional housing options in 2020. 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.

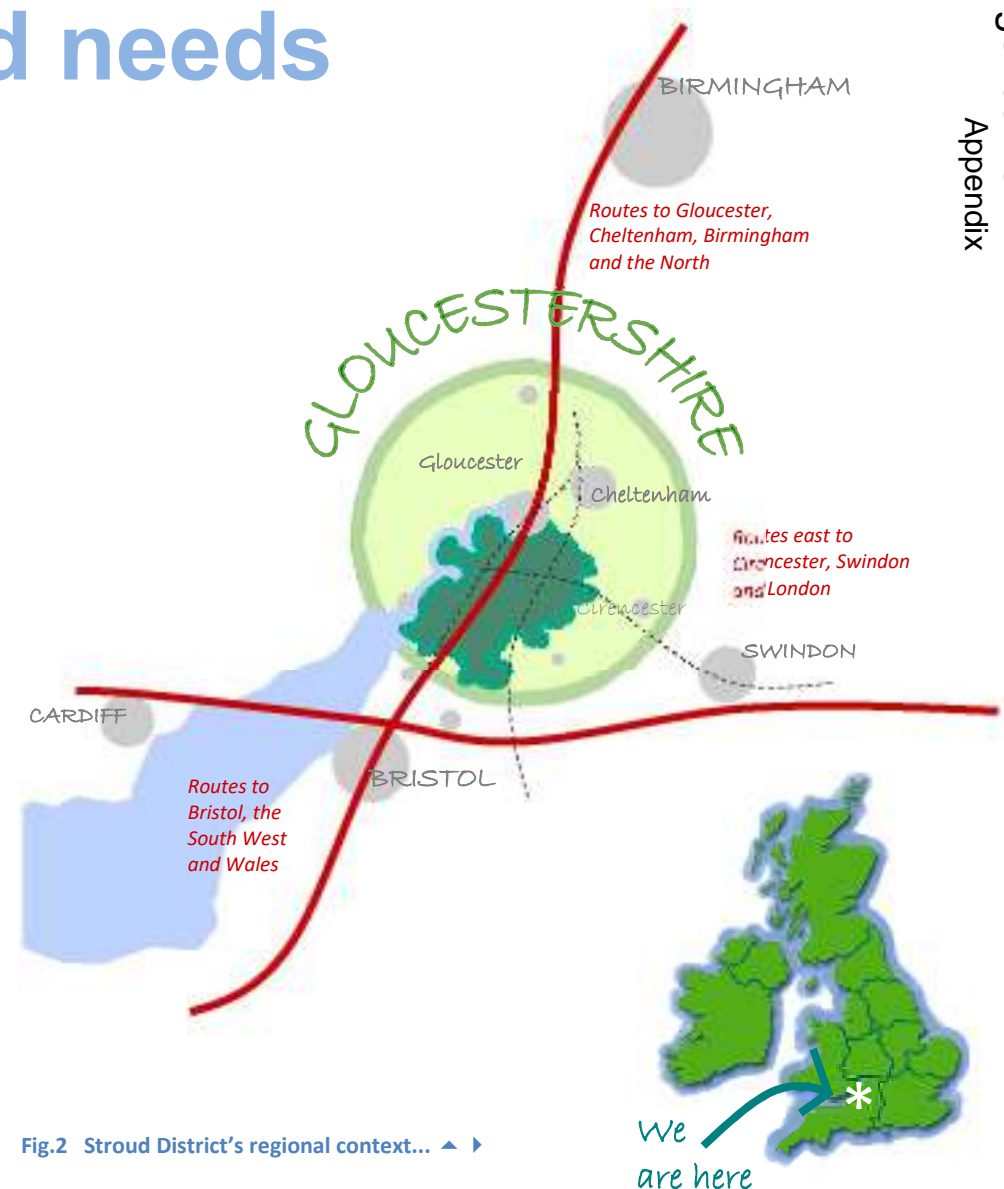
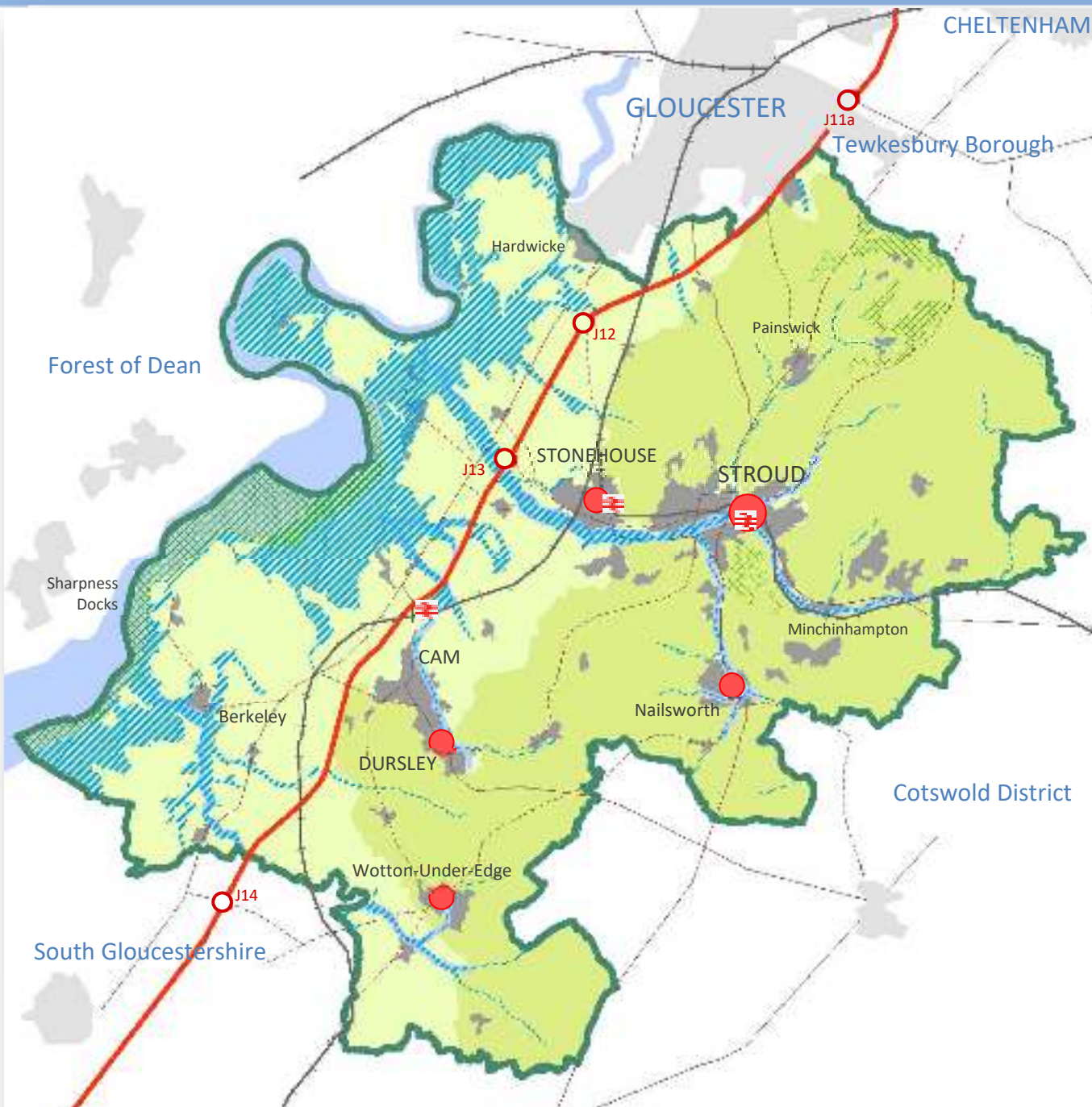


Fig.2 Stroud District's regional context... ▲ ▸



... Map 1. Stroud District's geographic context and landscape constraints

-  Stroud District
-  The Cotswolds Area of Outstanding Natural Beauty (AONB)
-  Internationally designated wildlife sites
-  The River Sever 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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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.



[1]



[2]



[3]

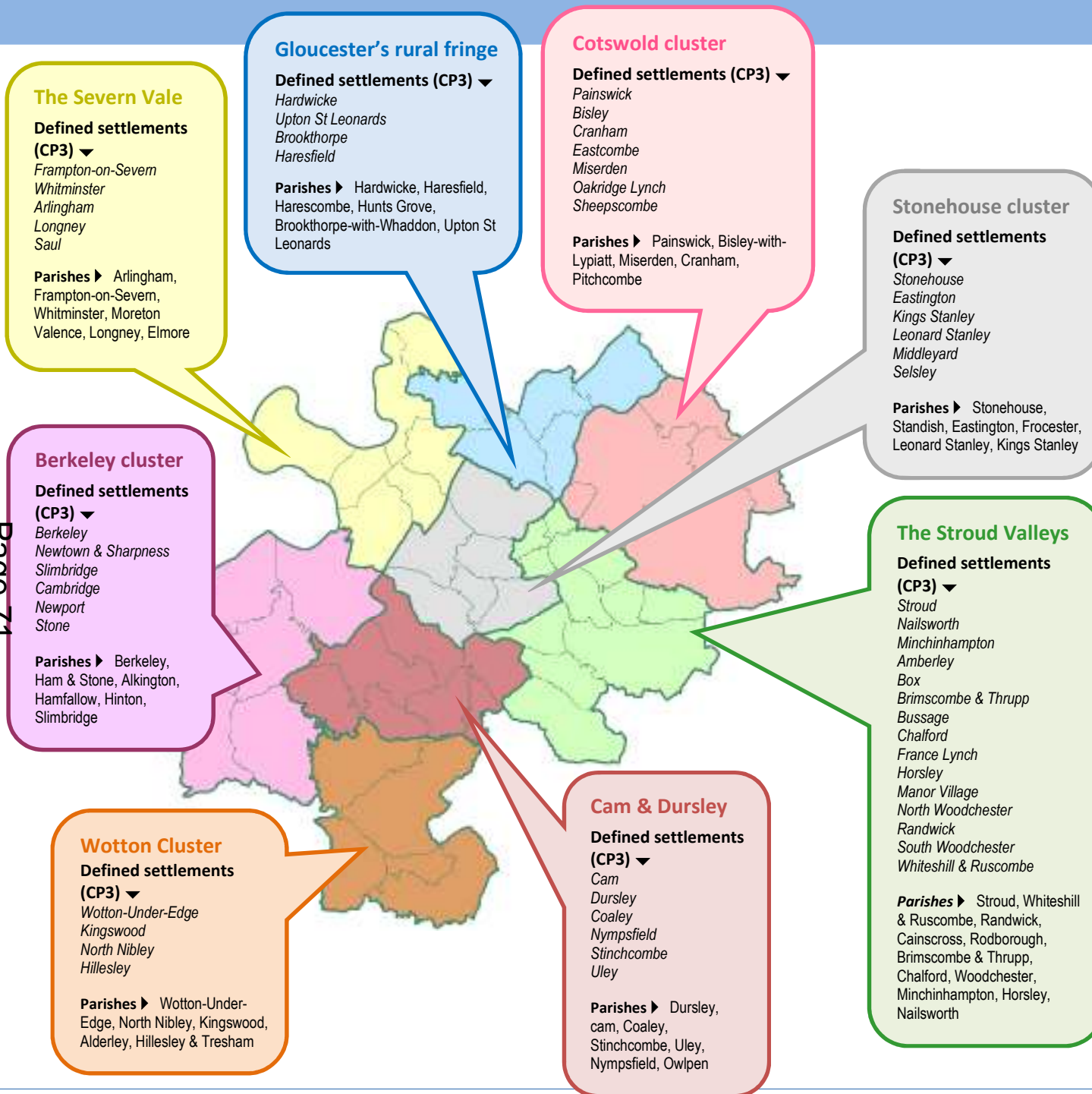


[4]



[5]





“Parish clusters”

1.29 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.

1.30 The idea of parish clusters is an integral part of the ‘portrait’ of our District and a useful place-shaping tool, which is carried through some evidence base documents, as well as the Plan.

[temporary map]

◀ ... Map 2. Stroud District’s “parish clusters”



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 1 ... 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. Many of them reflect the Key Issues identified in the **2015 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 Local Plan identifies this as an overarching priority issue for our District.



Building on the key issues set out in the 2015 Local Plan (p9 - 10), and based on Stroud District Council's long-standing Key Priorities for making our District a better place to live, work and visit for everyone (Corporate Strategy Plan 2019-20), we identified 40 priority issues for the Local Plan to address.

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

Helping to create a sustainable and vibrant economy that works for all

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, underused and infill land through the use of settlement boundaries

Developing strategies to enhance the natural environment and to avoid 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 or more dwellings in urban areas and on all sites of 4 or more 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.

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.



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.



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 enhance the natural environment and to avoid and mitigate the indirect impacts of development upon it.

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.





[8]



[9]



[14]



Appendix 7

Delivery...

[16] Neighbourhood Development Plans are a powerful tool for communities to shape the delivery of future development, to meet their area's specific needs.



[10]

[11]



[15]

Mitigation...

The District's high quality natural environment is a resource for leisure, health and wellbeing. But some landscapes and habitats require special protections. The District Council worked in partnership with The National Trust, Stroud Valleys Project and Natural England to produce advice as part of the Rodborough Common Mitigation Strategy.

Land use...

Finding suitable sites and long-term premises for sporting facilities can be challenging, especially in the face of competition from higher value land uses such as housing.

Originally established by creatively re-using an old warehouse in Brimscombe to provide world class indoor facilities, RUSH Skate Park caters for everything from international competition to local toddlers. RUSH is now due to re-locate to purpose-built site at Stroud Park, to make way for new development at Brimscombe Port.

Fact check

Local distinctiveness...

Conservation Area Statements and Village Design Statements are tools to help identify just what makes a place 'distinctive' in terms of the buildings, spaces, materials and topography that characterise it.

The grass roof and dry stone walling of the new M5 Gloucester Services, nestled below the Cotswold escarpment at Brookthorpe, is both unapologetically modern and architecturally sensitive in its form, landscaping and palette of materials.



[12]



[13]



[20]



[19]



[17]



[18]



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.

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 developed a broad and over-arching vision, which expresses aspirations for the future of our District, building on the vision contained in the **2015 Local Plan**, 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 61)** explains how these visions are integral to the Draft Plan's development strategy.

A Vision of Stroud District in 2040... ►
(Update caption)

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; Draft Plan Consultation, Winter 2019



2.2 Strategic objectives for the future

2.5 Taking account of the identified issues and priorities, the **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 Whilst there is considerable overlap, these seven 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**).

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.

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.



◀ **The 2015 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



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
- Maintaining and enhancing the green infrastructure network
- 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

2.7 The 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.

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.

2.9 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. 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.

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 the **Emerging Strategy** consultation paper (Autumn 2018).

Testing the options...

The diagram in **Fig.4 (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.

Following both strategy and site testing, a 'hybrid' strategy option (**Option 5**) emerged, which most resembles **Option 1**, but which includes elements from the other options: one or two growth points and some wider dispersal to the smaller towns and larger villages. This was subject to consultation and further refinement in the **Draft Local Plan** (Autumn 2020).

Further potential sites that were promoted through the **Emerging Strategy** and **Draft Local Plan** stages have also been subject to assessment, to determine whether they have potential to contribute to the proposed development strategy. The potential need to find additional housing sites triggered a review of strategy and site options in the **Additional Housing Options** paper (Autumn 2020).

The **development strategy** now set out in this **Pre-Submission Draft Local Plan** is based upon 'hybrid' **Option 5**, 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 development strategy's headlines

- 2.10 The Local Plan's development strategy will distribute at least **12,600** additional dwellings and **73 hectares** of new employment land to meet needs for the next 20 years.
- 2.11 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.
- 2.12 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, and will support the **regeneration of the canal corridor** through the Stroud valleys and at Berkeley/Sharpness.
- 2.13 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 **Rail/A38/M5 corridor**.
- 2.14 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.
- 2.15 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.
- 2.16 The regeneration of previously used sites and further infill development to **maximise the use of brownfield land** will be supported at these and other settlements, within settlement development limits.
- 2.17 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.
- 2.18 At Tier 3b, 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.
- 2.19 Within the **Cotswolds AONB**, priority will be given to the **conservation and enhancement of the natural and scenic beauty of the landscape**. But to support the social well-being of AONB communities, the strategy supports limited housing development to **meet needs arising from within the AONB**.





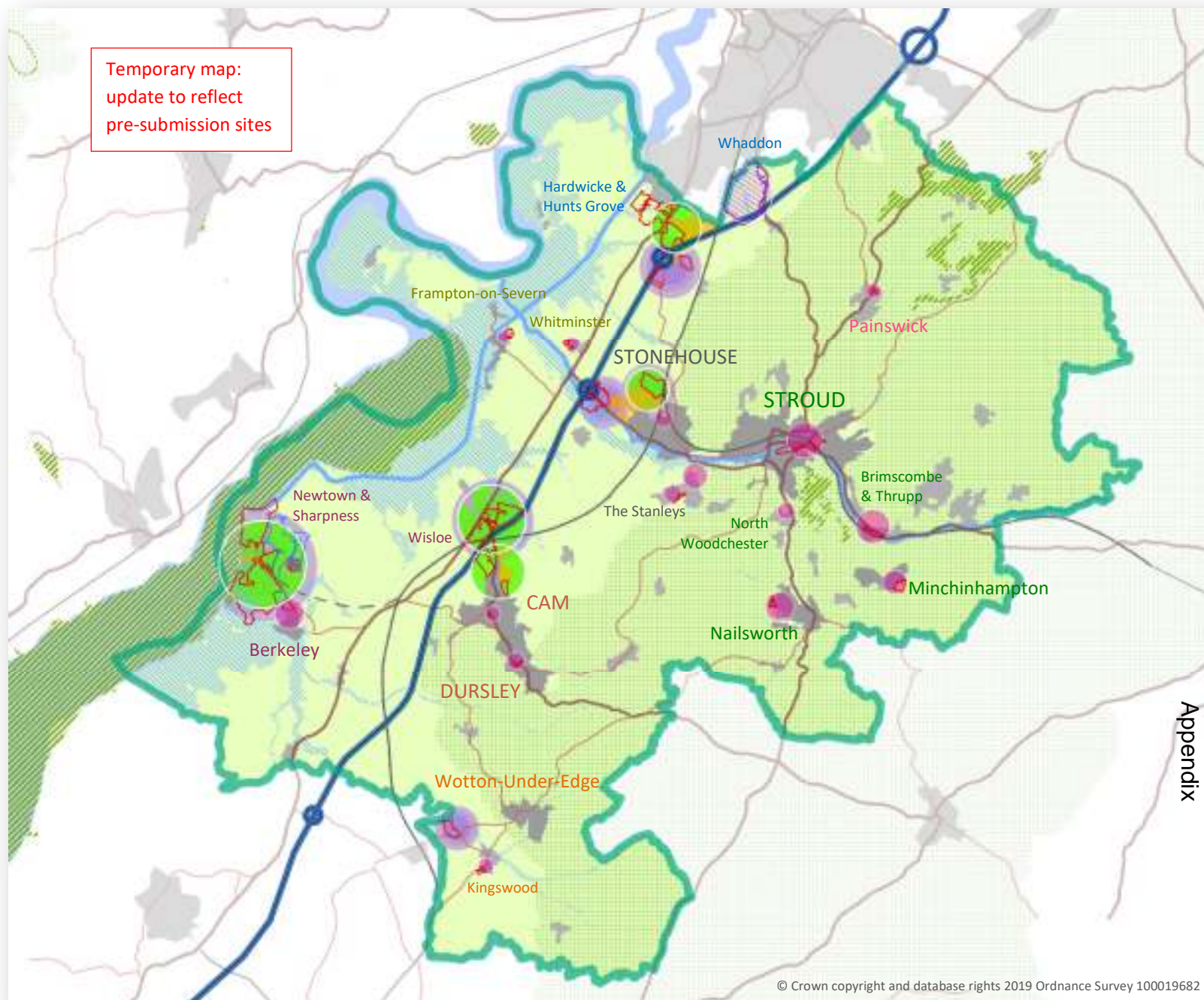
Map 3. The development strategy... ▶

The Local Plan's 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 strategy 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
-  Strategic locations for future growth (housing, community infrastructure and facilities)
-  Strategic locations for future employment growth
-  Locations for growth to meet local needs
-  Sites for future growth (see more detailed maps in **Chapter 3** of this document)
-  Potential site for further growth at Sharpness, beyond 2040
-  Committed development (including sites allocated in the 2015 Local Plan and sites with planning permission)
-  Safeguarded location for development to contribute towards meeting Gloucester's housing needs
-  Settlements and urban areas
-  Estuarine and river floodplain
-  The Cotswolds AONB
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)



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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.

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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; re-opening the Stroudwater station at Bristol Road; supporting improvements to the canal corridor and local walking and cycling routes.

2.23 At **Stroud**, the strategy envisages: regenerating 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, the rail station and local walking and cycling routes.

2.24 At **Hardwicke** and **Hunts Grove**, the strategy envisages: new housing development, community and open space uses to the south of Hardwicke; the continuing delivery of a new 'Local Service Centre' settlement at Hunts Grove, as established through the **2015 Local Plan**; a focus on employment growth at Quedgeley East / Javelin Park; and access to new and enhanced facilities for residents and businesses.

2.25 At **Newtown/Sharpness** the strategy envisages: regeneration of Sharpness Docks; 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.

2.26 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.

2.27 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.

Agenda Item 7
Appendix



What are the key challenges to this development strategy?

2.28 The developing international climate and ecological emergency, the Covid-19 pandemic and potential structural changes to the UK economy due to Brexit present Stroud District with an extremely challenging context within which to plan for the future development needs of our communities. Some long term changes can be foreseen and planned for, others are yet to fully emerge. It will be important that emerging patterns and trends are monitored and the Local Plan is kept under regular review to try to respond as pro-actively as possible to changing circumstances.

2.29 Delivering the growth expected by central Government within the next 20 year time horizon will be challenging. The strategy demands a sustained 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 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. The development

strategy therefore includes additional housing and employment provision above minimum requirements, to ensure that local needs can be met.

2.30 The increased levels of growth will put additional pressure on our roads, particularly at key network junctions within the District. A **Sustainable Transport Strategy** has identified the key interventions required to deliver a modal shift to more sustainable forms of travel, by walking, cycling and by public transport. However, transport modelling work has identified the need for highway improvements at M5 junctions 12, 13 and 14, together with improvements along the A419 and A38 corridors. Such improvements will 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.

2.31 Improvements to public transport will include increasing rail and bus services along main transport corridors, improvements to existing public transport interchanges and the creation of new interchanges at new growth locations. The Council continues to support improvements at

existing rail stations, the provision of an additional rail station at Stonehouse on the Bristol-Birmingham main line and the reopening of the Sharpness branchline to new passenger services.



Meeting Gloucester's needs

- 2.32 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 in Gloucestershire to identify the most sustainable sites to meet these future needs.
- 2.33 An assessment of potential alternative sites to meet Gloucester's long term housing needs has identified that certain locations within Tewkesbury Borough and Stroud District at the **Gloucester fringe** are functionally related to Gloucester and offer the potential to meet Gloucester's needs in accessible locations.
- 2.34 At this stage, pending further work on the **Joint Core Strategy Review**, a site at **Whaddon** is safeguarded in the Local Plan to contribute to meeting Gloucester's needs.

The South of the District

- 2.35 **South Gloucestershire Council** is at the early stages of preparing a new Local Plan which is considering options for 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.
- 2.36 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 strategic infrastructure, for example M5 Junction 14, but may also benefit from public transport and other planned improvements to services and facilities within this wider area.



...How does the development strategy reflect the Local Plan's strategic objectives?

Homes and communities:

SO1: Accessible communities

2.37 New development will be located primarily within or adjacent to large settlements, where people can benefit from existing facilities and services that would be readily available and accessible. New settlements will be of sufficient size to provide a range of new facilities and services to support neighbouring communities. Services such as new schools, GP surgeries and leisure provision require a certain threshold of people within their catchment area to be viable. In developing a hybrid strategy based upon a concentrated approach, the strategy will enable a greater range of service and leisure provision, which can be used by people living within existing settlements as well as those inhabiting the new development.

2.38 The development of larger housing sites is likely to bring about the provision of a greater number of affordable homes and a greater range of types and tenures than a dispersed option would. However, some small scale development within rural communities will help to address specific local needs (for example, within the Cotswolds AONB). The

strategy also ensures that, through neighbourhood plans, local communities can propose more housing than the Local Plan does, to meet specific identified local needs.

SO1a: Healthy, inclusive and safe communities

2.39 The strategy supports the development of larger developments and new settlements where there are the opportunities to design in measures to support inclusive communities and healthier lifestyles: by creating a range of house types and tenures to meet differing needs; by creating layouts, a mix of uses and public spaces which offer natural surveillance and support social interaction; by creating walking and cycling routes that support active travel; and by delivering attractive wildlife and recreation corridors to support a sense of wellbeing.

Economy and infrastructure:

SO2: Local economy and jobs

2.40 The development of employment sites in the M5/A38 corridor will mean that development can be located close to strategic road and rail networks and in places that business wants to be. It will create the opportunity to provide a range of units from large warehousing and distribution units down to offices and smaller industrial units, possibly as start-up businesses. Planning for employment together with housing also provides the opportunity for residents to work locally and to reduce out-commuting levels.

SO3: Town centres and rural hinterlands

2.41 By concentrating development within or adjacent to the District's larger settlements, the strategy should facilitate opportunities for the provision of new and improved services and facilities and will generate additional custom to sustain those already existing. Some smaller scale development at lower tier settlements will help to support our more local centres. A focus on brownfield regeneration and tourism- and leisure-led mixed-use development on sites lying close to the canal corridor and Stonehouse and



Stroud town centres should bring about public realm enhancements, improved linkages and a boost to town centre trade.

SO4: Transport and travel

2.42 By concentrating development at locations where new and improved public transport and active travel routes will be prioritised and integrated, the strategy should deliver convenient, safe and healthier alternatives to the private car (to serve both existing and new communities). The strategy involves specific proposals to enhance the rail network through new stations at Stonehouse and at Sharpness and to deliver a strategic walking and cycling network along main movement corridors.

2.43 Development in the Stroud Valleys and at Sharpness will contribute funds to the restoration of the canals and towpaths, as well as designing- in new links across the development sites, thereby improving direct access for surrounding communities as well as those occupying the development. This has the potential to reduce short car journeys, due to the availability of safe, off-road walking and cycling routes. Where possible the strategy will integrate housing and employment localities together, thereby reducing the need to travel and offering opportunities to live and work within the same neighbourhood.

Our environment and surroundings:

SO5: Climate change and environmental limits

2.44 The strategy prioritises suitable sites that are located close to the District's main settlements (to ease access to services, jobs and transport infrastructure, thereby minimising the need for daily travel by car) and at exemplar new settlements and strategic employment sites, which will promote zero and low carbon development and green technologies. New development will be required to enhance local biodiversity, build to Net Zero Carbon construction standards and incorporate measures to adapt to climate change. For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required. The strategy identifies suitable areas to promote the generation of renewable energy.

2.45 Regeneration of the Stroud Valleys and at Berkeley/Sharpness is likely to maximise the re-use and regeneration of vacant and underused brownfield sites and buildings. All new developments must make provision for waste recycling and, as a minimum, developments will be required to provide sufficient space to store and manage waste material.

SO6: Our District's distinctive qualities

2.46 The strategy seeks to minimise the impact of development on biodiversity and sensitive landscapes by developing mitigation and avoidance strategies for internationally important nature conservation designations and directing development to locations which lie outside the Cotswolds AONB and other landscapes of high sensitivity to built development. Focusing development on brownfield sites will limit adverse effects on wildlife and habitats; while new development on both brown- and greenfield locations offers opportunities to design-in rich new habitat and wildlife areas.

2.47 Development at Sharpness Docks provides an opportunity to create a new heritage- and leisure-led, sustainable tourism destination making the most of an under-realised heritage interest, the exceptional quality of the natural environment and the canal and marina, attracting local people and visitors from outside the District. Prioritising the development of brownfield sites in the Stroud Valleys along the canal corridor that are currently vacant and underused offers a chance to bring about townscape improvements and secure a new lease of life for features of the valleys' unique industrial heritage.



2.4 Our towns and villages

Study findings...

- 2.48 The 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.
- 2.49 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 Plan's Core and Delivery policies, many of which refer directly to the **CP3** hierarchy.
- 2.50 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**.
- 2.51 **Chapter 5 | Making Places** provides a brief summary of the characteristics, constraints, role and function of each of Stroud District's current

The **2015 Local Plan** identified a hierarchy of settlements, consisting of five distinct tiers. The evidence for the 2015 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 2015 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

2.52 The Local Plan's development strategy envisages that housing and employment growth will continue at **Hunts Grove** (a planned urban extension to Gloucester, established through the **2015 Local Plan**). It will also be centred at two new settlements at **Sharpness** and **Wisloe**, within the Severn Vale (Rail/A38/M5 corridor), where there is potential to create new sustainable communities along garden city principles.

2.53 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.

2.54 The Plan anticipates that **Hunts Grove** and the new settlement at **Sharpness** will both include sufficient local facilities to achieve **Local Service Centre status** (Tier 2) in the future; while **Wisloe** will function as a new **Accessible Settlement with Local Facilities** once complete (Tier 3a).

2.55 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.

2.56 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**".

"Garden City Principles" as defined by the Town and Country Planning Association ►

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.



The strategy...

Housing and employment growth will be centred at two new settlements within the Severn Vale (A38/M5 corridor), where there is potential to create new sustainable communities along garden city principles.



▲ 'Garden village' allocations

PS36 Sharpness new settlement:

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

PS37 Wisloe new settlement:

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

...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 Local 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.
- the creation of new sustainable communities, planned along garden village principles



2.5 Housing

Stroud District's housing requirement up to 2040

2.57 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 a **formula** to establish the **minimum number of homes** expected 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.

2.58 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 standard method for the Local Plan to provide for at least 630 new homes per year. This is a 40% increase from the figure in the **2015 Local Plan** of 456 homes per year. During 2019/20 662 homes were built in the District.

2.59 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. 630 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.

2.60 To meet this new challenging target every year over a 20 year period requires the Local Plan to identify land for at least **12,600** new homes. Some of the dwellings likely to be built from 2020 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

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 2020 (on sites with permission / under construction)	4,936
	B	Small sites commitments, at April 2019 (on sites with permission / under construction)	525
	C	Other firm commitments, at April 2019 (on sites subject to resolutions to grant permission)	84
	D	Total commitments (= A + B + C)	5,215
	E	Commitments (D) minus undeliverable sites	4,595
Requirement	F	Housing needs 1 April 2020 to 31 March 2040 (= 630 pa x 20 years)	12,600
	G	Minimum residual housing requirement to 2040 (= F - E)	8,005
	Allocated sites in Local Plan		9,065
	Small sites allowance (75 pa x 17 years)		1,275
	Total housing supply in Local Plan		10,340

▲ Table 2 ... housing requirement to 2040



that the residual number of homes that the Draft Local Plan must identify is actually at least **8,000** dwellings. **Table 2** (preceding page) illustrates this.

2.61 In addition to meeting Stroud’s housing needs, this Local Plan addresses **unmet needs from neighbouring Gloucester** by allocating a site for 3,000 dwellings at **Whaddon** for delivery by 2040.

Stroud District’s housing distribution up to 2040

2.62 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.

2.63 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 **Newtown/Sharpness** and at **Wisloe** within the Severn Vale (Rail/A38/M5 corridor).

2.64 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**.

2.65 Other housing proposals will be supported, in accordance with the Local 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.



Strategic sites ▼	Number of dwellings at each
Cam North West	900
Cam North East Extension	180
South of Hardwicke	1,350
Hunts Grove Extension	750
Sharpness Docks	300
Sharpness	2,400 (5,000 by 2050)
Stonehouse North West	750
Wisloe	1,500
Local sites at smaller settlements ►	985 (cumulative)
Total	At least 9,065

▲ Table 3 ... distribution of housing across Stroud District (Core Policy CP2)



Study findings...

- 2.50 Public consultation has highlighted a range of housing issues facing Stroud District, while our **Local Housing Needs Assessment** (2020) identifies the amount and types of housing that are likely to be needed during the Plan period to 2040.
- 2.51 The Local 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. The Local Plan also seeks to enable 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 adaptable and accessible 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... ▲ ▶

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.



Over recent years, residents have been able to move into brand new Council homes completed in Stroud District, including at Berkeley (top) and Cam (above).

Community-led...



A recently-completed community-led project to build new homes for local people in Nailsworth is part of a growing movement in the UK. Community-led housing comes in many forms, including co-operative and mutual home ownership, co-housing and group self-build.



...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 Local Plan seeks to deliver:

- at least 630 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
- at least 30% affordable homes on all sites of 10 dwellings or above in urban areas and on all sites of 4 or more dwellings in designated rural areas
- additional affordable homes directly by the District Council, as well as working with and supporting parish councils, co-operatives, community land trusts and community housing groups
- 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
- a range of housing tenures, including build to rent, 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 and rural exception sites
- homes for older people, including sheltered and extra care, as well as smaller two-bedroom dwellings and bungalows, designed to adaptable and accessible standards, allowing people to live for longer in their own homes
- accommodation to meet the specific needs of travellers, including local gypsies 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
- supporting infrastructure to meet the needs of those living within the District.



2.6 Local economy and jobs

Stroud District's employment requirement up to 2040

2.66 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.

2.67 Gloucestershire's **Local Enterprise Partnership GFirstLEP** has produced a draft **Local Industrial Strategy (LIS)** which seeks to establish Gloucestershire as a "magnet county", able to successfully attract and retain talent in the region. The LIS seeks to focus growth based upon its existing and emerging industrial strengths around: manufacturing; aerospace; agri-tech; cyber-tech; and green growth. Stroud District has an important role to play in delivering this strategy as the local economy has particular strengths within manufacturing, advanced engineering, agriculture and food manufacturing and emerging green technologies. To underpin this strategy, the LIS sets out the importance of investing in people in order to attract and retain a talented workforce. Expected labour supply and labour demand job forecasts for the District suggest the need to plan for **between 7,740 and 10,440** net new jobs (2020-2040).

2.68 Commissioned jointly by all Gloucestershire councils, the **Gloucestershire Economic Needs Assessment** (2020) examined a range of scenarios for future economic growth to establish future employment land requirements for each District. For Stroud District potential requirements for the Plan period ranged from an additional 44.5 hectares to 71.8 hectares. The Assessment recommended that the Council should consider meeting two of the highest scenarios: a scenario based upon the expected labour supply and a slightly higher labour demand growth scenario based on supporting further growth in the key **LIS** sectors. This means supporting a net increase

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

Agenda Item 7
Appendix

Calculating our residual employment requirement up to 2040 ▼			
Supply	A	Commitments, at April 2020 (on sites with permission / under construction)	52.1 ha
	B	Potential losses from 'B' uses, (average 2.03 ha lost per year since 2006 x 20)	40.6 ha
	C	Total commitments net of potential losses (= A - B)	11.5 ha
Requirement	D	Employment requirement for 1 April 2020 to 31 March 2040	62.4 – 71.8 ha
	H	Minimum residual employment requirement to 2040 (= D - C)	50.9 – 60.3 ha

▲ Table 4 ... employment requirement up to 2040 (hectares)





[1]

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▲ Creative...

Architectural practice Millar Howard Workshop has based itself in a former Stroud Valleys woollen mill. Our area's rich industrial heritage is fertile ground for creative industries and new start-ups seeking flexible and character-filled work space.

► Co-location...

The Plan's Strategy seeks to regenerate under-utilised sites and to continue the 2015 Local Plan's aspiration to grow sustainable communities by planning new employment and new housing together where possible.

Littlecombe in Dursley was a major allocation in the 2005 Local Plan. When finished, it will have created more than 400 new homes, 700 new jobs, a new business park and 40 acres of green space, as well as being home to the Vale Community Hospital.

► High Tech...

Global engineering company Renishaw, whose main UK base is at Wotton-Under-Edge (Kingswood), has a dedicated Education Outreach Officer.



[2]



[3]

© Renishaw

▼ USP...

Stroud District has exceptional natural, cultural and heritage capital. Marketing our area's 'unique selling points' not only boosts tourism, but may help to draw re-locating or start-up businesses to the District and to increase the District's appeal as a place to live and work.

◀ Co-working...

Stroud District has above average levels of self-employment and home-working. Co-working premises such as SpaceHoppers in Stroud and Cluster in Chalford cleverly cater to this market, providing not just a desk or a meeting room, but interaction and support for individuals who might otherwise feel isolated in their work.



[5]



[4]

SpaceHoppers

in employment land (offices, industrial and storage and distribution) of **between 62 and 72 hectares** for the Plan period. **Table 4** (preceding page) illustrates this. The Assessment considered Covid-19 and Brexit impacts on requirements, but a review will be necessary once the full implications of these factors becomes apparent.

2.69 To complement and build upon the **Gloucestershire Economic Needs Assessment**, the District Council commissioned a new **Employment Land Review** (2021). This looked in detail at the local commercial market and identified occupancy rates at well above 90% for industrial and to a lesser degree office space, suggesting an undersupply of premises against demand. Key markets identified included: a focus of industrial and warehouse development at **Quedgeley**, **Hardwicke** and **M5 Junction 12**; a focus of industrial activity at **Stonehouse**; a market for smaller and more modest industrial units within the **Stroud Valleys**; a key local office market in **Stroud**, **Stonehouse** and certain rural locations; a growing focus on start-ups/micro businesses in green technology sectors at **Berkeley** as well as more traditional industrial and distribution activity at **Sharpness**. In addition, there is an active rural market for a mix of office and small workshop space.



Space for illustration?

- 2.71 Six key segments of market demand have been identified for future employment land supply to satisfy: large industrial/warehousing units at key locations within the A38/M5 corridor, serving the wider Gloucestershire/regional market; meeting the growth needs of existing mid-sized/ large local manufacturing and warehousing businesses in Stonehouse/Stroud Valleys; meeting the needs for larger offices in the Stonehouse area; supporting local scale expansion at existing employment areas; development space to meet the needs of specific businesses; and encouraging the growth of the high-technology sectors, particularly focussed on green technologies.
- 2.72 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.
- 2.73 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.



Stroud District's employment distribution up to 2040

- 2.74 The Local Plan seeks to provide for new employment land and support existing employment areas located at the key employment property market areas identified in the ELR: **south of Gloucester**; within the M5/A38 corridor, at **Stonehouse**, **Stroud**, **Cam/Dursley**, **Berkeley/Sharpness**; and the **Stroud Valleys**. These include areas near to existing successful business parks at **Quedgeley East** (Hardwicke), **Severn Distribution Park** (Sharpness) and **Stroudwater Business Park** (Stonehouse), and co-located with new housing at the proposed new settlements. The **GFirstLEP** also has a focus on the Rail/A38/M5 corridor as a location for growth reflecting the good connections to the Midlands and the South West.
- 2.75 As well as supporting development within the key employment property areas, 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.
- 2.76 There are particular opportunities associated with developing new modern business park premises at **Quedgeley East**, **Javelin Park** and at **Stonehouse** and for growing Green technologies at **Stonehouse** and at **Berkeley-Sharpness**.
- 2.77 Whilst the identification of large new allocations forms part of the strategy, Stroud District has above average levels of self-employment and home working, accelerated during the Covid-19 pandemic. Changes in working practices, linked to the roll out of fast broadband, could see a sustained interest 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.



Strategic sites ▼	Hectares at each
Quedgeley East Extension	5 ha
Javelin Park	27 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 ▶	79 ha

▲ Table 5 ... distribution of new employment land
(Core Policy CP2)



The 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 Local 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.



2.7 Our town centres

2.78 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 online banking and web based services where a presence on the high street is no longer required.

2.79 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.

2.80 The COVID-19 pandemic has affected all parts of the UK retail and service sectors, with the comparison goods retail and the

food/beverage sectors most affected during 2020 and 2021. Whilst significant efforts are being made to bring the economy and day to day life back to normal, it is likely that the way people will use town centres in the future will change. An emerging trend has been for more frequent visits to small centres together with an increased rate in the rise of internet shopping with forecasters suggesting town centre retailing is unlikely to return to pre-COVID levels.

2.81 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.

2.82 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

Study findings...

A **Future of Town Centres report** (2017) and **Retail / Town Centre Planning Policy Advice** (2021), which have looked at the top tier town centres of Stroud, Dursley, Nailsworth, Stonehouse and Wotton-under-Edge, are 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
- Supporting local independent retailer investment

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



both this and the evening economy. The provision of two new foodstores (ALDI and Lidl) will provide a qualitative improvement in grocery store provision in the town and will add to choice and competition for the local population.

2.83 **Wotton-under-Edge** 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.

2.84 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.

2.85 The 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 primary shopping areas within designated town centres, other town centre locations and local centres 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 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.

Page layout needs work



2.86 **The Retail/ Town Centre Planning Policy Advice** (2021) assesses that no additional comparative or comparison floorspace is required to address needs in and around the District's five main town centres for the next ten years. The focus should be on supporting existing provision within the defined town centres and ensuring that the regulatory (land use) environment is sufficiently flexible to allow local independent retailers to invest. Modest provision of additional convenience floorspace, will be required, however, at planned local centres at **Great Oldbury**, **Hunts Grove**, **Whaddon** and the two new settlements at **Sharpness** and **Wisloe** to serve localised need. In addition, the Local Plan sets out a number of policy approaches and physical enhancements to support the District's main town centres.

Page layout needs work



▲ Diversity and niche...

As well as providing services to our communities, our town centres have a role as drivers of economic activity and providers of employment. Our town centres may have to draw increasingly upon their own 'unique selling points' in order to remain economically healthy and well-used places in the future, particularly in the face of changing retail practices.



The strategy...

Having taken into consideration local views, national policy and evidence where available, the town centre strategy set out within the Local 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 shopping areas but allows for a more diverse range of supporting uses in wider designated town centres
- 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 Wotton-Charfield-Kingswood Greenway walking and cycling route

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 Local 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.

Additional local centres at the new settlements of **Sharpness** and **Wisloe** will be of a scale proportionate to meeting the everyday needs of their communities and supporting the retail and leisure role of district and main town centres, particularly those at Berkeley and Cam and Dursley.

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...

2.87 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.

2.88 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.

An **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.



2.89 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.



▲ Strategic planning...

Brimscombe Port, a key piece in the Cotswold Canals restoration jigsaw, is one of the Local Plan's proposed site allocations.

The Plan's development strategy supports the planned provision of community facilities, public spaces and green infrastructure, alongside housing growth, through the masterplanning of strategic sites and other major developments.



Leisure... ▲ ▶

As our population grows, well-planned and maintained local green spaces are an important resource, to help ease some of the recreational pressures on our valued landscapes and protected habitats, including the Cotswold Beechwoods and hilltop commons.



...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 Local 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; delivery of the Cam, Dursley and Uley Greenway and provision of a new Greenway linking Wotton under Edge, Kingswood and Charfield; and a new Golden Valley route between Chalford and Stroud
- 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.



2.9 Core policies

2.90 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.

Delivering Carbon Neutral by 2030

Core Policy DCP1 ►

2.91 Climate change is the greatest long-term threat to our society. Whilst climate change has been developing slowly over the last 150 years, the rate of change has been increasing dramatically over the last 30 years and critical effects are predicted to emerge over the next 10 - 40 years. In the UK and Stroud District, we have seen dried-up landscapes and water shortages during ten of the warmest years on record since 2002, as well as seeing significant periods of flooding and storm damage, including from the 10 named storms that battered the UK in 2018.

2.92 Climate change and human activities are seeing a corresponding ecological emergency. In 2016, the **State of Nature Report** found levels of nature depletion in the UK to be amongst the highest in the world. A fifth of native mammals are at risk of being lost from the countryside and more than a quarter of our bird species are under threat.

* 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, achieve nature recovery 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 waste in accordance with the principles of the waste hierarchy and to promote a circular economy;
- designed to reduce vulnerability to and provide resilience from the impacts arising from a changing climate, for example by locating and designing development to reduce the risk of flooding and to establish coherent and resilient ecological networks, whilst not increasing the potential for increased greenhouse gas emissions in doing so.



2.93 **The Paris Agreement** (2015) sought international political collaboration to respond to the threats of climate change by committing to keeping a global temperature rise, this century, to well below 2°C above pre-industrial levels, whilst pursuing efforts to limit the temperature increase even further to 1.5°C. In 2019 the UK became the first national government to declare an **Environment and Climate Emergency** and amended the 2008 **Climate Change Act** to go beyond the original target of an 80% reduction in UK emissions by 2050 (measured against a 1990 baseline), with a new focus on achieving Net Zero Carbon by 2050.

2.94 In Gloucestershire, the County Council and all six local authorities have declared **Climate Emergency** and have set varying targets for carbon neutrality. In 2015 Stroud District Council became the first local authority in Europe to become carbon neutral in terms of its own operation and in 2019 the Council resolved to do everything possible to make Stroud District **carbon neutral** by 2030. This means that an immediate and rapid programme of decarbonisation is needed. At 2017 emission levels, Stroud will exceed the recommended emissions budget to 2030 within 7 years from 2020. As a result, the Council

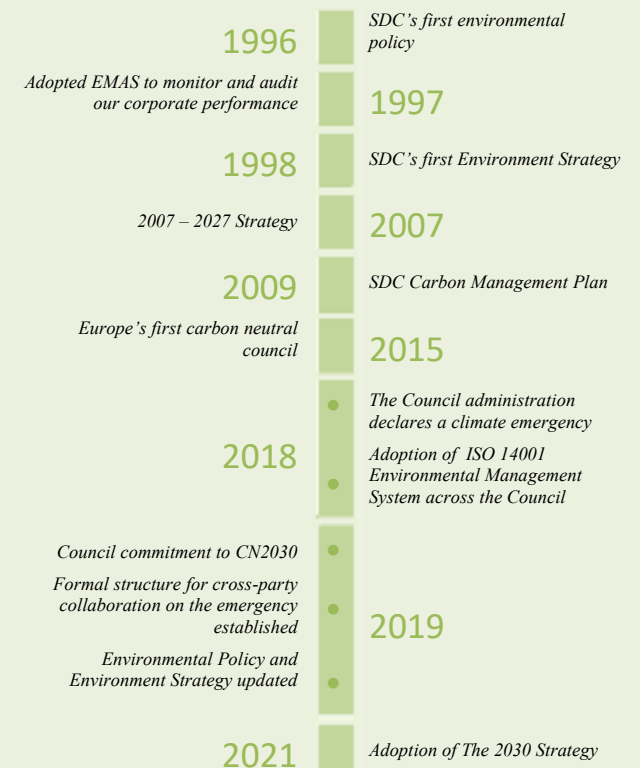
adopted **The 2030 Strategy** in March 2021, which seeks to address the climate and ecological emergency that is already upon us – to protect our District’s character and communities today and for many generations to come.

2.95 44% of annual carbon emissions in the District are estimated to arise from transport and 38% from the built environment. How we plan for future built development and the patterns of movement they lead to will therefore play a significant part in targets to reduce future carbon emissions. **Core Policy DCP1** therefore sets out some important criteria, which all development planned to 2040 must satisfy. These include locating development to minimise the need to travel, particularly by private car, and designing development to reduce carbon emissions and energy demand. Maximising the provision of green infrastructure to sequester carbon and renewable energy to deliver green energy will also play their part.

2.96 Climate change is already happening and much can also be done through the Local Plan to help reduce vulnerability to and provide resilience from the impacts arising from a changing climate.

Towards a carbon neutral and climate resilient Stroud District

Stroud District Council’s **Climate Emergency declaration** was one of the earliest in the UK and follows a long-term focus on reducing environmental impacts across all aspects of our council services and own operations.



The next steps on the journey require an approach that goes well beyond just our own council operations.



Strategic growth and development locations

Core Policy CP2 ►

- 2.97 The Local Plan will meet the objectively assessed needs of the District by providing for the development of housing, employment, retail and other necessary development for the period 2020 – 2040.
- 2.98 The strategy for delivering the required is to concentrate most development at a series of strategic locations, where housing, jobs and necessary infrastructure can be coordinated and delivered in a timely manner.
- 2.99 The strategic sites are located at the principal settlements within the District, at new settlements and within the key employment property market areas: south of Gloucester, Rail/M5/A38 Corridor, Stroud Valleys and Berkeley/Sharpness.
- 2.100 Smaller scale development is expected to come forward at those settlements identified in the Plan's **settlement hierarchy**, as set out in **Core Policy CP3**.
- 2.101 The policies within the Local Plan identify designated areas where housing, employment and retail development are considered appropriate.
- 2.102 Stroud District Council is committed to working together with neighbouring authorities to identify the most sustainable locations to meet future needs. The Local Plan safeguards a site to help meet the unmet housing needs of Gloucester City, should it be required.

Core Policy CP2

Strategic growth and development locations

Stroud District will accommodate at least 12,600 additional dwellings and at least 72 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
South of Hardwicke		1,200
Hunts Grove Extension		750
Javelin Park	27 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	170
Brimscombe & Thrupp	190
Dursley	10
Frampton-on-Severn	30



Settlement	Housing (cumulative total) ▼
Hardwicke	10
Kingswood	50
Leonard Stanley	40
Minchinhampton	80
Nailsworth	90
Newtown & Sharpness	70
Painswick	20
Stonehouse	10
Stroud	165
Whitminster	50

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	3,000

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Our towns and villages

Core Policy CP3 ►

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

- 2.103 The Local Plan establishes a **settlement hierarchy**, based upon the roles and functionality of the district's individual towns and villages, relative to each other. The hierarchy ranks settlements according to a range of criteria, including size, access to services and facilities, level of retail provision and employment role. When coupled with an understanding of the possible capacity for growth, this enables decisions to be taken about the most appropriate planning strategy for each settlement.
- 2.104 One of the primary aims of establishing a settlement hierarchy is to promote sustainable communities by bringing housing, jobs and services closer together in an attempt to maintain and promote the viability of local facilities and reduce the need to travel to services and facilities elsewhere. A settlement hierarchy policy can help to achieve this by concentrating housing growth in those settlements that already have a range of services (as long as there is capacity for growth), and restricting it in those that do not. The **development strategy** aims to prioritise growth at sustainable locations, in accordance with the settlement hierarchy set out here in **Core Policy CP3**.
- 2.105 The settlements set out within this hierarchy all have defined settlement boundaries or "**settlement development limits**" (**SDL**), within and (exceptionally) adjacent to which suitable development may be permitted.

The nature and extent of "suitable" development is defined through various **Core** and **Delivery policies**, many of which refer directly to the **CP3** hierarchy. Settlement development limits are identified on the **Policies Map**.

- 2.106 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 or tourism, or involves the conversion of rural buildings and the provision of essential community facilities, in accordance with **Core Policy CP15**.
- 2.107 Whilst the proximity of the northern part of Stroud District to the city of Gloucester is recognised, the hierarchy only includes those settlements within Stroud District that have a range of services and capacity for growth. Hunts Grove, a planned urban extension to Gloucester, will include sufficient local facilities to achieve Local Service Centre status.
- 2.108 **Hunts Grove** and the new settlements at **Sharpness** and **Wisloe** 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.



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. 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.

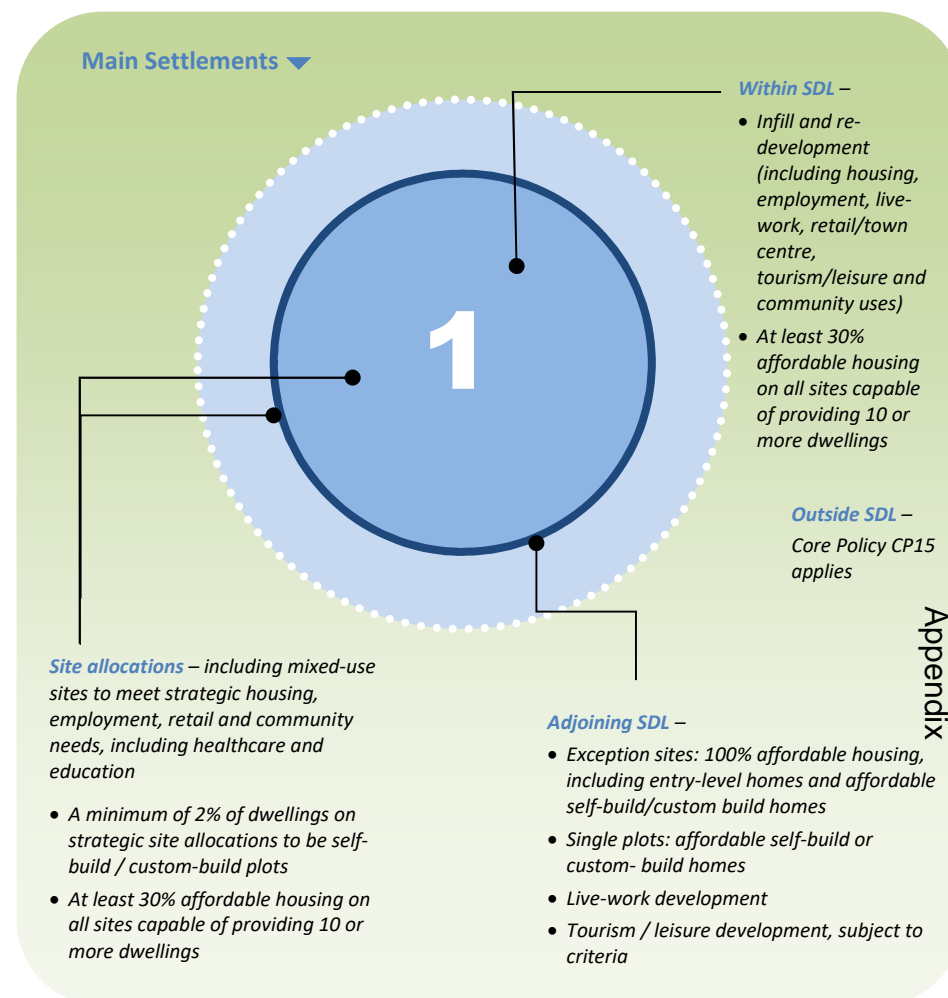
Tier 4b – Settlements with Basic Facilities

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

Within SDL –

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

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

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

Within SDL –

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

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

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
- At 3b settlements only: 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

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

- 2.109 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.
- 2.110 **Core Policy CP4** is intended to underpin both the Local Plan visions and the strategic objectives. The policy reflects the Council’s commitment to maintaining and enhancing the quality of the built environment throughout the District. It promotes sustainable development to create attractive places in which people wish to live, work and play.
- 2.111 The quality of design of buildings and spaces plays a fundamental role in achieving attractive places. The policy identifies the importance of an integrated design process from inception, where good place-making and sustainable development are considered together. The policy will apply to all new development and it is recommended that proposals should take account of **The National Design Guide** (MHCLG, 2019) and principles, guidance and design tools published by the **Design Council** (and its predecessor, **CABE**).

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.

- 2.112 An essential requirement of any strong and stable community is that residents have access to decent and secure homes and to local job opportunities. The Local Plan seeks to create places, homes and workplaces that positively influence people's lives.
- 2.113 This policy seeks to ensure that development at the strategic sites identified in **Core Policy CP2** will meet the highest standards of energy efficiency; will incorporate on-site renewable and low-carbon energy technologies; will reduce the volume of waste going to landfill; and will mitigate against climate change.
- 2.114 Development will be low impact. This is defined as development which does not significantly diminish environmental quality. There are a diverse range of such developments in the UK often making use of natural, local and reclaimed materials in delivering low or zero carbon development. They can be self-sufficient in terms of waste management, energy, water and other needs.
- 2.115 It is important that steps are taken to reduce the amount of energy which we use. In order to contribute to meeting our carbon neutral targets by 2030, new development proposals will need to substantially reduce their energy consumption through energy and water efficient design and layout. It is acknowledged that pursuing sustainable development requires careful attention to the viability and costs; nevertheless, this policy provides a positive framework of key environmental principles. Design and layout can help to maximise the potential for renewable energy, for example, ensuring that south facing roof space is available for

the installation of solar water heating and/or solar photovoltaic power or that buildings and spaces are orientated to benefit from passive solar gain.

- 2.116 Strategic sites offer the potential to realise the multiple benefits of an integrated network of green infrastructure, linking to existing networks wherever possible. The Council's **Open Space, Green Infrastructure, Sport and Recreation Study (2019)** identifies opportunities to link up with and enhance existing green networks through the District. Developers of strategic sites are strongly encouraged to follow **Building with Nature** standards. Proposals for strategic landscaping should be discussed and agreed early in the planning stage and phased for early delivery to allow it time to establish and mature.



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.
- H. Minimising impacts on the natural environment and maximising green infrastructure

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.

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Infrastructure and developer contributions

Core Policy CP6 ►

2.117 In order to create sustainable communities, the Council wishes to ensure that the necessary infrastructure is put in place to address community needs and ensure that transport improvements take place to address the traffic and travel consequences of new development. New development can create a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. The Council will consider viability and deliverability aspects in accordance with national advice.

2.118 Community needs can include affordable housing, allotments, community orchards, education, healthcare facilities, emergency services, security, leisure activities, transport infrastructure, public utility infrastructure, flood risk management infrastructure, community facilities, play and green infrastructure.

2.119 An **Infrastructure Delivery Plan (IDP)** accompanies but is not part of the Local Plan. It identifies the infrastructure that local service providers and the District and County Councils have established as key to delivering growth in the District and to meet the objectives of the Local Plan. The IDP will need to be reviewed and updated as circumstances change. For example, public funding may vary over the life of the Local Plan. Changing circumstances may become apparent when new areas of development are designed in greater detail, and/or ways of delivering services are reviewed.

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 delivery of a Community Infrastructure Levy (CIL) towards the provision of 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.



- 2.120 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.
- 2.121 The Council introduced a **Community Infrastructure Levy (CIL)** in 2017, which enables contributions from development to be pooled to deliver District infrastructure priorities. The Council also collects developer contributions through planning obligations by means of legal agreements. Developer contributions may be secured retrospectively when it has been necessary to forward fund infrastructure projects in advance of anticipated housing growth. The Council sets out in its annual **Infrastructure Funding Statement (IFS)** how developer contributions have been used and will be used to provide infrastructure within the District.
- 2.122 The Government announced plans in 2020 to replace CIL and planning obligations with a new national infrastructure levy.



3

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.





3. 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 Local 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 \(Map 3\)](#) (over the page). Over subsequent 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 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 Local Plan’s **development strategy** and **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 a **development strategy** for each individual settlement. [Core Policy CP3 \(Chapter 2 | Development Strategy\)](#) explains the implications of the settlement hierarchy.



Map 4 ...Spatial vision for the Stroud District up to 2040

The Severn Vale

"...Maintaining a distinctive rural way of life and strengthening the resilience of the area's communities, built heritage and natural environment"

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

p126

Gloucester fringe

"...Growing a sustainable community at Hunts Grove and preserving Gloucester's rural hinterland"

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

p103

Temporary image: needs updating.

Stonehouse cluster

"...Economic growth and well-connected, thriving communities"

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

p80

Berkeley cluster

"...Growing two new villages and boosting vitality by making the most of our natural resources, leisure and tourism"

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

p126

p140

Cotswold cluster

"...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"

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

p61

Wotton Cluster

"...Improving access to pubs, services and facilities in the south of the District, to boost local sustainability and community vitality"

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

p133

Cam & Dursley

"...Growth and prosperity: revitalising the towns of Dursley and Cam to make an accessible, attractive focus for rural communities in the south"

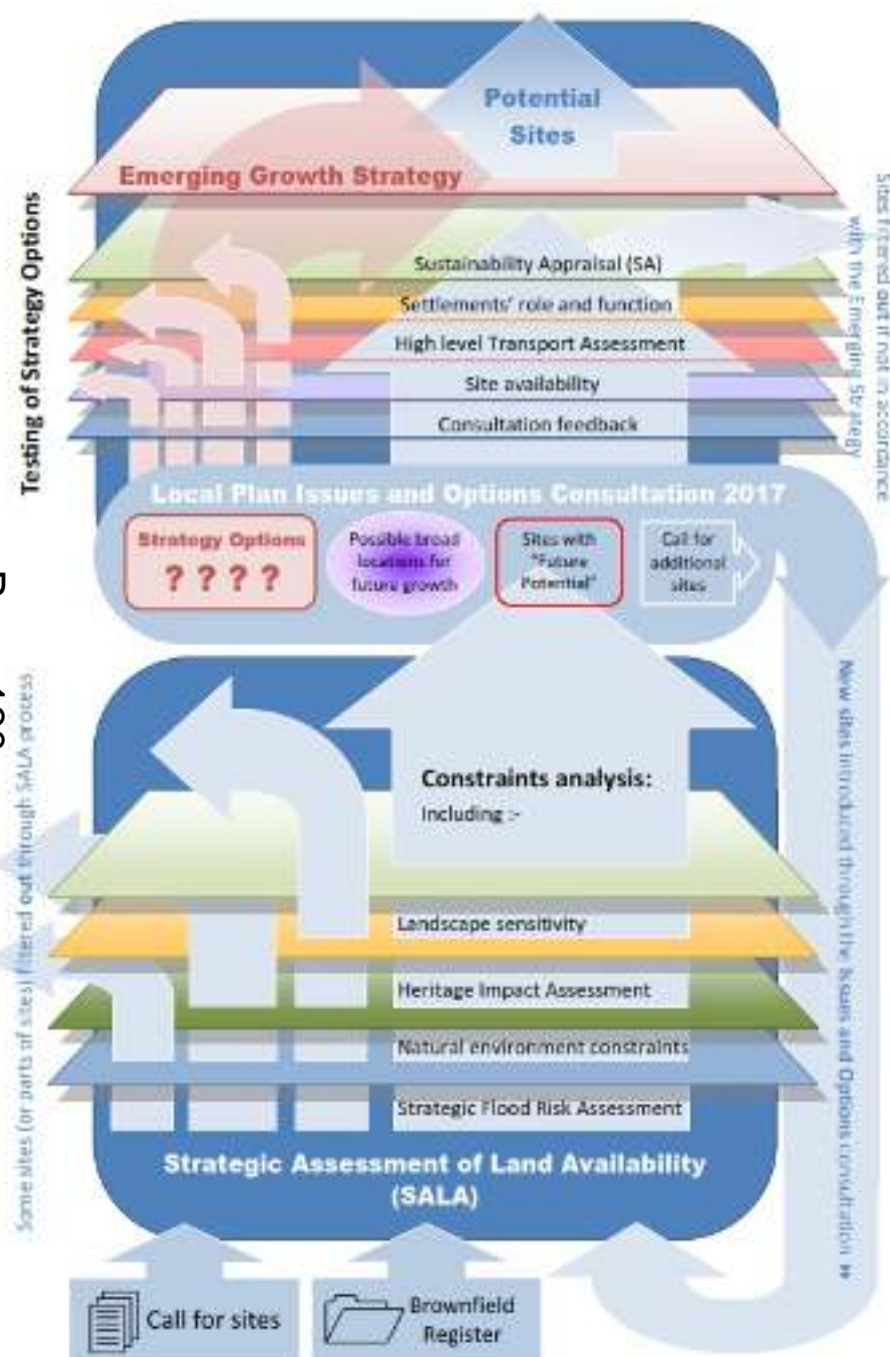
Dursley, Cam, Coaley, Stinchcombe, Uley, Nympsfield, Owlpen

p91

- Locations for strategic housing and mixed-use growth
- Employment areas and locations for strategic employment-related growth
- A focus on growth and development to meet local needs
- Potential location for strategic growth to contribute towards Gloucester's unmet housing needs
- Town centres: a focal point for local services, retail, leisure, cultural and community facilities, commerce and employment
- Local centres, providing shops and community services and facilities
- Locations for new local centres
- Strategic conservation and regeneration at the District's principal town centres: Stroud and Dursley
- Canal corridor conservation, restoration and regeneration
- Canal conservation and restoration
- Conserving and enhancing the Cotswolds AONB
- Conserving wildlife and nationally important habitats
- SETTLEMENT HIERARCHY:
 - The District's main towns (first tier)
 - Local service centres (second tier)
 - Settlements with local facilities (third tier)
 - Settlements with basic facilities (fourth tier)

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

- 3.8 The settlement summaries set out in this chapter identify the location, scale and extent of any 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**.
- 3.9 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 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



◀ Fig.4 How all potential sites have been appraised ...



Making Places | Shaping the future of The Stroud Valleys

The strategy ...

“...Regeneration, creativity and cultural blossoming in the green valleys”

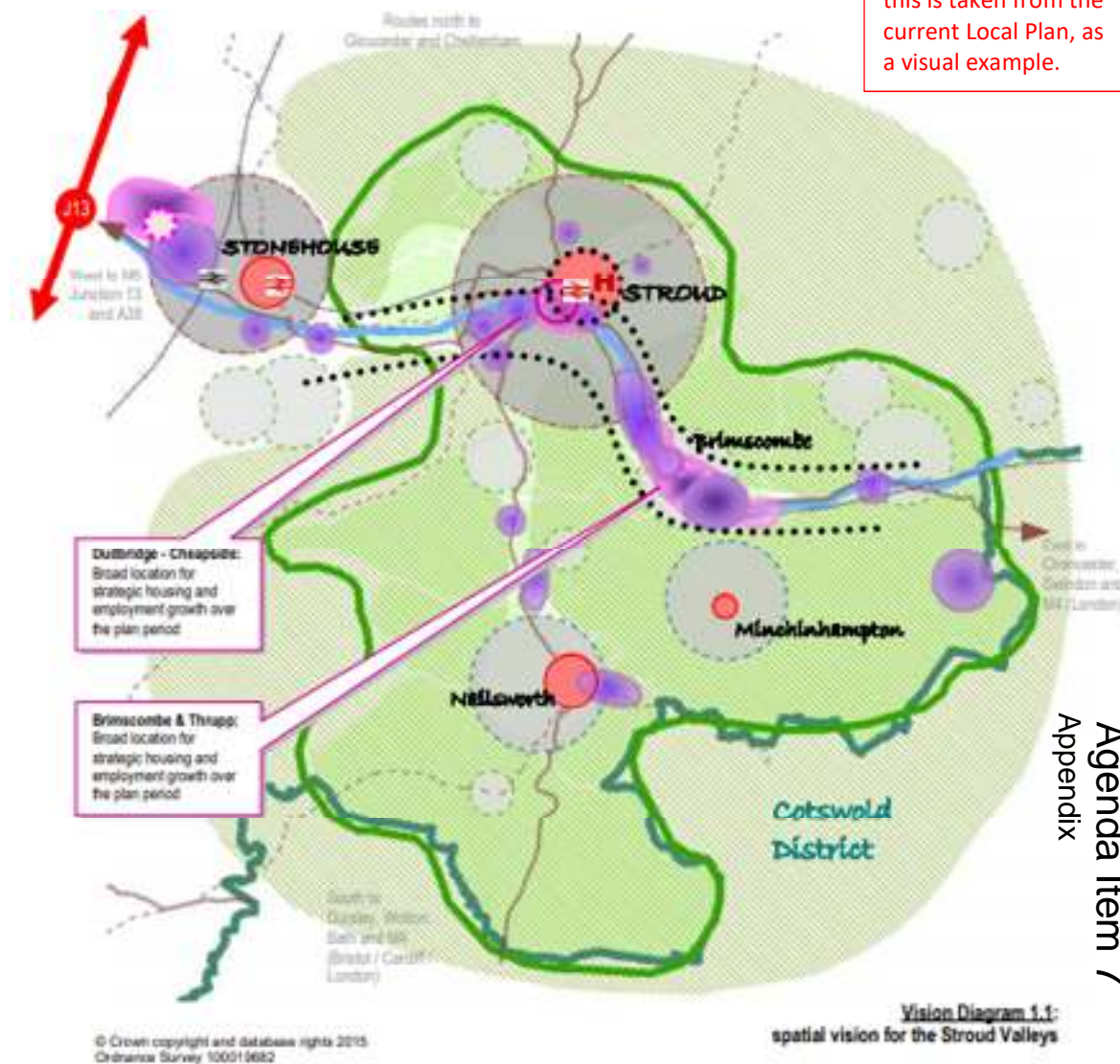
In the parishes of Stroud, Brimscombe & Thrupp, Cainscross, Chalford, Horsley, Minchinhampton, Nailsworth, Randwick, Rodborough, Whiteshill & Ruscombe and Woodchester.

This is the most populous part of the District, yet it retains a distinctly rural character, with a network of towns and larger villages, supporting smaller rural communities. **Stroud** is the District's principal town and main provider of strategic services, facilities and employment, while **Nailsworth** and **Minchinhampton** have important supporting roles as Tier 2 “local service centres”.

The development strategy for this area includes some quite large local sites, to meet local needs. But there is limited opportunity for large **strategic site allocations**, which would contribute towards meeting the District's growth and development needs, due to landscape and environmental constraints around the larger settlements, including the AONB designation.

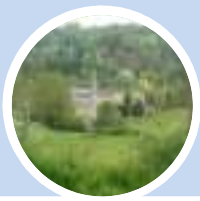
As well as these site allocations, the Local Plan's detailed **policy framework** will steer the type and quantity of development that will happen at defined settlements and in the countryside.

3.10



Agenda Item 7
Appendix





Making Places | Shaping the future of The Stroud Valleys

...What do we want for the future?

Vision to 2040...

Agenda Item 7
Appendix

Settlement hierarchy and key growth and development opportunities:

3.11 ▶



Map 5 ...Spatial vision for the Stroud Valleys up 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 see modest growth to sustain 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.





Making Places | Shaping the future of The Stroud Valleys

...What do we want for the future?

3.12 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. There are a large number of independent traders and relatively few chain stores on the high street. 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.

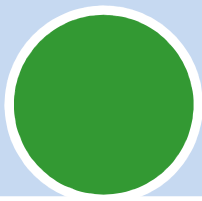
The core urban area relates to the parishes of Stroud, Cainscross (the most densely populated parish in the District) and Rodborough, with the settlements of Brimscombe and Thrupp, North and South Woodchester and Nailsworth having strong functional links to that core.

3.13 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





Making Places | Shaping the future of The Stroud Valleys

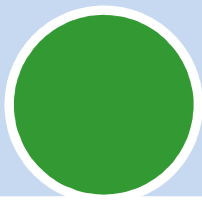
...How are we going to get there?

3.14 Guiding principles for growth or development in the Stroud Valleys:

Place-making **Core Policy CP4** (see **Chapter 2**) explains that all development proposals within the Stroud valleys are expected to accord with the **Stroud Valleys Mini Vision** and to have regard to the following **Guiding Principles**:

1. A focus for the District's strategic growth, subject to recognising its environmental limits, with particular emphasis on the valley bottoms and canal corridor, providing up to 525 homes on allocated sites and either maintaining existing jobs or delivering new job opportunities at the same level or above the level last employed on site.
2. Stroud town centre will also be a focus for employment, economic growth and regeneration, boosting its role as the principal commercial centre of the District. Aim to upgrade retail offer and enhance tourist appeal, exploiting 'unique selling points' including its "green", "foody" and artistic culture.
3. Appropriate development will be supported to sustain Nailsworth and Minchinhampton in their roles as Local Service Centres for their surrounding communities, and Nailsworth's secondary role as a destination town for visitors and tourists.
4. Appropriate development will be supported to sustain or enhance the role, function and accessibility of Tier 3a Accessible Settlements with Local Facilities and 3b Settlements with Local Facilities. Tier 4 settlements will see very limited levels of development, to address specific local housing, employment or community infrastructure needs, including those identified by communities through their Neighbourhood Plans.
5. Maintain the geographical and functional distinctness and distinctiveness of Stroud's major 'suburbs': enhancing their self-sufficiency as communities in their own right, whilst improving accessibility and linkages with the town (Rodborough, Cainscross, Brimscombe and Thrupp).
6. Prioritise the redevelopment of brownfield land – including vacant or underused employment sites, with the aim of boosting job numbers and intensifying use
7. Create a focus for creative and green industries, to support a well skilled workforce
8. Focus on canal restoration and canal corridor conservation and regeneration, including the development of 'Gateway Stroud' / 'Stroud Waterfront' at Wallbridge and Cheapside: improve the approach and sense of arrival at the town centre; improve physical accessibility between canal and town centre; a showcase for the "best of Stroud" (high quality design, highlighting 'unique selling points' and distinctiveness, including architectural heritage and eco-designs)
9. Conserve and enhance the valleys' heritage assets, including the features of the area's unique industrial heritage. Secure high quality, distinctive design, in keeping with local character, with particular emphasis on the high number of conservation areas within the Valleys.
10. Conserve and enhance high quality natural landscape (part AONB), including the valuable 'green horizons' that are visible from within the urban areas. There will be no strategic growth within the AONB, where any minor development must meet specific local needs.
11. Cater for an ageing population through provision of accommodation, services and facilities, as well as through the design of new development.





Making Places | Shaping the future of The Stroud Valleys

...How are we going to get there?

Page layout needs work

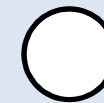
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Page 135

Key to maps ▼

The following pages contain settlement summaries for each of the defined settlements in the Stroud Valleys parishes ([Core Policy CP3](#)).

The summaries and accompanying maps identify key constraints and designations in and around each settlement, and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).



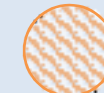
Settlement development limit
(settlement boundary)



Site allocations



Committed Development (including site allocations in the 2015 Local Plan and sites already with planning permission)



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



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



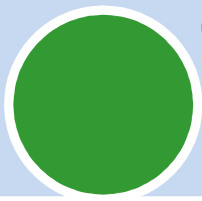
Flood Zones 2 and 3



The Cotswolds AONB

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Appendix





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.

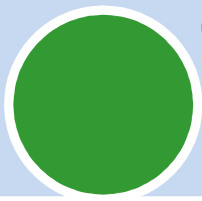
Development Strategy

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

[Temporary map]

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**

Settlement role and function (contd...)

community 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.

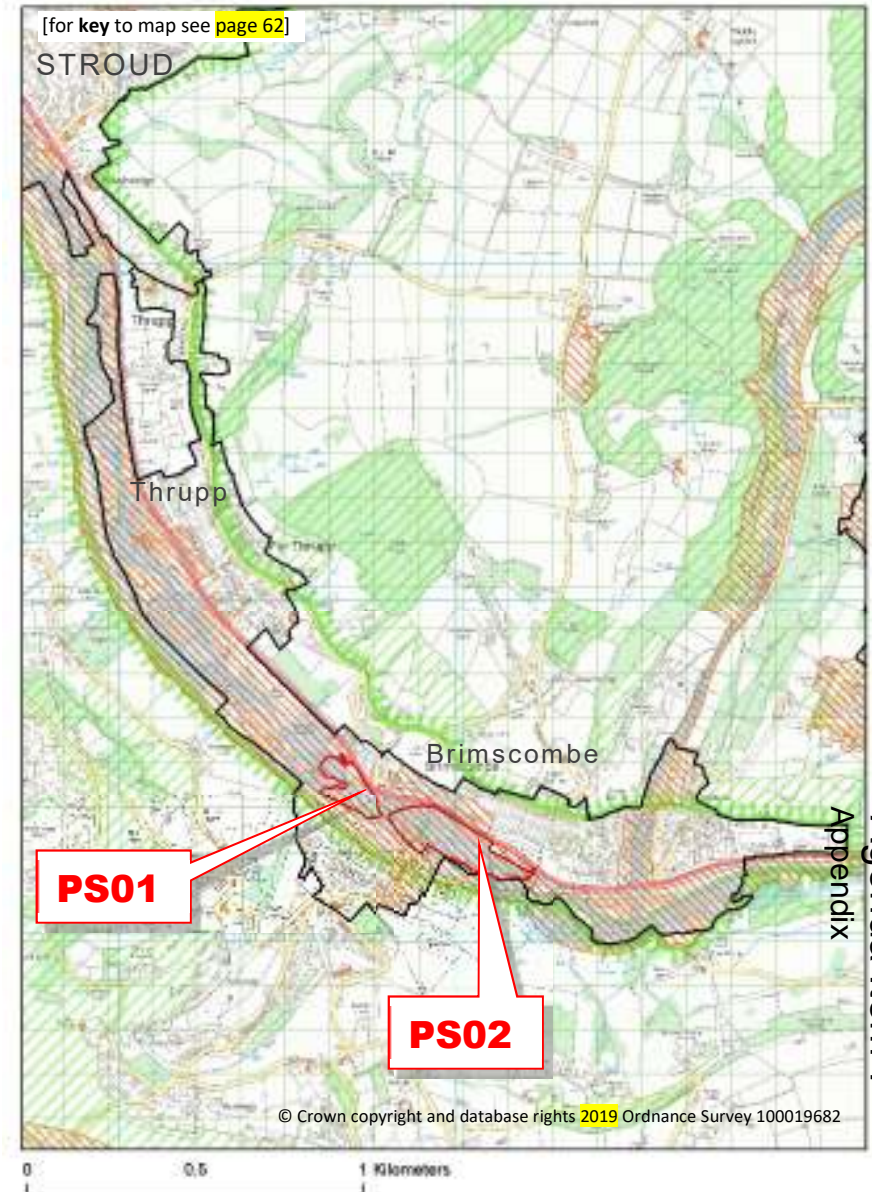
Development Strategy

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.

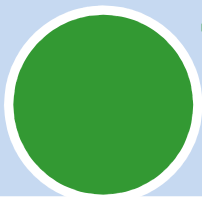
PS01 Brimscombe Mill

PS02 Brimscombe Port



Appendix
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The Stroud Valleys | Our towns and villages

...Brimscombe & Thrupp

Site allocation...

Local Sites Allocation Policy PS01

Brimscombe Mill

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. Development will include a restored mill pond and a new or improved access from Brimscombe Hill/A419. Particular issues to address include conserving and enhancing heritage assets, local biodiversity, delivering high quality locally distinctive design and not increasing flood risk either on or off site. A 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.

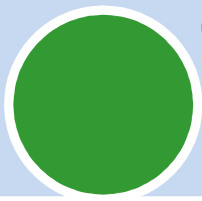


Brimscombe Mill

- 15 Brimscombe Mill has potential for both housing and employment redevelopment to achieve environmental enhancements and to create a restored mill pond. The site should not be developed until the adjoining Cotswold Canal has been reinstated from Brimscombe Port to Ocean Bridge, or until a specific Flood Risk Assessment demonstrates that the site can be safely developed, with more vulnerable development being located in Flood Zone 1 and without increasing flood risk either on or off site.

[Temporary map]





The Stroud Valleys | Our towns and villages

...Brimscombe & Thrupp

Site allocation...

Local Sites Allocation Policy PS02

Brimscombe Port

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.

Development will include a reinstated canal and port basin and a new access from the A419. Particular issues to address include conserving and enhancing heritage assets, local biodiversity, delivering high quality locally distinctive design and not increasing flood risk either on or off site. A 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.

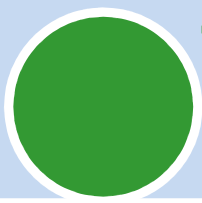


Brimscombe Port

- ¶16 Brimscombe Port has opportunities to provide canal related facilities including moorings on a reinstated stretch of water and port basin, enhancing listed buildings, providing new visitor facilities as well as housing and high quality employment development. A new access from the A419 to the east of the site will be achieved to improve site accessibility. The site should not be developed until the adjoining Cotswold Canal has been reinstated from Brimscombe Port to Ocean Bridge or until a specific Flood Risk Assessment demonstrates that the site can be safely developed without increasing flood risk either on or off site.

[Temporary map]





The Stroud Valleys | Our towns and villages

...Chalford

[Temporary map]

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).

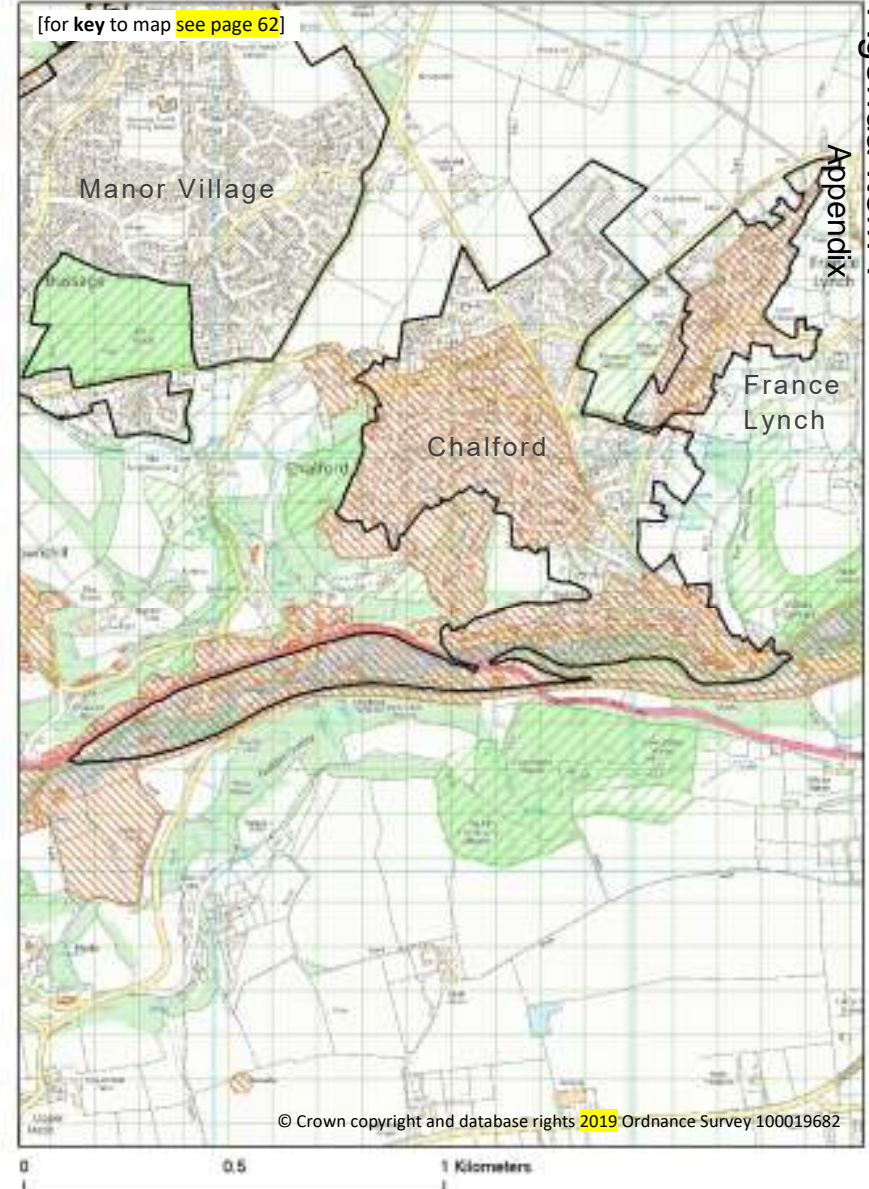
Chalford has an **employment** role: the southern part of the settlement forms part of a valuable employment hub, strung along the valley bottom between Stroud and Chalford. But Chalford's principal role is as a 'dormitory', where *most* people commute to work elsewhere.

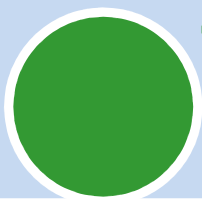
Development Strategy

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.





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**.

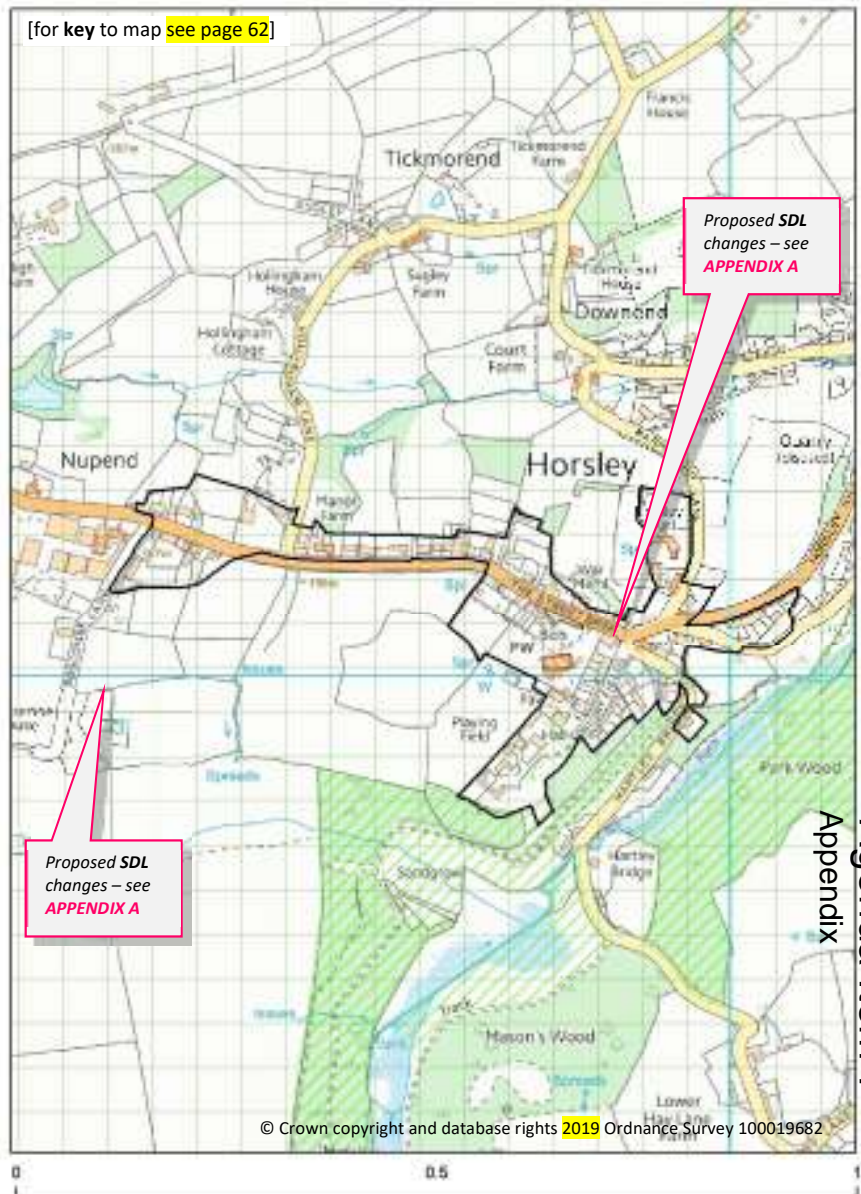
Horsley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

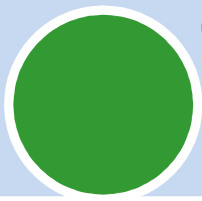
Development Strategy

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)

[Temporary map]

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).

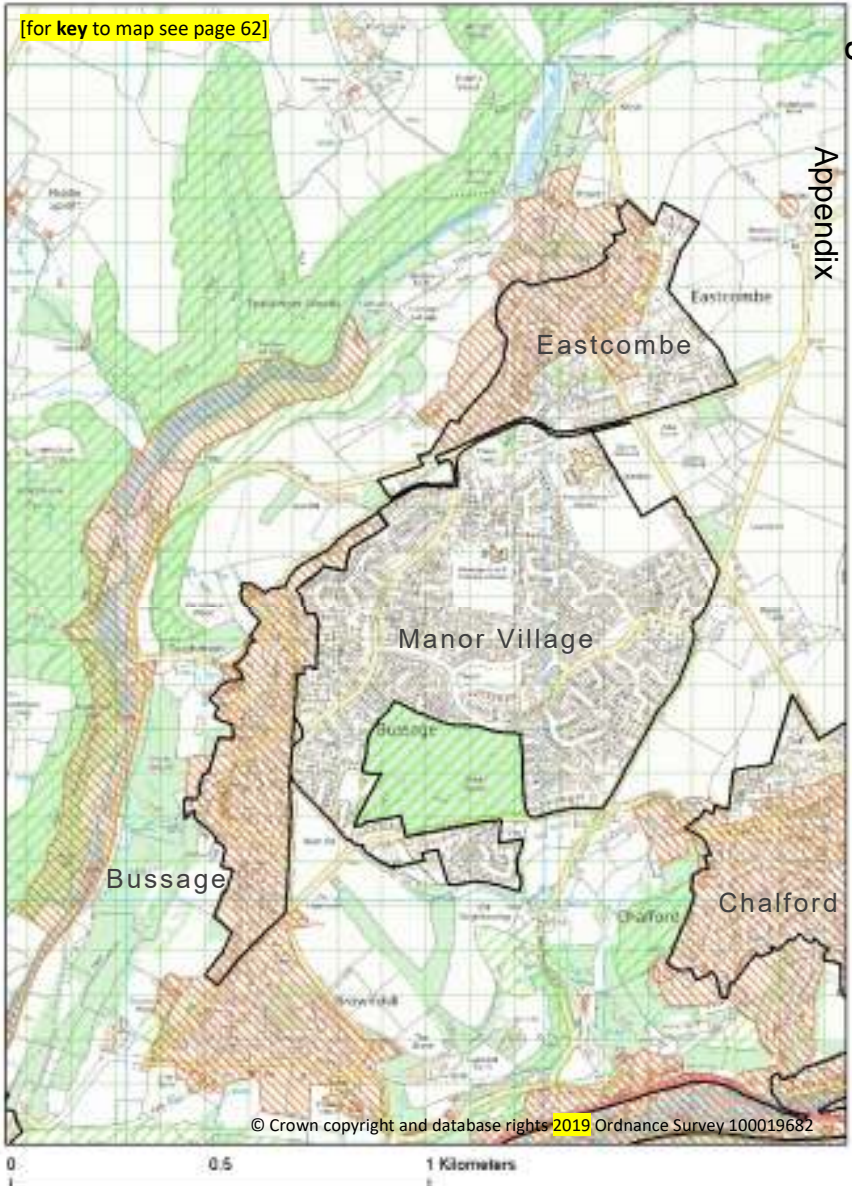
The settlement has **no significant employment role**. Its principal role is as a 'dormitory' settlement for its large working population.

Development Strategy

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

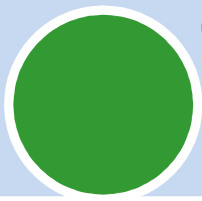
Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

There are no site allocations at Manor Village.



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The Stroud Valleys | Our towns and villages

...Minchinhampton

[Temporary map]
Reduce site area

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**.

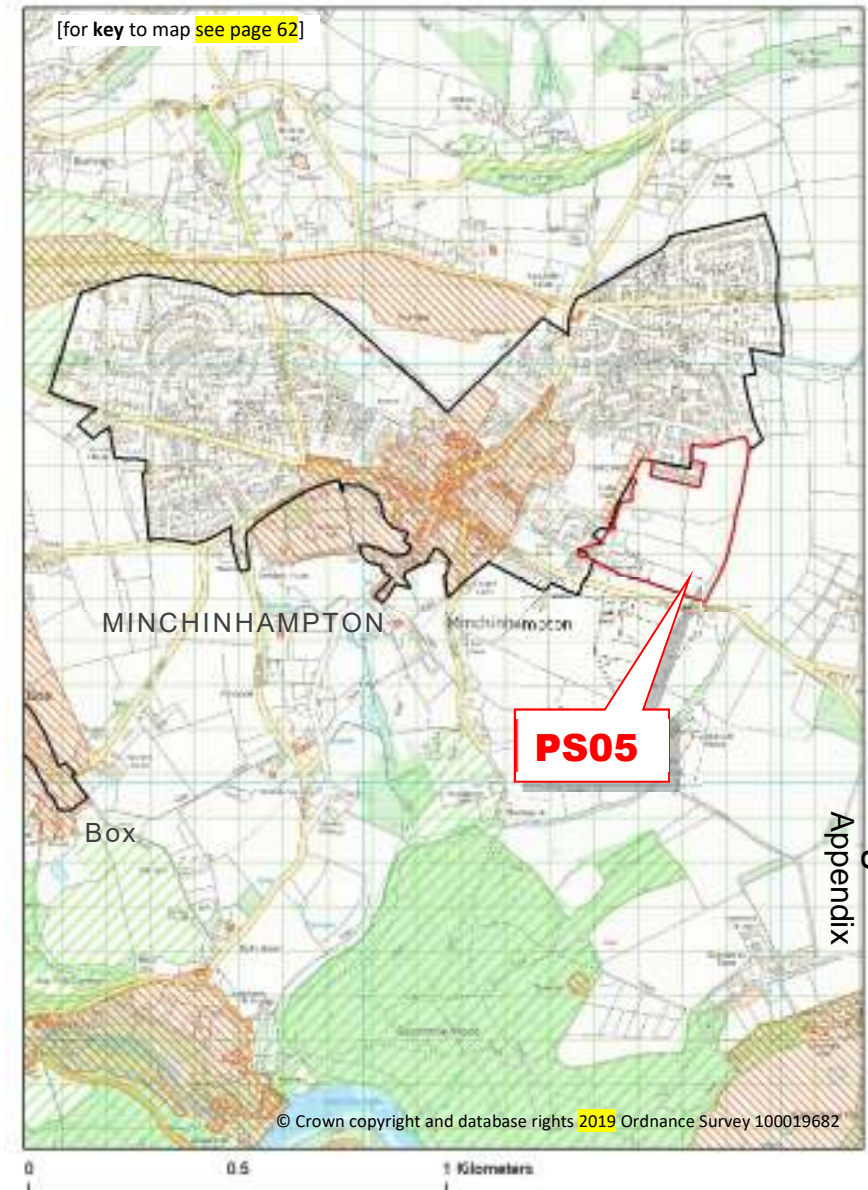
The village itself has **no significant employment role**, although there is employment in the wider parish. Its principal role is as a 'dormitory' settlement and local service centre.

Development Strategy

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

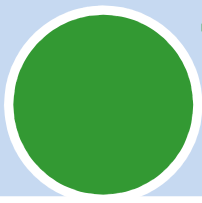
In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Minchinhampton's role and function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

PS05 East of Tobacconist Road



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The Stroud Valleys | Our towns and villages

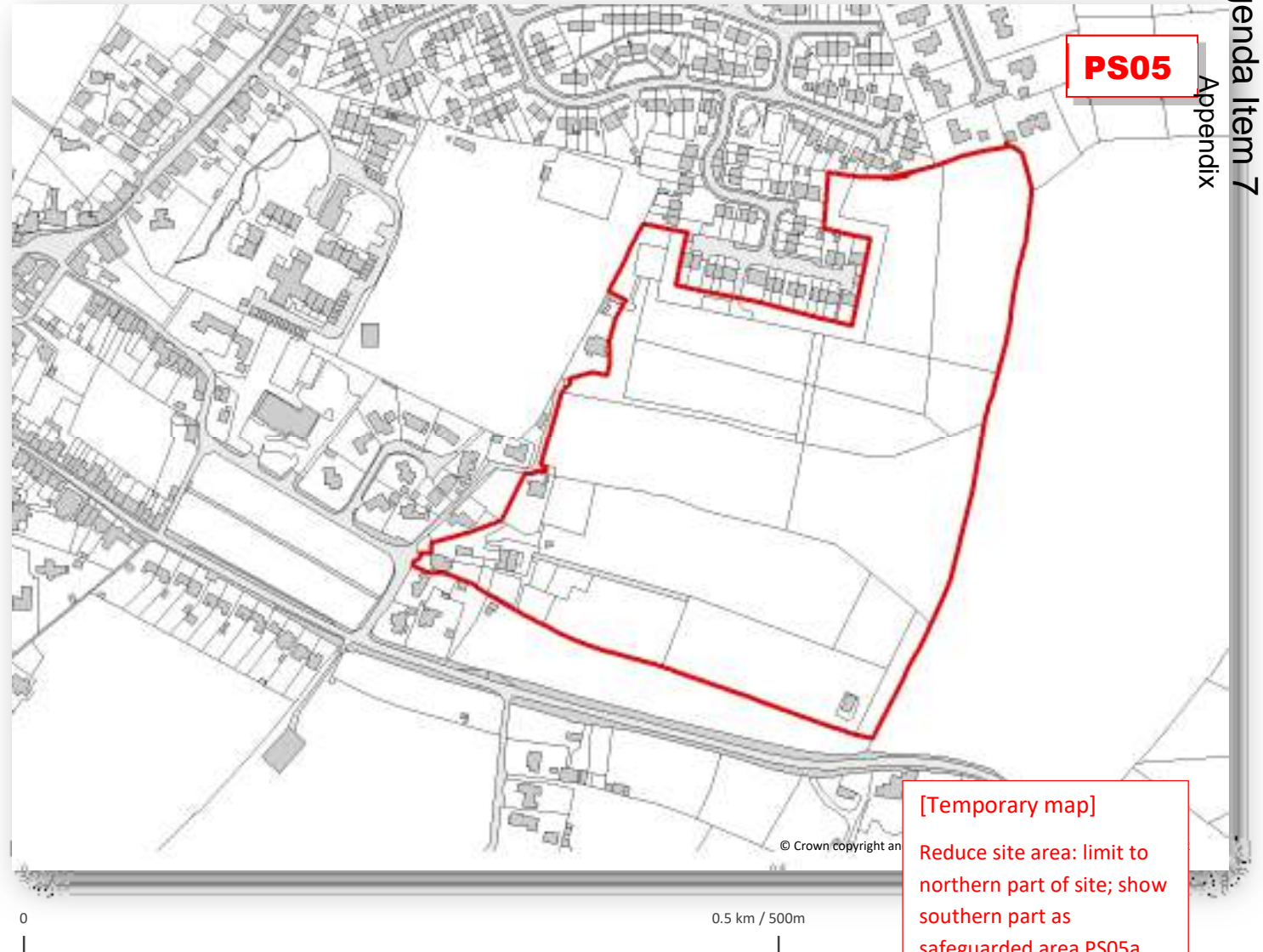
...Minchinhampton

Site allocation...

Local Sites Allocation Policy PS05 East of Tobacconist Road

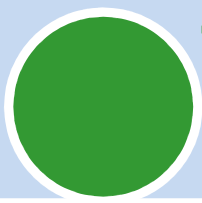
PS05 East of Tobacconist Road

Land east of Tobacconist Road, as identified on the policies map, is allocated for a development comprising up to 80 dwellings and associated community and open space uses and strategic landscaping. Affordable housing will be for those with a local connection to address local housing needs within the AONB. Particular issues to address include minimising landscape impacts within the Cotswolds AONB, conserving and enhancing heritage assets and local biodiversity, delivering high quality locally distinctive design, incorporating the existing Public Right of Way within landscaped open space and delivering a sustainable drainage solution. A 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.



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The Stroud Valleys | Our towns and villages

...Minchinhampton

East of Tobacconist Road

- 3.17 Land to the east of Tobacconist Road has the potential to provide a sustainable extension to Minchinhampton, including affordable housing to meet local needs. Vehicular access will be from the Bulwarks (Farm Close) and pedestrian and cycle access only from Tobacconist Road. Development should take account of the proximity to Minchinhampton Conservation Area, and the role that the site can play in enhancing the settlement edge through sensitive strategic landscaping and locally distinctive design, avoiding buildings that exceed two storeys. Strategic landscaping will be located to the south and east. Particular care must be taken to avoid direct impacts on the adjoining “Bulwarks” Scheduled Ancient Monument, including through any new pedestrian link to the Old Rectory Field, and to mitigate any indirect impacts on its significance.

Safeguarded land

- 3.18 Housing needs for the Plan period arising within the AONB at Minchinhampton will be met through modest infill development within settlement development limits and at site **PS05**, land to the east of Tobacconist Road.
- 3.19 However, **land to the south of allocated site PS05** has been assessed in landscape terms as the most appropriate location for future housing growth at Minchinhampton, if further greenfield land should be required at the next Local Plan review. The site is therefore safeguarded for potential allocation at the next Local Plan review, subject to evidence of local housing need and the site performing best against reasonable alternatives.

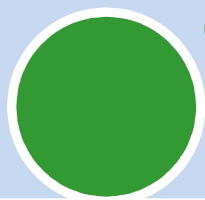
Safeguarded Land PS05a

East of Tobacconist Road

Land to the south of allocated site **PS05** East of Tobacconist Road, Minchinhampton, as identified on the policies map, will be safeguarded as land with potential to meet the future housing needs of Minchinhampton, if required.

The principle of development will be considered at the next Local Plan review.





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 building society 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.

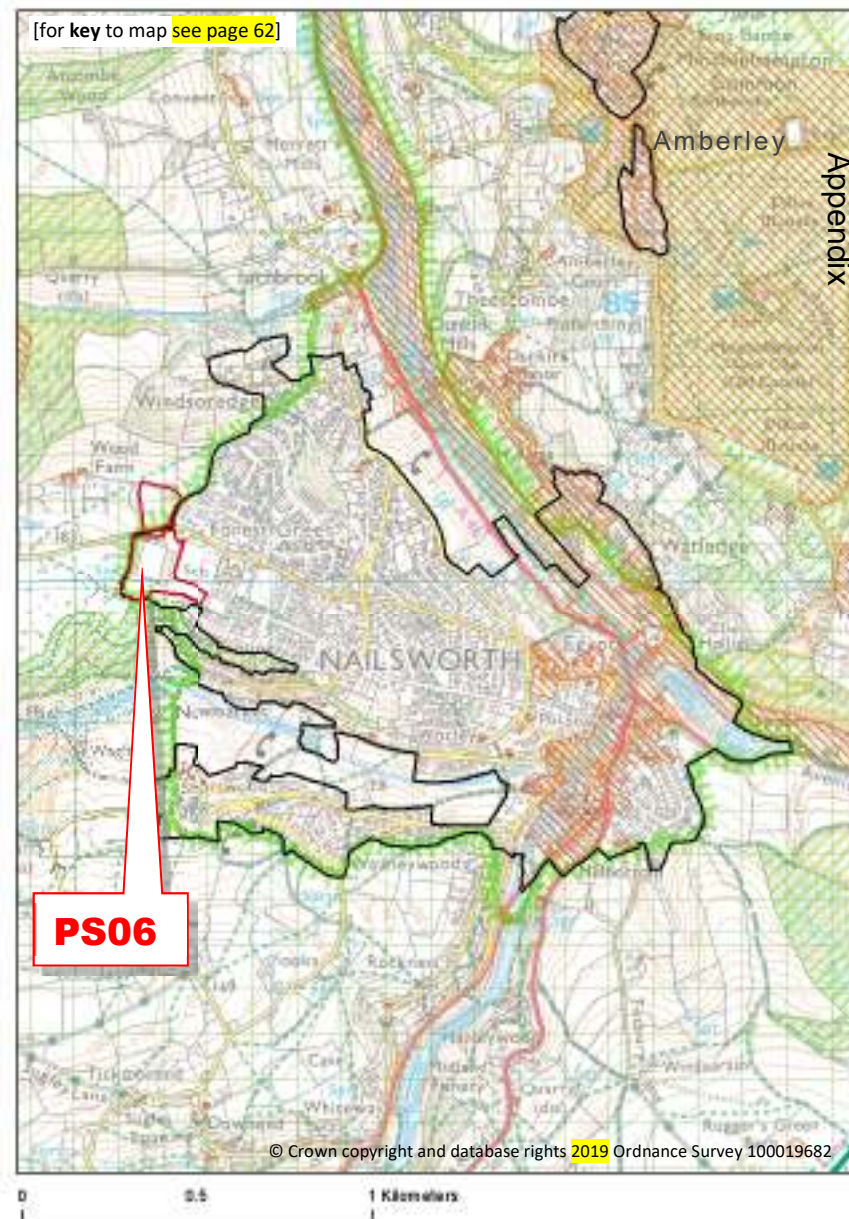
Development strategy

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

In addition to the allocated site [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.

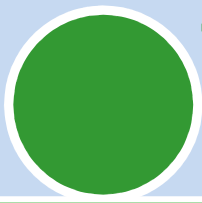
PS06 The New Lawn, Nailsworth

[for key to map see page 62]



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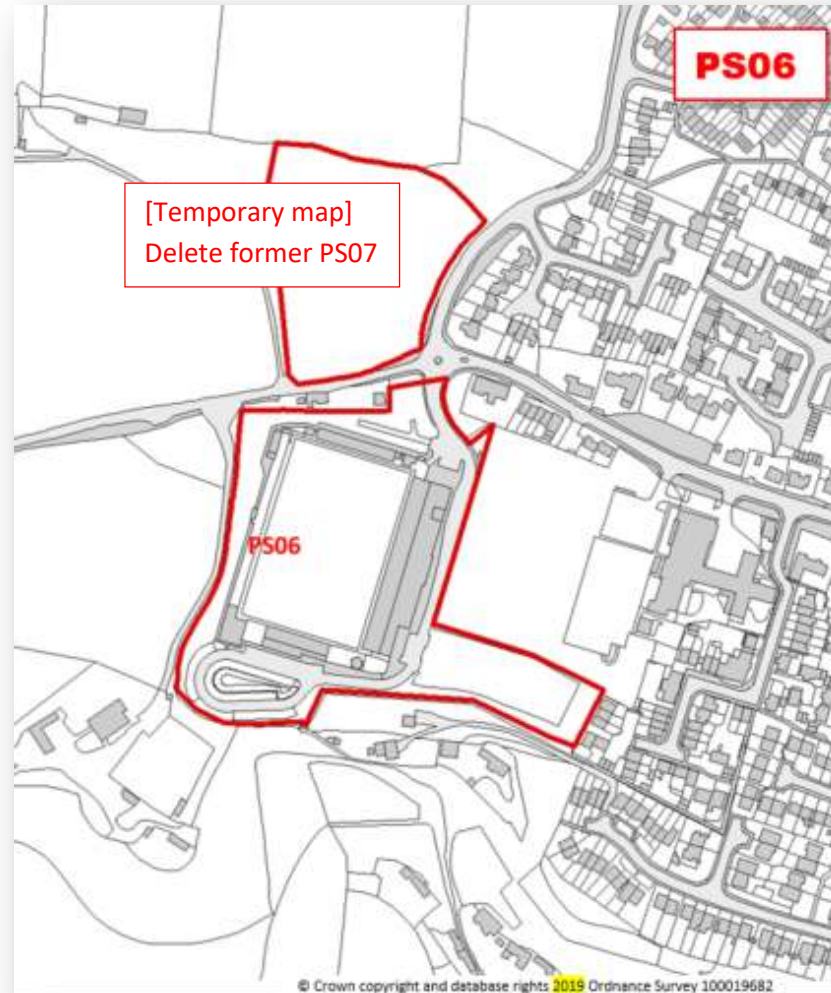




Local Sites Allocation Policy Sx The New Lawn, Nailsworth

PS06 The New Lawn, Nailsworth:

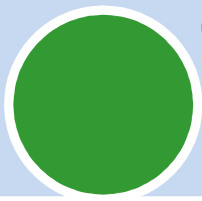
Land at New Lawn, as identified on the policies map, is allocated for a development comprising approximately 90 dwellings and associated community and open space uses, together with enabling infrastructure. Particular issues to address include ensuring existing community and sporting uses are partly retained or replaced elsewhere, enhancing local biodiversity and enhancing the landscape on this AONB edge of Nailsworth. A 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 New Lawn, Nailsworth

3.20 Land at New Lawn has potential for brownfield redevelopment for housing, subject to the satisfactory relocation of Forest Green football club and the retention or relocation of associated community uses. The historic hedgerow along the western boundary and the semi natural grassland parcels should be retained with no adverse impact on adjacent wildlife sites. There are opportunities to improve the transition between AONB and urban edge of Nailsworth at this sensitive location.





The Stroud Valleys | Our towns and villages

...North Woodchester

[Temporary map]

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.

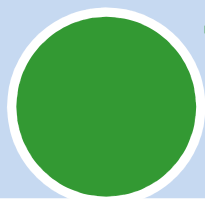
Committed development at **Rooksmoor Mill** (an *existing* planning permission for 54 dwellings plus employment uses) will provide for the future needs of the settlement.

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



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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 make a limited contribution towards meeting some of the District's strategic growth and development needs:

PS10 Railway land / car parks, Cheapside:

PS11 Merrywalks Arches, Merrywalks:

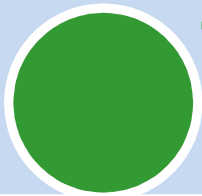
PS12 Police station / Magistrates court, Parliament Street:

STR065 Land at Beeches Green, Stroud:

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.

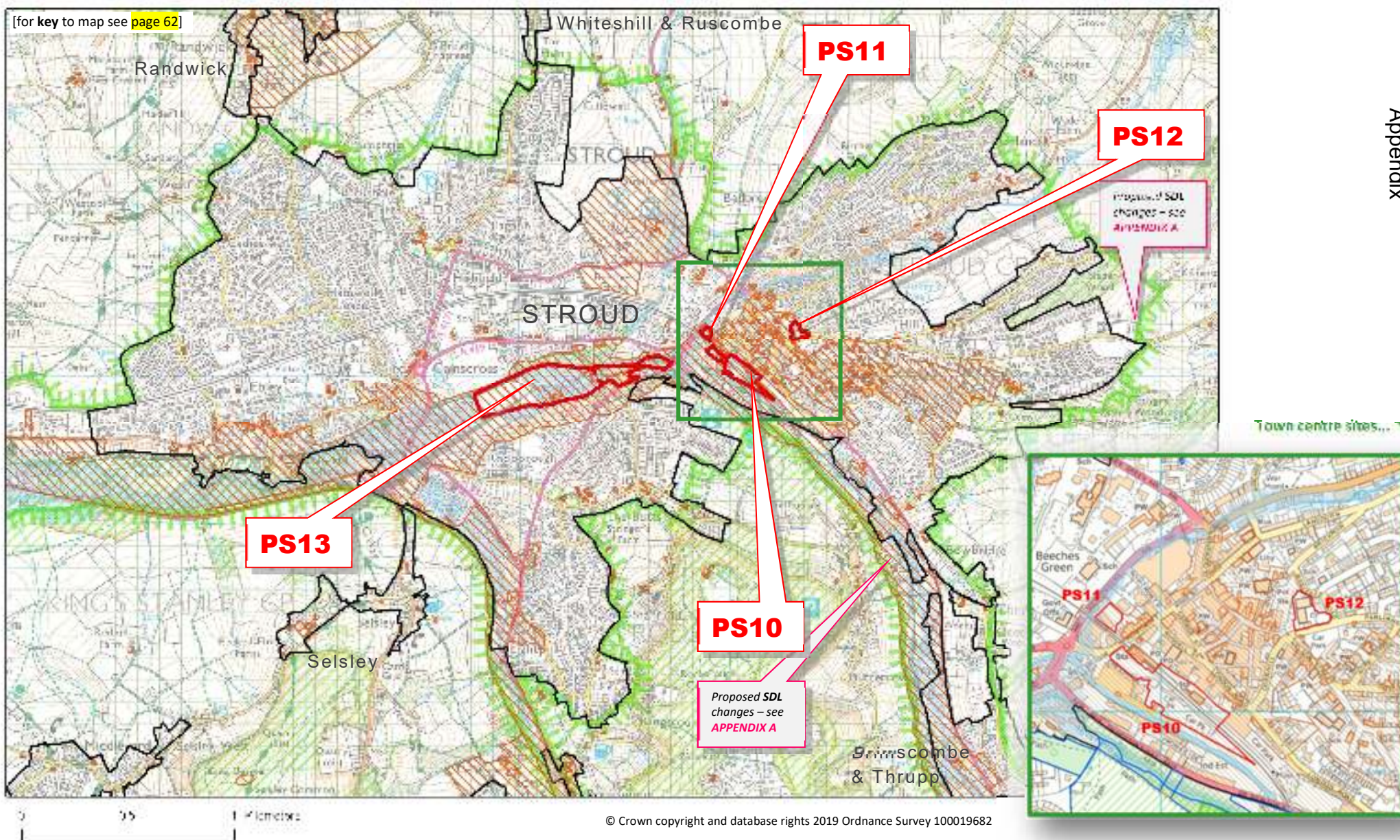
There are no proposed site allocations for very large scale development to meet the District's strategic housing or employment needs, due to environmental constraints around Stroud.

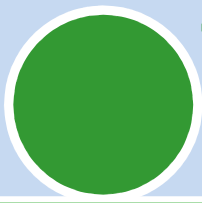




The Stroud Valleys | Our towns and villages

...Stroud





Local Sites Allocation Policy PS10

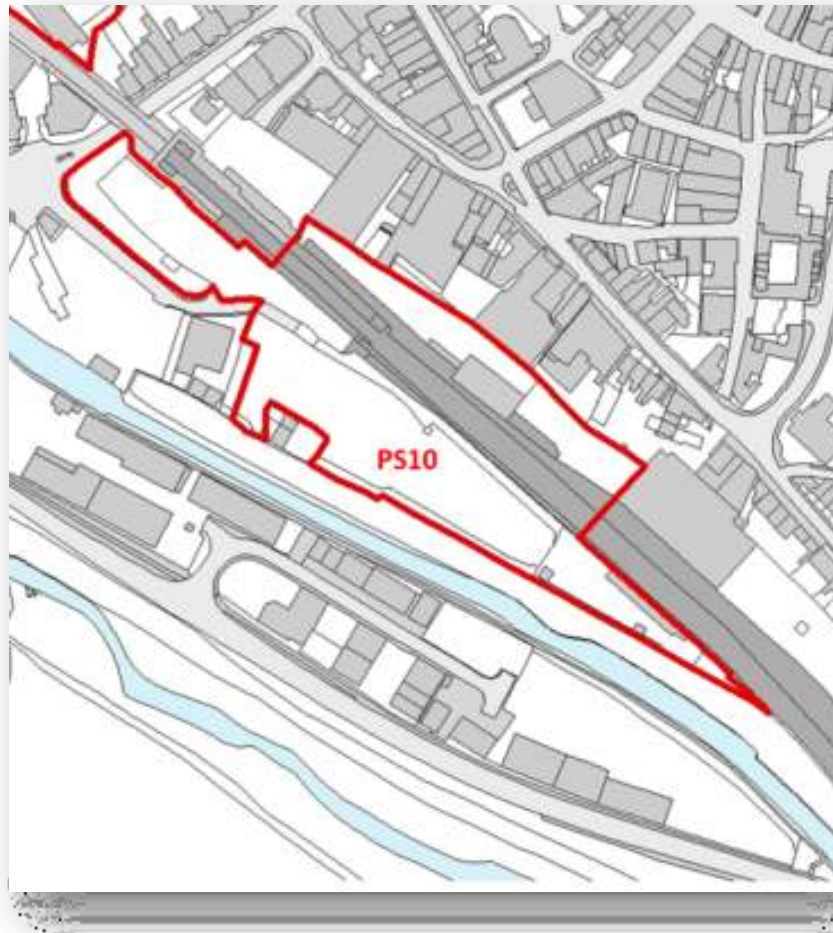
Cheapside, Stroud

PS10 Cheapside, Stroud

Land at Cheapside, as identified on the policies map, is allocated for a development comprising approximately 75 dwellings and town centre uses.

Development will include an improved rail/bus interchange, improved access to the station, and the retention and improvement of community uses around the Brunel Goods shed. Particular issues to address include location within the Town Centre Conservation Area and the provision of a sufficient level and quality of public parking within the town centre as a whole to support the local economy.

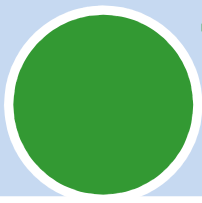
A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinate manner.



[Temporary map]

Cheapside, Stroud

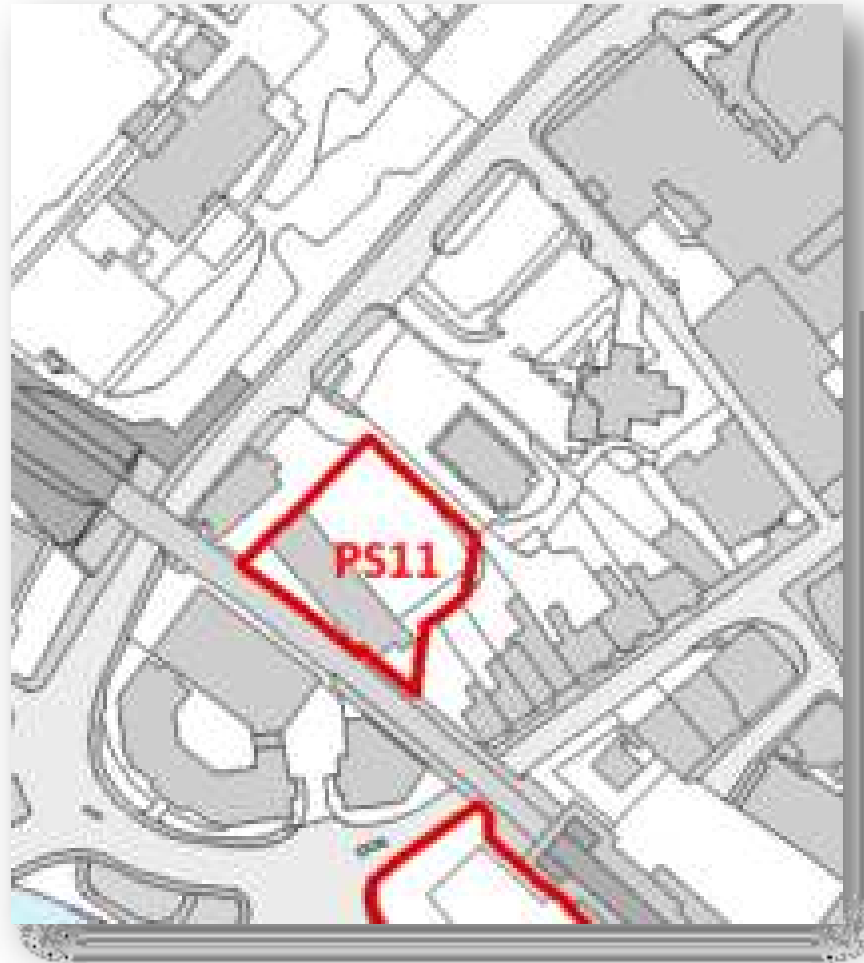
3.21 The railway land and car parking at Cheapside has the potential to provide housing on brownfield land as well as enhancements to provide better town centre uses. An integrated transport hub would see improved cycle parking and access, better access provision for the station and facilities for a rail/bus interchange, together with the retention of an appropriate level of public car parking. The Brunel Goods shed already acts as a well-used and popular arts hub and would be enhanced and retained as part of any development, providing better access and public open space. Development will enable improved pedestrian access across the railway. Land around the station acts as a gateway to rail passengers and high quality urban design should reflect this, taking into account the surrounding heritage assets such as the Hill Paul building, Brunel Goods Shed, and the station building itself.



Local Sites Allocation Policy PS11 Merrywalks Arches, Stroud

PS11 Merrywalks Arches, Stroud

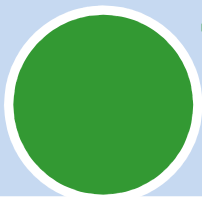
Land at Merrywalks Arches, as identified on the policies map, is allocated for a development comprising 25 dwellings and town centre uses. Development will centre around the re-use of the former brewery building, a local heritage asset. The feasibility of opening a pedestrian route between the site and Rowcroft should be considered. Particular issues to address include the location within the Industrial Heritage Conservation Area, conserving and enhancing heritage assets, not increasing flood risk either on or off site and engineering issues associated with the sloping nature of the site. A 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-ordinate manner.



Merrywalks Arches, Stroud

3.22 The redevelopment of the Merrywalks Arches brownfield site provides an opportunity to re-use local heritage asset and enhance this town centre gateway location. Redevelopment should achieve an attractive frontage, enhance the public realm, complimenting adjacent heritage assets. There is also an opportunity to explore footpath access from the site to the lower end of Rowcroft, enabling better access to the station and other parts of the town centre from this side of town. A small area of the site is subject to flood risk and development should avoid this and not exacerbate flood risk off-site here.

[Temporary map]



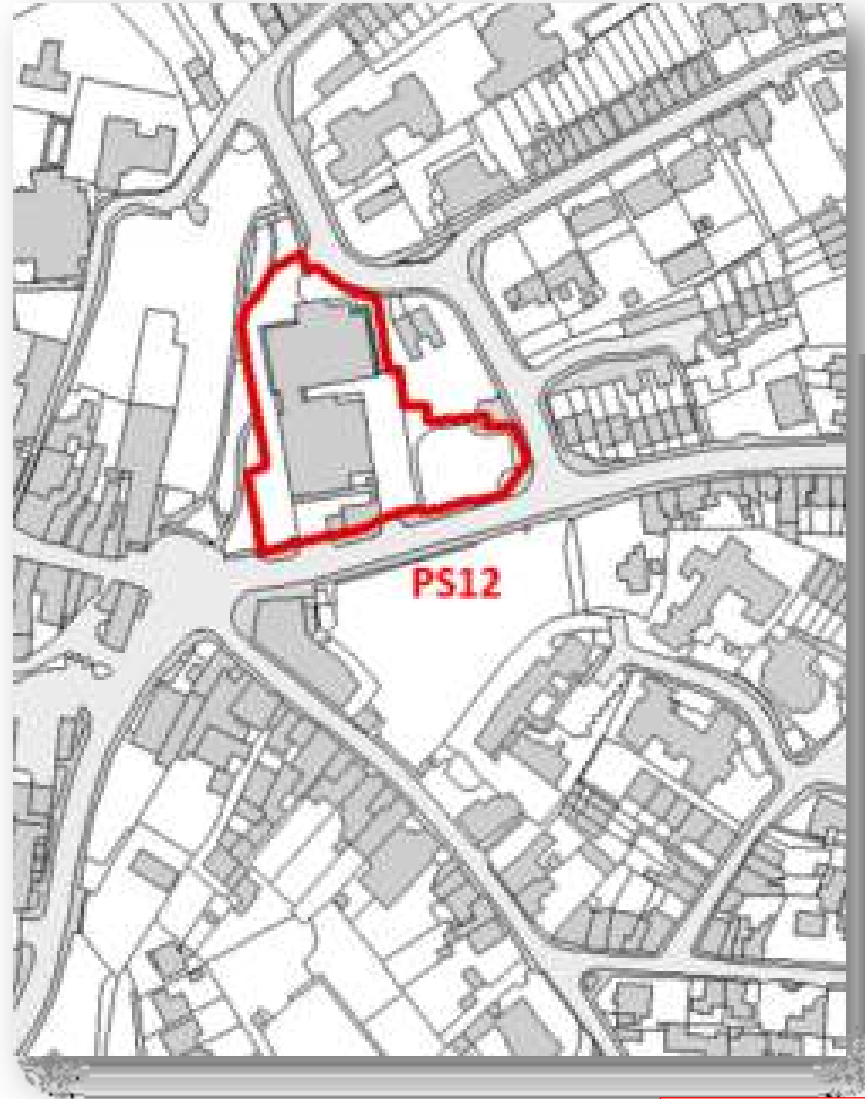
Local Sites Allocation Policy PS12 Police Station / Magistrate's Court, Stroud

PS12 Police Station / Magistrate's Court, Parliament Street, Stroud

The current Police Station and former Magistrate's Court, Parliament Street will be redeveloped for up to 45 dwellings and town centre uses.

Development will include a high quality landmark building and may include a replacement Police station, if required.

Particular issues to address include site levels and proximity to the Stroud Town Centre conservation area. A 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-ordinate manner.

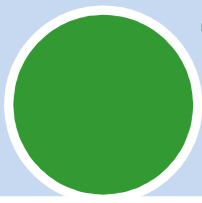


[Temporary map]

Parliament Street, Stroud

3.23 The current Police Station and former Magistrate's Court site, Parliament Street has potential for redevelopment to provide a new high quality landmark building(s) to enhance this important gateway into the town. There are opportunities to provide a more varied mix of uses to improve the social and commercial facilities in this part of the town.

Redevelopment should take account of the proximity to the Town Centre Conservation Area, site levels and the existing pattern of spaces and buildings within the area. There may be potential for a wider redevelopment site to include neighbouring Church Street car park, subject to maintaining a sufficient level and quality of public parking within the town centre as a whole to support the local economy. Redevelopment should enhance the public realm and retain important trees.

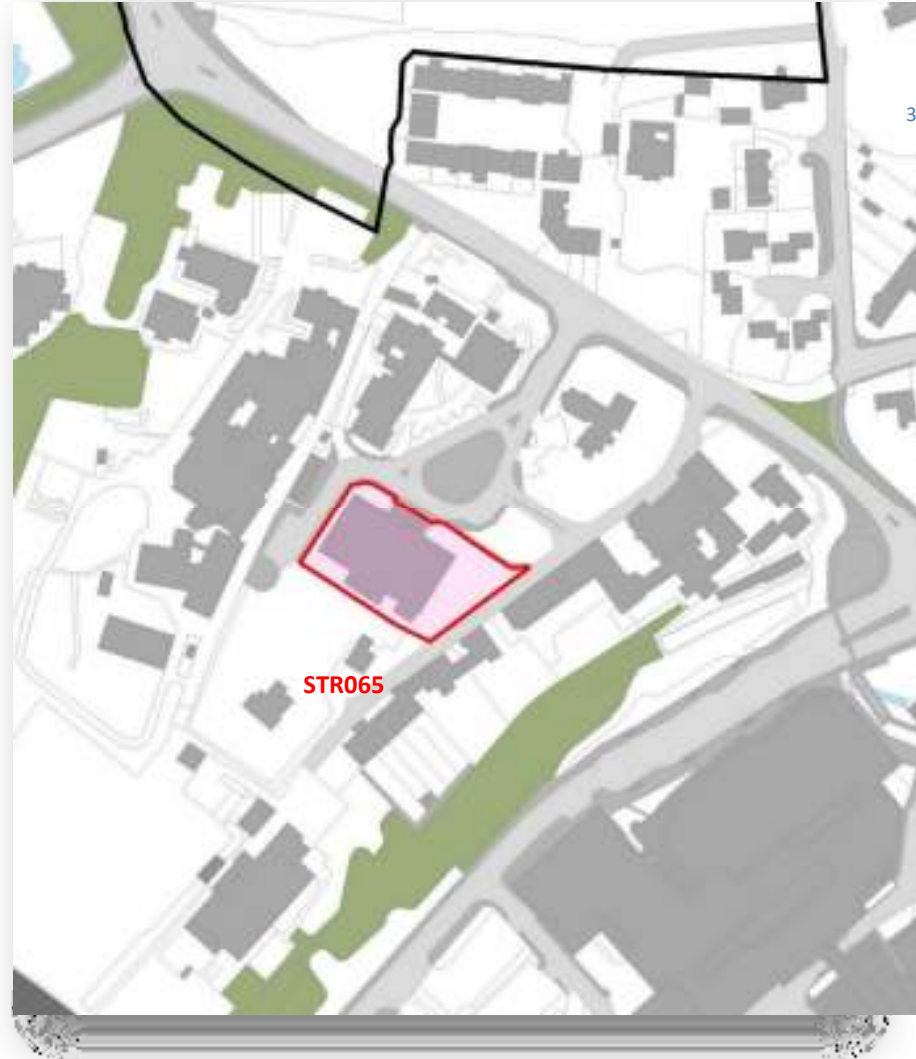


Local Sites Allocation Policy STR065

Land at Beeches Green, Stroud

STR065 Land at Beeches Green, Stroud

Land at Beeches Green will be redeveloped for approximately 20 dwellings, healthcare and extra care accommodation. Particular issues to address include integration with surrounding land uses, including enhancing the setting of adjacent listed buildings and improving sustainable access through the site from the town centre towards Stratford Park. A 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-ordinate manner.

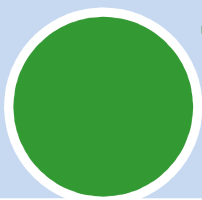


Land at Beeches Green, Stroud

3.24

The current NHS health centre site within the Beeches Green area has the potential to be redeveloped for replacement health facilities together with housing and extra care accommodation. Care should be taken to enhance the setting of adjacent listed buildings. The site is located within an area where there are aspirations to improve pedestrian and cycle linkages between Merrywalks and Stratford Park and redevelopment may help to facilitate this. There may be opportunities for wider regeneration within the immediate surrounding area.

[Temporary map]



The Stroud Valleys | Our towns and villages

...Whiteshill & Ruscombe

[Temporary map]

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.

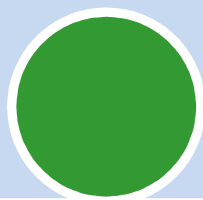
There are no site allocations at Whiteshill & Ruscombe.

[for key to map see page 62]



Appendix
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The Stroud Valleys | Our towns and villages

...Bussage, South Woodchester, Box, France Lynch, Randwick

Tier 4a settlements in the Stroud Valleys

- “Old” Bussage
- South Woodchester
- (see also Eastcombe, in the **Cotswold cluster**)

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 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.

▼ Where can I see the settlement boundaries?

Settlement development limits are defined on the current Local Plan maps. You can access these and an interactive online mapping tool via our local plan web page:



www.stroud.gov.uk/localplan



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Making Places | Shaping the future of The Stonehouse cluster

The strategy ...

“...Economic growth and well-connected, thriving communities”

In the parishes of Stonehouse, Standish, Eastington, Frocester, Leonard Stanley, Kings Stanley.

As a “Tier 1” settlement, **Stonehouse** is one of Stroud District’s main towns, a provider of strategic services and facilities and an important employment hub. The development strategy for the surrounding parishes combines some large **strategic site allocations** (which will contribute towards meeting the District’s growth and development needs) with some smaller **local sites**.

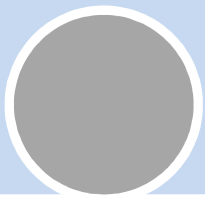
As well as these site allocations, the Local Plan’s detailed **policy framework** will steer the type and quantity of development that will happen in **Stonehouse**, at smaller defined settlements and in the countryside.

◀ 3.25

Spatial vision for the Stonehouse area

Agenda Item 7
Appendix





Making Places | Shaping the future of The Stonehouse cluster

...What do we want for the future?

Vision to 2040...

Agenda Item 7
Appendix

3.26 ▶

Spatial vision key
Including settlement
hierarchy, growth
locations / site
allocations, town
centres AONB etc

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 a new rail station at Bristol Road, 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 Cotswold Canals 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.

Map 6 ...Spatial vision for the Stonehouse area
up to 2040





Making Places | Shaping the future of The Stonehouse cluster

...What do we want for the future?

3.27 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.

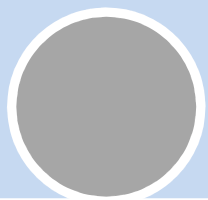
By contrast, Standish and Frocester are amongst the most sparsely populated parishes in the District, with a strong rural character. Eastington, Leonard Stanley and Kings Stanley are amongst the District's larger villages, each having good access to everyday services and facilities, village essentials 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.

3.28 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
- Reinstatement of the Cotswold Canals "missing mile"





Making Places | Shaping the future of The Stonehouse cluster

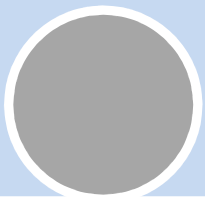
...How are we going to get there?

3.29 Guiding principles for growth or development in the Stonehouse cluster:

Place-making **Core Policy CP4** (see **Chapter 2**) explains that all development proposals within the parishes around Stonehouse are expected to accord with the **Stonehouse cluster Mini Vision** and to have regard to the following **Guiding Principles**:

1. This area will continue to be a major employment focus for the District. Northwest and westwards of Stonehouse will be a focus for the District's strategic growth, providing more than 15ha of additional employment land and a diverse mix of employment-generating uses, alongside 700 homes, on allocated sites
2. Appropriate development will be supported to sustain Stonehouse in its role as one of the District's Tier 1 Main Towns, sustaining and enhancing its town centre functionality as a provider of strategic and local services for its surrounding communities, playing a secondary role to nearby Stroud (the District's principal commercial centre)
3. The physical distinctiveness of Stonehouse will be retained: avoid physical and visual amalgamation by resisting development at key 'gaps', such as west of Ebley/Ryeford
4. Appropriate development will be supported sustain or enhance the functionality and accessibility of Eastington, Kings Stanley and Leonard Stanley in their roles as Tier 3a Accessible Settlements with Local Facilities; as Tier 4 settlements, Selsley and Middleyard will see very limited levels of development, to address specific local housing, employment or community infrastructure needs, including those identified by communities through their Neighbourhood Plans
5. Focus on canal restoration and canal corridor conservation and regeneration, including the "missing mile" of the Stroudwater Navigation; improve physical accessibility between canal and town centre
6. Enhance the existing good transport links and movement corridors. Support the development of a new railway station at Bristol Road and a multi-modal public transport interchange at Eco Park. Allow greater permeability through any new development for walkers and cyclists
7. Town centre public realm improvements/enhancements looking in particular at traffic management and streetscape
8. Acknowledge role of the A419 as a 'gateway' to Stonehouse and to the Stroud Valleys beyond. Avoid urbanisation of character and linear sprawl.
9. Conserve and enhance the area's heritage assets and secure high quality, distinctive design, in keeping with local identity and character - with particular emphasis on Stanley Mills conservation area and the Industrial Heritage Conservation Area
10. Conserve and enhance high quality natural landscape (part AONB). There will be no strategic growth within the AONB, where any minor development must meet specific local needs.
11. Avoid development on floodplain or areas at risk of flooding





Making Places | Shaping the future of The Stonehouse cluster

...How are we going to get there?

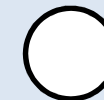
Key to maps ▼

Page layout needs work

Page 161

The following pages contain settlement summaries for each of the defined settlements in the Stonehouse cluster of parishes ([Core Policy CP3](#)).

The summaries and accompanying maps identify key constraints and designations in and around each settlement, and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).



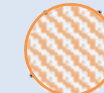
Settlement development limit
(settlement boundary)



Site allocations



Committed Development (including site allocations in the 2015 Local Plan and sites already with planning permission)



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



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



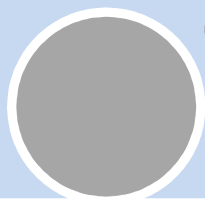
Flood Zones 2 and 3



The Cotswolds AONB

Agenda Item 7
Appendix





The Stonehouse cluster | Our towns and villages

...Eastington (Alkerton)

[Temporary map]

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**.

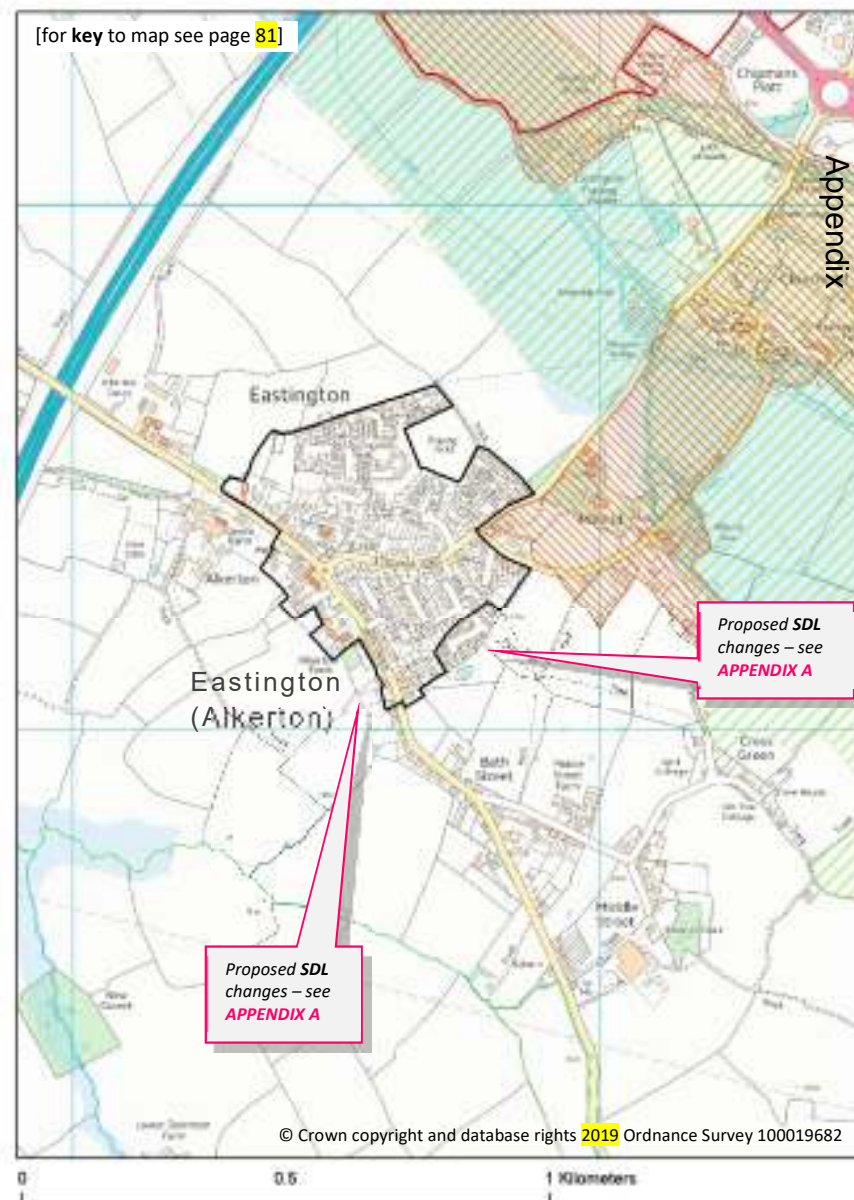
Eastington has an **employment role**, with a Key Employment Site north of the village. Although it is a modest net importer of workers, its principal role is as a 'dormitory' settlement.

Development strategy

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

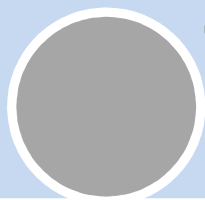
Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

There are no site allocations at Eastington.



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Appendix





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.

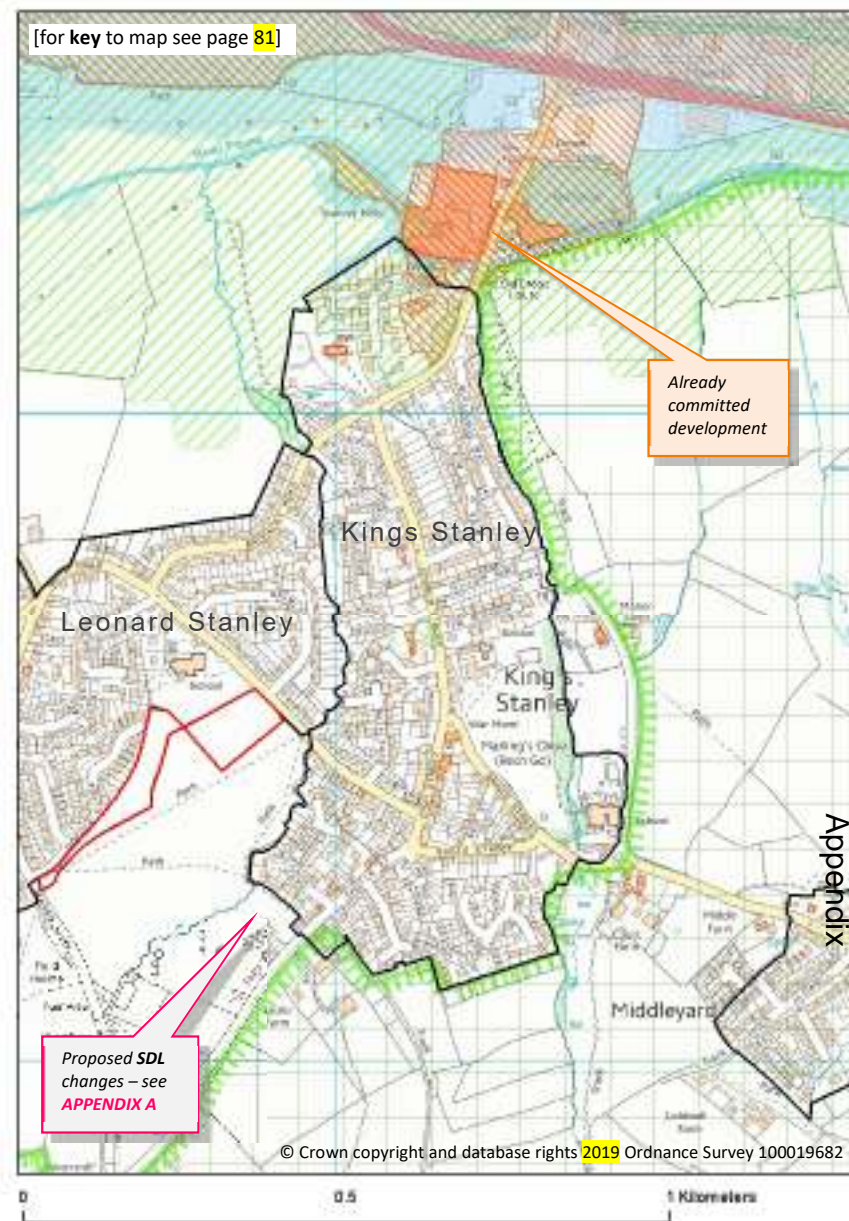
Development strategy

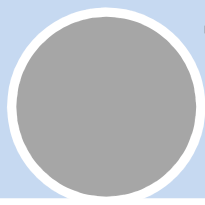
Kings Stanley is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

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

[Temporary map]

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.

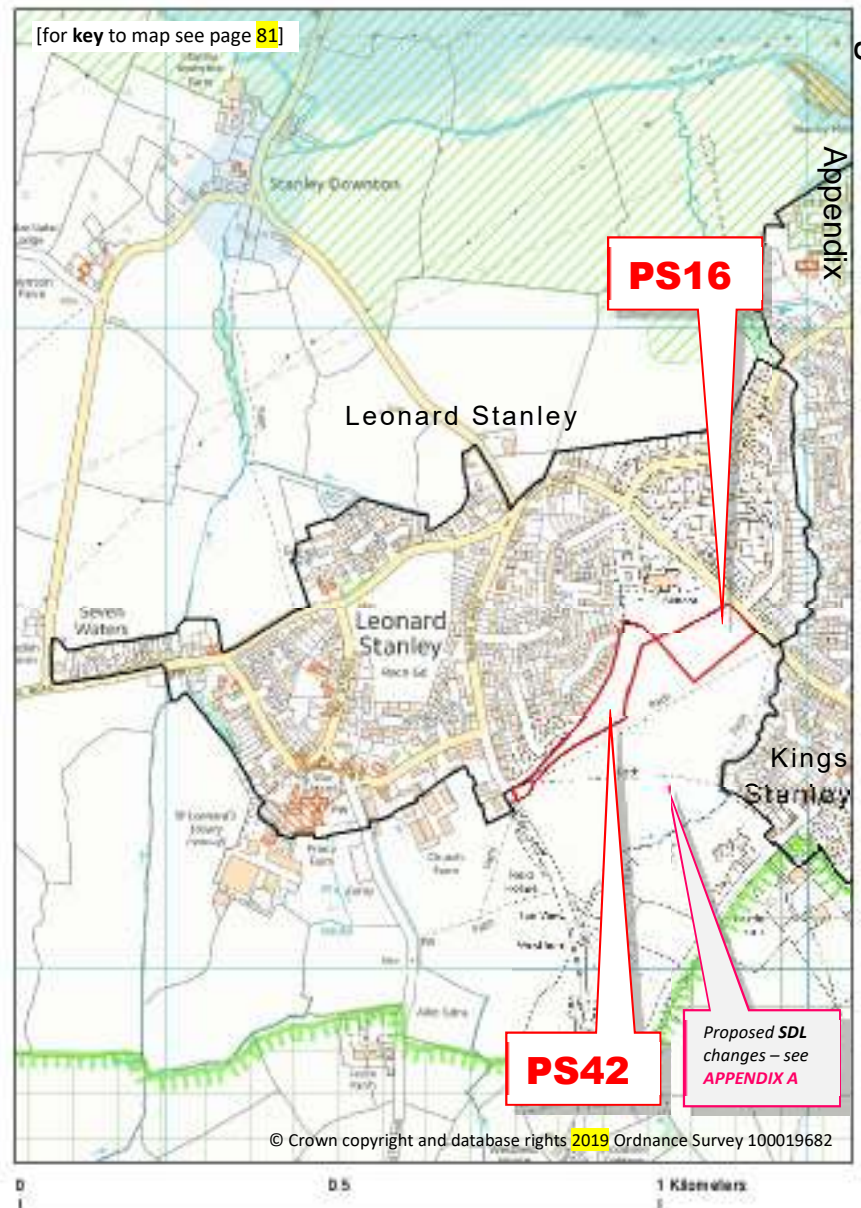
Development strategy

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.

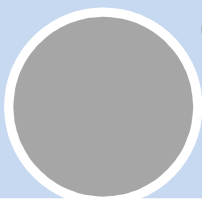
PS16 South of Leonard Stanley Primary School.

PS42 Land off Dozule Close.



Agenda Item 7





The Stonehouse cluster | Our towns and villages

...Leonard Stanley

Site allocation...

Local Sites Allocation Policy PS42

Land off Dozule Close, Leonard Stanley

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 open space uses. Particular issues to address include retaining the majority of the southern part of the site in open space uses, conserving existing hedgerows and trees and integrating the development with adjoining uses. A 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.

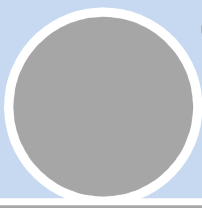


Land off Dozule Close

Land at Dozule Close has potential for a modest development for housing and open space uses. Development should be focused on the northern part of the site with access from Dozule Close. Existing open land including hedgerows and trees should be retained and enhanced where possible in the southern part of the site and adjoining Marsh Lane, including adjacent to the existing Public Rights of Way linking Dozule Close and Lyndon Morgan Way. New footpath and cycle links should be provided to link with the existing walking and cycling network.

[Temporary map]





The Stonehouse cluster | Our towns and villages

...Leonard Stanley

Site allocation...

Local Sites Allocation Policy PS16 South of Leonard Stanley Primary School

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 open space uses. Particular issues to address include conserving existing hedgerows and trees adjacent to Bath Road and integrating the development with adjoining uses. A 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.

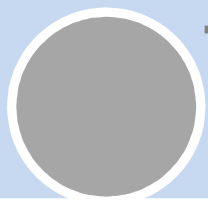


South of Leonard Stanley primary school

- 41 Land south of Leonard Stanley Primary School has potential for a modest development for housing and open space uses. Existing hedgerows and trees on the boundary with Bath Road should be retained and enhanced where possible. New footpath and cycle links should be provided to link with the existing walking and cycling network.

[Temporary map]





The Stonehouse cluster | Our towns and villages

...Stonehouse

Planning constraints and designations

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

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

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

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

There are protected open spaces within the town.

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:

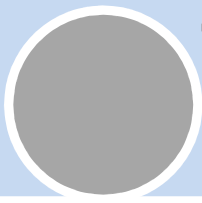
PS17 Magpies site, Oldends Lane.

PS19a Stonehouse North West.

PS20 Eco Park M5 Junction 13.

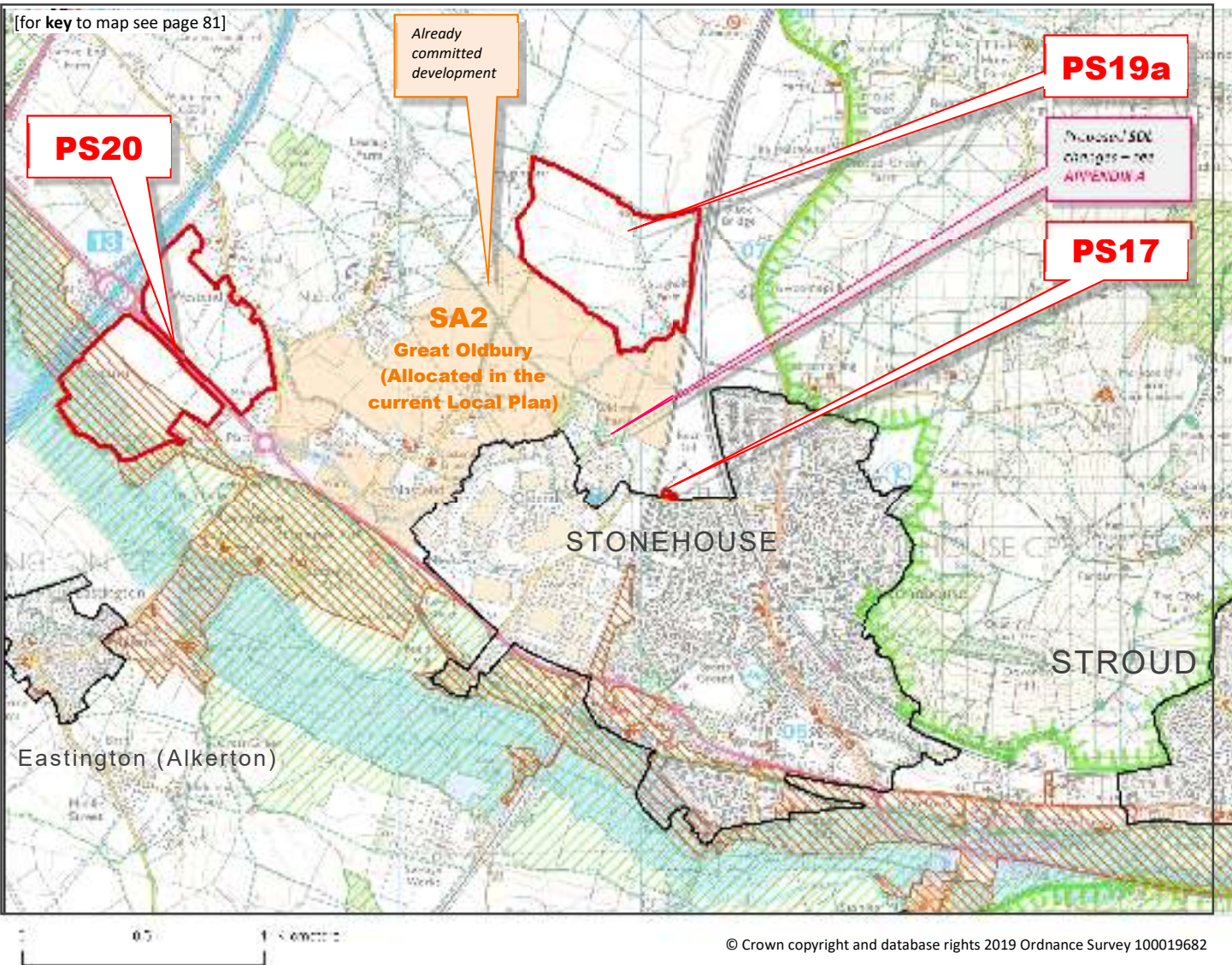
In addition to the allocated sites, infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Stonehouse's role and function as one of the District's main towns and a strategic service centre.





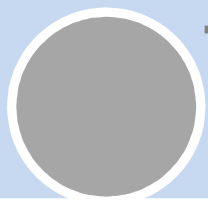
The Stonehouse cluster | Our towns and villages

...Stonehouse



[Temporary map]





The Stonehouse cluster | Our towns and villages

...Stonehouse

Site allocation...

Local Sites Allocation Policy PS17 Magpies site, Oldends Lane, Stonehouse

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, a new community building with car parking and landscaping. The site shall also safeguard land to allow for a future pedestrian bridge across the railway at Oldends Lane. A 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-ordinate manner.



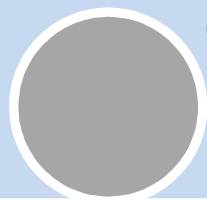
[Temporary map]

Increase site area to include area proposed for additional community facilities

Magpies site, Oldends Lane

- 132 The redevelopment of the Magpies sports and social club for new housing will enable the Town Council to enhance existing community facilities and provide for new community uses at the adjacent Oldends Lane recreation area. The site lies adjacent to the Bristol-Birmingham main railway line and future plans for a pedestrian bridge across the railway line for pedestrians and cyclists will require land on this site to be safeguarded for these purposes.

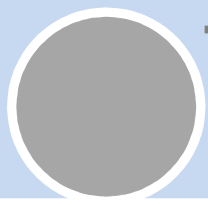




Land north west of Stonehouse

- 3.33 Land north west of **Stonehouse** is identified as a sustainable urban extension to Stonehouse at **Great Oldbury**, which will deliver a high quality mixed use development, including housing, employment and community uses that meets the day to day needs of its residents.
- 3.34 Land north west of Stonehouse is located immediately adjacent to and to the north of the emerging neighbourhood of Great Oldbury (**2015 Local Plan** allocation West of Stonehouse) and west of the Bristol-Birmingham railway line, within the **parish of Standish**.
- 3.35 The site comprises 36 hectares of primarily agricultural land which will be developed for approximately 700 dwellings, 8 plots for travelling showpeople uses and 5 hectares of office, B2 and B8 employment land to reflect the identified sectoral needs of the District and local area. Phasing arrangements will be put in place to ensure that employment land is developed and completed in parallel with housing land completions. Community provision will include a new primary school on a 2 hectare site, together with recreation open space and natural green space in accordance with Local Plan standards to meet the needs of residents. Contributions will also be required towards a new surgery in Stonehouse.
- 3.36 Development is envisaged as a series of neighbourhoods linking seamlessly with the adjoining Great Oldbury development. Employment uses are expected to connect with planned employment uses adjoining Oldends Lane.

- 3.37 To integrate the development with Great Oldbury and to protect the landscape setting of Standish, open countryside and views from the **AONB** escarpment, substantial structural landscaping will provide a green buffer on the western, northern and eastern edges of the development and green infrastructure within the development will link where possible with existing green infrastructure at Great Oldbury to create sustainable green corridors.
- 3.38 The site is located within the catchments of both the **Severn Estuary SAC/SPA/Ramsar** and **Cotswold Beechwoods SAC sites**. Recent survey evidence suggests residents from this development are likely to seek to access recreation opportunities at these sensitive sites. Therefore, it will be important that the development provides sufficient on-site recreation opportunities and off-site works if appropriate, to mitigate against the potential adverse impacts of visitors seeking to recreate at these sensitive locations.
- 3.39 The south eastern edge of the site is located adjacent to a local watercourse and the disposal of surface water run-off will require careful consideration to ensure that neither the development nor areas downstream are at risk of flooding. Surface water attenuation facilities will be required to serve discrete areas of development. The Council will seek opportunities to reduce the overall level of flood risk in the area, improve flood storage capacity and enhance biodiversity through the layout, use and form of the development.
- 3.40 The Council has produced a **Sustainable Transport Strategy (STS)** to ensure that new strategic developments deliver on the overall Plan



objectives to reduce the environmental impacts of transport and to support a transformative rebalancing of the transport network in favour of sustainable forms of transport. The STS has identified a number of interventions for this site which should be imbedded within the layout and design of the development and delivered at an early stage to ensure that sustainable transport enhancements are prioritised above the provision of additional highway capacity.

- 3.41 In addition to the provision of high quality walking and cycling routes through the development and improvements off-site connecting with key local destinations and public transport permeability through the site, contributions will be required towards sustainable transport measures on the A38 and A419 sustainable transport corridors and towards extending local bus services and the re-opening of Stonehouse Bristol Road rail station. Vehicular access will be primarily from the Great Oldbury distributor road and from Oldends Lane, with necessary highway improvements consistent with the findings of the STS and the **Traffic Forecasting Report**.

Strategic Site Allocation Policy PS19a

Stonehouse North West

Land Northwest of Stonehouse (in Standish Parish), as identified on the policies map, is allocated for a strategic mixed use development, including employment, residential and community uses.

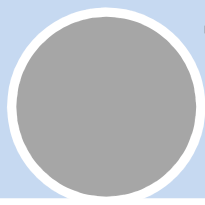
A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

This will address the following:

1. Approximately 700 dwellings, including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the Stonehouse cluster area;
2. 8 plots for traveling showpeople uses, to reflect needs identified in the accommodation assessment (2017);
3. Approximately 5 hectares of office, B2 and B8 employment land and ancillary uses to reflect the identified sectoral needs of the District and local area;
4. A 1.5 form entry primary school (incorporating early years' provision) on a 2 hectare site and contributions towards secondary school and further education provision;
5. A contribution towards a new surgery at Stonehouse to support the development;
6. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, including built facilities and contributions to off-site indoor sports and leisure facilities, in accordance with local standards;

(contd.) ...



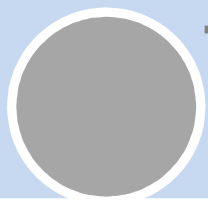


... (contd.)

7. On site and, if appropriate, off site work to mitigate against the identified impacts of development upon the Severn Estuary SAC/SPA/Ramsar and Cotswold Beechwoods SAC sites;
8. Structural landscaping buffer along the northern, western and eastern boundaries incorporating existing and new native hedgerows and trees and linking with existing green infrastructure;
9. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS);
10. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company;
11. A layout, density and character which integrates seamlessly with the adjoining Great Oldbury development;
12. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a network of internal walking and cycle routes that are shorter in distance than the highway network, in accordance with Manual for Streets;
13. High quality and accessible walking and cycling routes to the Great Oldbury local centre, open space, employment and local schools and contributions towards the enhancement of off-site walking and cycling routes to key destinations including Maidenhill school, Stonehouse town centre, Stonehouse railway station and routes to Stroud;
14. Contributions and support to sustainable transport measures on the A38 and A419 sustainable transport corridors;

15. Public transport permeability through the site and bus stops and shelters at appropriate locations within the development to access existing diverted and new bus services and contributions to enhance bus service frequencies to key destinations including Stroud, Stonehouse, Gloucester, and Cam and Dursley station;
16. Contributions towards the re-opening of Stonehouse Bristol Road rail station;
17. Electric vehicle charging points in accordance with local parking standards;
18. Behavioural change measures to encourage sustainable travel by way of new and improved infrastructure and implementation of a Travel Plan;
19. Primary vehicular access from the existing Great Oldbury distributor road and from Oldends Lane, with necessary improvements to the existing highway network;
20. Any associated infrastructure enhancements required and identified in the Stroud Infrastructure Delivery Plan in this location;
21. Phasing arrangements to ensure that employment land is developed and occupied in parallel with housing land completions and community provision is made in a timely manner.



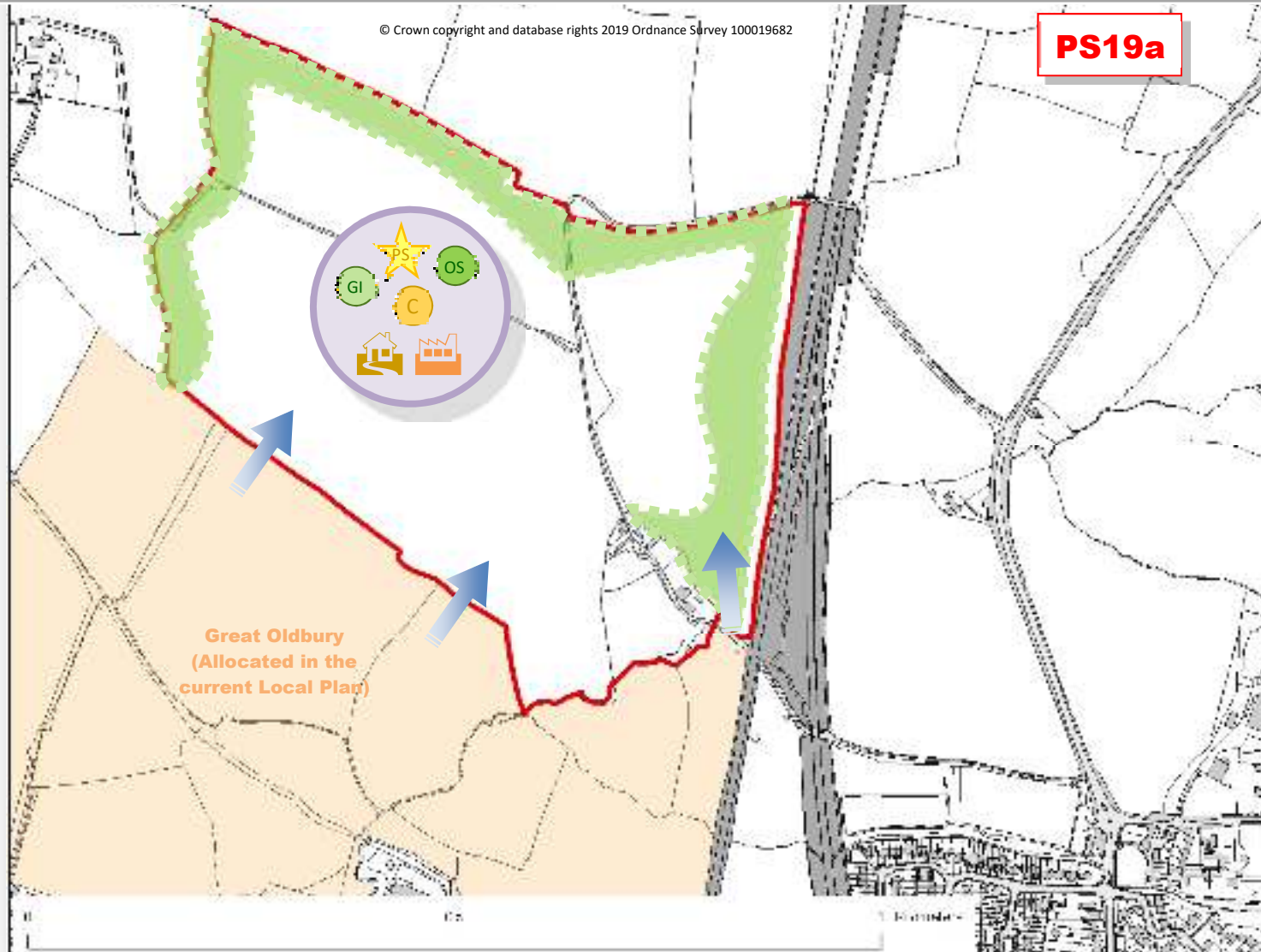


The Stonehouse cluster | Our towns and villages

...Stonehouse

Strategic Site Allocation PS19a








Stonehouse North West



PS19a

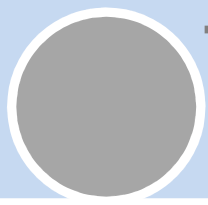
Key to site allocation map ▼

The site map for **Stonehouse North West** (outlined in red) includes the following indicative information:

-  Potential access point(s)
-  Strategic landscaping, including green infrastructure (indicative)
-  Open space(s)
-  New primary school
-  Community uses
-  Site boundary
-  Housing / Employment uses

[Temporary map]





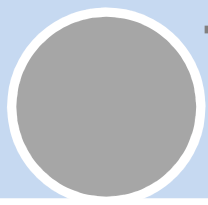
M5 Junction 13 Eco Park

- 3.42 Eco Park M5 Junction 13, is identified as a strategic mixed use development, which will deliver high quality employment, a sports stadium, canal, open space and ancillary uses.
- 3.43 The site is located to the west of **Stonehouse** within **Eastington parish**, adjacent to the A419 and M5 Junction 13.
- 3.44 The site comprises 42 hectares of primarily agricultural land which will be developed for approximately 10 hectares of business uses associated with the green technology and low carbon sector; a sports stadium with ancillary uses comprising fitness centre, hotel and sports training pitches; a care village and open space uses. The development will facilitate a canal cut, towpath and operational uses as part of the restoration of the **Stroudwater Canal** to navigable uses from Saul Junction to Stroud and beyond.
- 3.45 The sports stadium will be located north of the A419, together with employment and the care village. South of the A419, employment, the hotel and any other ancillary built development will be located outside of the **Industrial Heritage Conservation Area (IHCA)**. The canal cut, open space uses, grass training pitches and minimal ancillary built development will be provided within the IHCA and designed to have minimal harm and impact on the IHCA.
- 3.46 The restoration of the Stroudwater Navigation through the Stroud Valleys and the connection of the canal with the wider canal network at Saul Junction is a major objective of the Council and the Local Plan. Heritage Lottery funding has been secured to achieve a new canal cut through the

southern section of this site to facilitate this. Whilst the character of the IHCA at this location will change with the new canal cut and provision of sports pitches on current agricultural land, the public benefit to the people of Stroud will in principle outweigh any material harm to the IHCA. However, it is important within this context for the scheme to secure the delivery of the canal cut, towpath and operational uses as part of the restoration of the Stroudwater Navigation as it will provide the mitigation essential to minimise any harm of the wider scheme upon the IHCA.

- 3.47 The Eco Park will be located at an important gateway location for visitors to the Stroud Valleys and as such the gateway will require a high quality design and sensitive treatment. To integrate the development within the local landscape and to respect the adjoining hamlet of **West End**, the development north of the A419 will be set within an agreed landscaped setting. South of the A419, the character and setting of the IHCA will require the development to retain the open character of the land around the old/new canal cut and retain and enhance views to the wider landscape. The scale and form of buildings and new landscaping within the setting of the IHCA south of the A419 will require particular attention. In addition, the proximity to the M5 at Junction 13 will require structural landscaping to provide a green buffer on the western edges of the development. Green infrastructure within the development will link where possible with existing green infrastructure to create sustainable green corridors.
- 3.48 Much of the southern part of the site is located within the immediate catchment of the River Frome and the disposal of surface water run-off will require careful consideration to ensure that neither the development





nor areas downstream are at risk of flooding. Surface water attenuation facilities will be required to serve discrete areas of development. The Council will seek opportunities to reduce the overall level of flood risk in the area, improve flood storage capacity and enhance biodiversity through the layout, use and form of the development.

3.49 The Council has produced a **Sustainable Transport Strategy (STS)** to ensure that new strategic developments deliver on the overall Plan objectives to reduce the environmental impacts of transport and to support a transformative rebalancing of the transport network in favour of sustainable forms of transport. The STS has identified a number of interventions for this site which should be imbedded within the layout and design of the development and delivered at an early stage to ensure that sustainable transport enhancements are prioritised above the provision of additional highway capacity.

3.50 In addition to the provision of high quality walking and cycling routes through the development and improvements off-site connecting with key local destinations and public transport permeability through the site, a multi-modal travel interchange hub will be developed at a central accessible location north of the A419, to allow for interchange for sustainable modes including bus, bicycle, walking, other forms of personal transport and car sharing. Contributions will also be required towards sustainable transport measures on the A38 and A419 sustainable transport corridors and towards extending local bus services and the re-opening of Stonehouse Bristol Road rail station. Vehicular access will be primarily from the A419, with necessary highway improvements consistent with the findings of the STS and the **Traffic Forecasting Report**.

Strategic Site Allocation Policy PS20

Stonehouse - Eco Park M5 Junction 13

Land north east and south east of M5 Junction 13, as identified on the policies map, is allocated for a strategic mixed use development, including employment, sports stadium, sports pitches, 70 bed care village, hotel, canal and open space uses.

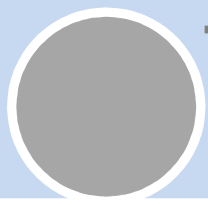
A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

This will address the following:

1. Sports stadium, to be located north of the A419, and ancillary uses including fitness centre, hotel and sports training pitches located within a landscaped setting;
2. Approximately 10 hectares of business uses associated with the green technology and low carbon sector, including office, B2, B8 and ancillary uses, located outside of the Industrial Heritage Conservation Area (IHCA) and designed so as to minimise any potential harm and impact upon the IHCA;
3. Care village to be located adjacent to Westend/Great Oldbury;
4. Canal cut, towpath and operational uses as part of the restoration of the Stroudwater Canal to navigable uses from Saul Junction to Stroud and beyond;
5. Accessible natural green space providing a net gain to local biodiversity and linking with existing green infrastructure;
6. Structural landscaping buffer along the M5, A419 and adjacent to residential properties at Westend and Chipman's Platt, incorporating existing and new native hedgerows and trees;

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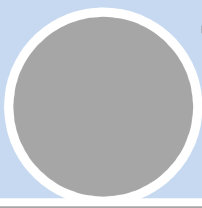
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7. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS)
8. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company;
9. A layout of uses, density and built form and character which ensures less than substantial harm to IHCA;
10. High quality, safe and secure walking and cycling routes to integrate all sections of the site and to connect with NCR45 and contributions towards the enhancement of off-site walking and cycling routes to key destinations including Stonehouse town centre, Stonehouse railway station and routes to Stroud;
11. Contributions and support to sustainable transport measures on the A38 and A419 sustainable transport corridors;
12. Multi-modal travel interchange hub to serve the development at a central accessible location north of the A419 to allow for interchange for sustainable modes including bus, bicycle, walking, other forms of personal transport and car sharing;
13. Public transport permeability through the site to facilitate existing diverted and new bus services and contributions to enhance bus service frequencies to key destinations including Stroud, Stonehouse and Gloucester;
14. A dedicated shuttle bus service between the site and Stonehouse and Cam and Dursley rail stations;
15. Contributions towards the re-opening of Stonehouse Bristol Road rail station;

16. Electric vehicle charging points in accordance with local parking standards;
17. Actively managed car parking provision to provide a level of constraint to unnecessary car usage;
18. Behavioural change measures to encourage sustainable travel by way of new and improved infrastructure and implementation of a Travel Plan;
19. Primary vehicular access from the A419 and additional vehicular access from Grove Lane, with necessary improvements to the existing highway network;
20. Any associated infrastructure enhancements required and identified in the Stroud Infrastructure Delivery Plan in this location;

The delivery of the canal cut, towpath and operational uses as part of the restoration of the Stroudwater Canal to navigable uses will be a requirement of the development on land south of the A419, as it will provide essential mitigation to minimise any harm to the IHCA.



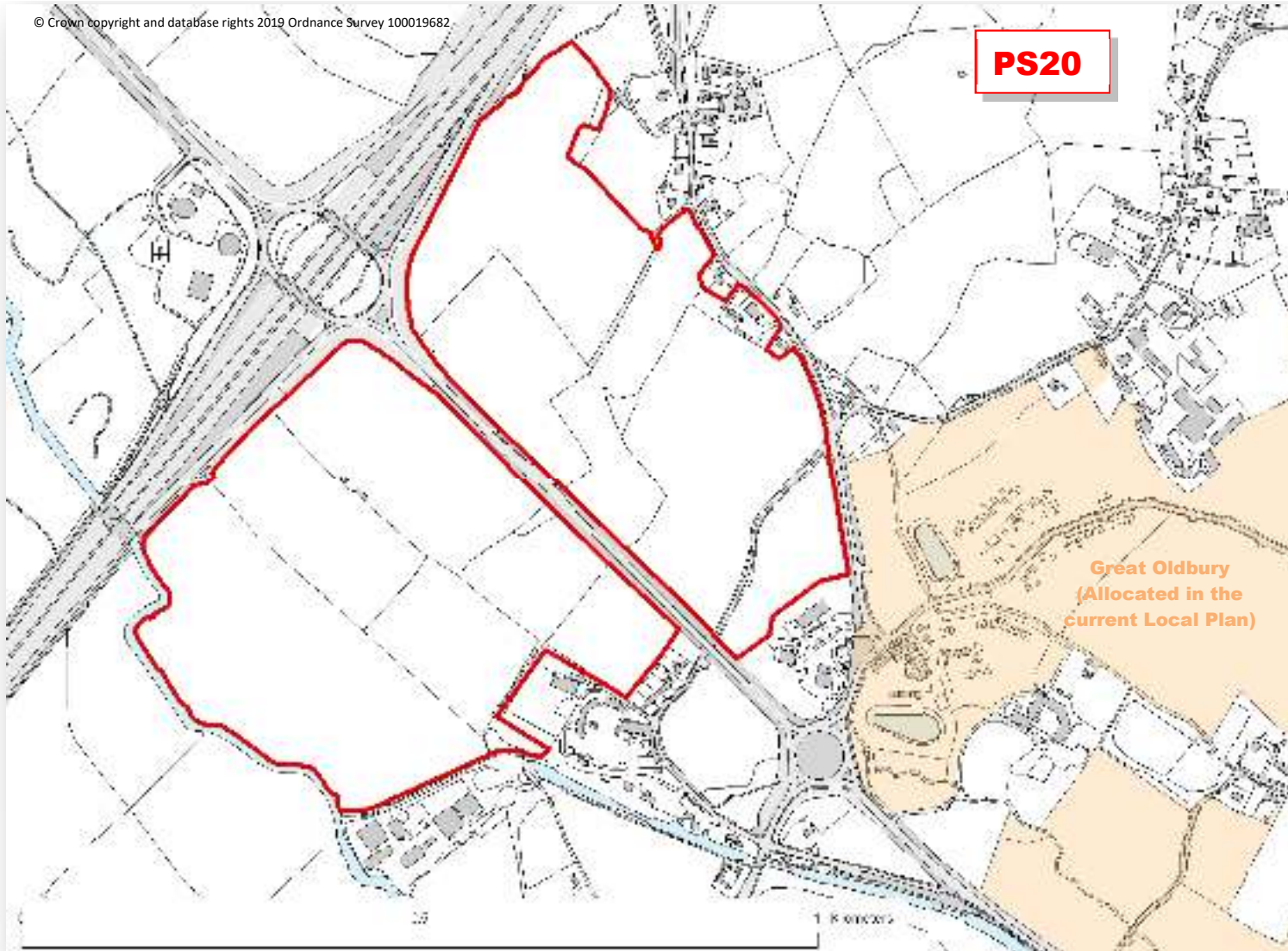


The Stonehouse cluster | Our towns and villages

...Stonehouse

Strategic Site Allocation PS20
Stonehouse - Eco Park M5 Junction 13

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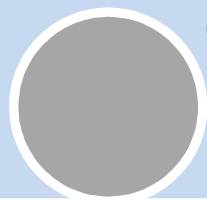


Key to site allocation map ▼

The site map for **Eco Park M5 J13** (outlined in red) includes the following indicative information:

[Temporary map]





The Stonehouse cluster | Our towns and villages

...Selsley, Middledyad

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).

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 settlement with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Selsley.

Tier 4b settlements around Stonehouse

- Middledyad

Settlement role and function

This **small/very small** settlement provides only **minimal local services and facilities** for the community and has no retail role. Middledyad 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. Middledyad has **no significant employment role** and it functions as a 'dormitory' settlement.

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

Development strategy

Middledyad 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 Middledyad's role and function as a settlement with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Middledyad.

Settlement development limits

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

▼ Where can I see the settlement boundaries?

Settlement development limits are defined on the current Local Plan maps. You can access these and an interactive online mapping tool via our local plan web page:

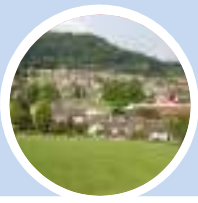


www.stroud.gov.uk/localplan



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Making Places | Shaping the future of Cam and Dursley

The strategy ...

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

In the parishes of Dursley, Cam, Coaley, Stinchcombe, Uley, Nympsfield and Owlpen.

Dursley is Stroud District’s second town centre and, as adjacent settlements, **Cam** and **Dursley** together represent a really significant hub for homes, jobs and services. There is limited opportunity for Dursley to grow, due to landscape and environmental constraints around the town, including the AONB designation. The development strategy for the surrounding parishes combines some large **strategic site allocations** north of Cam (which will contribute towards meeting the District’s growth and development needs) with some smaller **local sites**.

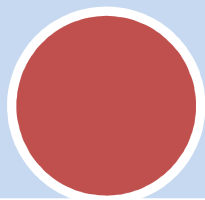
As well as these site allocations, the Local Plan’s detailed **policy framework** will steer the type and quantity of development that will happen in **Cam** and **Dursley**, at smaller defined settlements and in the countryside.

◀ 3.51

Spatial vision for Cam & Dursley

Agenda Item 7
Appendix





Making Places | Shaping the future of Cam and Dursley

...What do we want for the future?

Vision to 2040...

Agenda Item 7

3.52 ▶

Spatial vision key

Including settlement
hierarchy, growth
locations / site
allocations, town
centres AONB etc

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 wellbeing. The heritage assets of the locality will be protected and promoted.

Map 7 ...Spatial "mini vision" vision for the
parishes around Cam and Dursley, up to 2040





Making Places | Shaping the future of Cam and Dursley

...What do we want for the future?

3.53 Where are we now?...

Cam and Dursley adjoin each other and together make up the District's second largest population (after the Stroud urban area). 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.

3.54 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

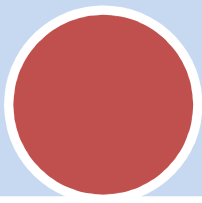
...How are we going to get there?

3.55 Guiding principles for growth or development in the Cam & Dursley cluster:

Place-making **Core Policy CP4** (see **Chapter 2**) explains that all development proposals within the parishes surrounding Cam and Dursley are expected to accord with the **Cam & Dursley Mini Vision** and to have regard to the following **Guiding Principles**:

1. As the District's second most significant conurbation, Cam and Dursley will continue to be a focus for the District's strategic growth, subject to recognising its environmental limits, principally via planned expansion north of Cam, which will include more than 1,000 new homes on strategic sites
2. Continuing the trend established through previous planned strategic growth at Littlecombe and to the northeast of Cam, the Cam and Dursley area will be boosted as a major employment focus for the District. Development will provide an opportunity for higher technology and light industrial businesses to locate here
3. Dursley town centre will also be a focus for employment, economic growth and regeneration aiming to upgrade its retail offer, enhance its public realm and built environment, and boost its role as the second commercial centre of the district (a focal point for services and facilities in the south); meanwhile, appropriate development will be supported to boost Cam's role as a District Centre, providing retail, services and facilities for its growing communities
5. Appropriate development will be supported to sustain Coaley and Uley in their roles as Tier 3b Settlements with Local Facilities; as Tier 4 settlements, Stinchcombe and Nympsfield will see very limited levels of development, to address specific local housing, employment or community infrastructure needs, including those identified by communities through their Neighbourhood Plans
6. Enhance the existing good transport links and movement corridors. Support improved sustainable transport links to Cam & Dursley station and to Cam local centre. Allow greater permeability through any new development for walkers and cyclists. Development will contribute to securing completion of the Cam to Dursley cycle route, and by contributing to new links to Slimbridge to the north and Uley to the south
7. Maintain the geographical and functional distinctness of Cam and Dursley, avoiding physical coalescence through development/new built form
8. Conserve and enhance the area's heritage assets and secure high quality, distinctive design, in keeping with local identity and character - with particular emphasis on the conservation areas at the heart of Dursley (town centre and Woodmancote), Nympsfield, Stinchcombe and Uley
9. Conserve and enhance high quality natural landscape, including the AONB and its setting. There will be no strategic growth within the AONB, where any minor development must meet specific local needs.
10. Support low-impact development which will boost the rural economy: including farm diversification and uses that will bolster tourism, leisure and accessibility to the countryside for visitors and residents





Making Places | Shaping the future of Cam and Dursley






...How are we going to get there?

Key to maps ▼

Page layout needs work

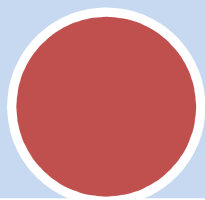
The following pages contain settlement summaries for each of the defined settlements in the parish around Cam and Dursley ([Core Policy CP3](#)).

The summaries and accompanying maps identify key constraints and designations in and around each settlement, and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).

-  Settlement development limit (settlement boundary)
-  Site allocations
-  Committed Development (including site allocations in the 2015 Local Plan and sites already with planning permission)
-  Heritage designations (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

Agenda Item 7
Appendix





Cam and Dursley | Our towns and villages

...Cam

Planning constraints and designations

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

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

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

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

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

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:

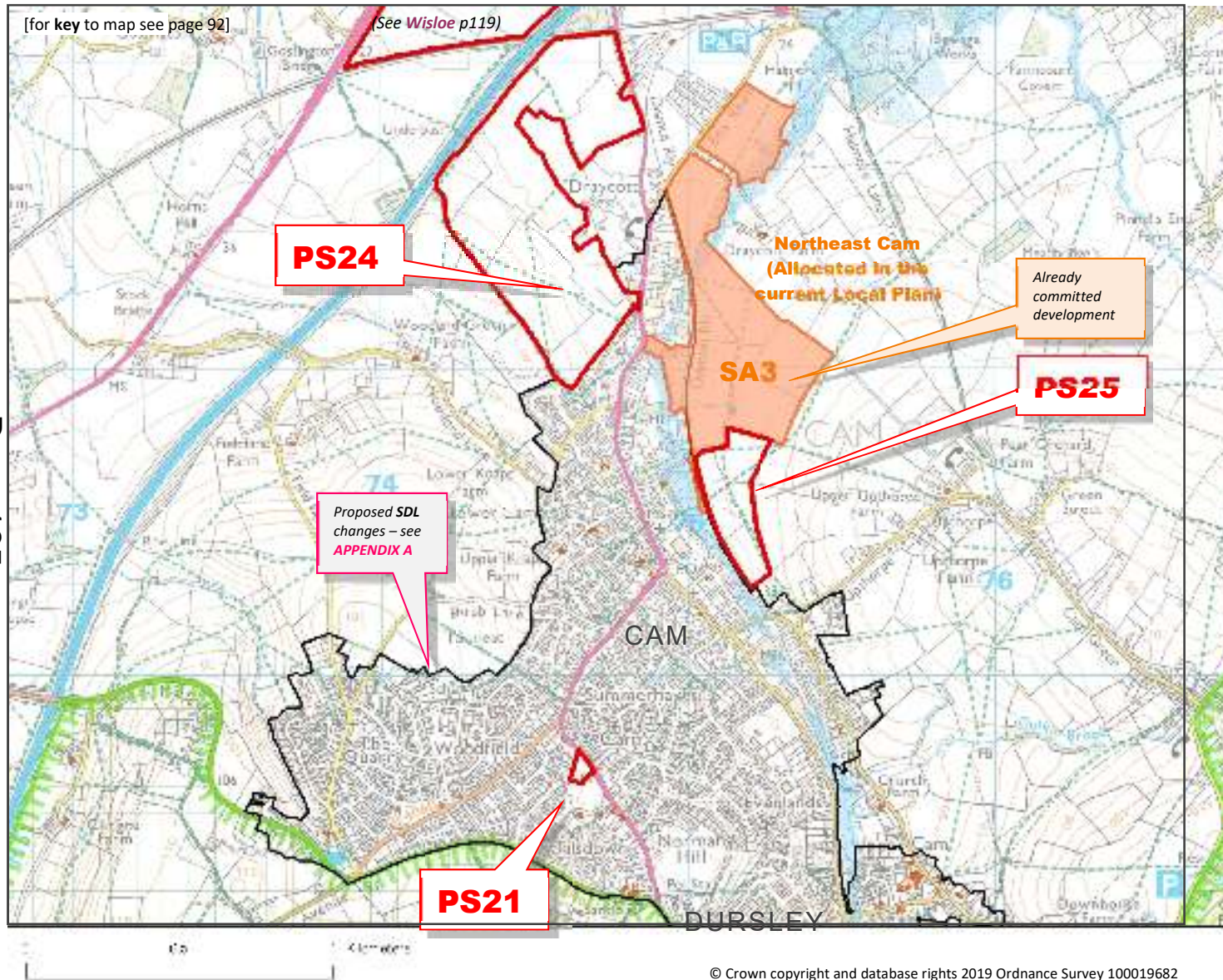
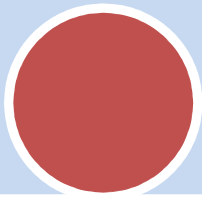
PS24 Cam North West (West of Draycott)

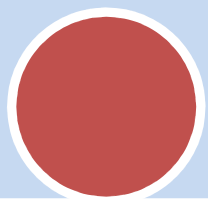
PS25 Cam North East Extension (East of River Cam).

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.

Agenda Item 7
Appendix







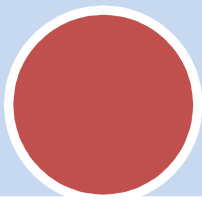
Cam North West (Land west of Draycott)

- 3.56 Land north west of Cam is identified as a sustainable urban extension to Cam, which will deliver a high quality housing development, including residential and community uses that meet the day to day needs of its residents.
- 3.57 Land north west of Cam is located to the west of Draycott and to the north and east of Everside Lane and Jubilee Fields.
- 3.58 The site comprises 46 hectares of primarily agricultural land which will be developed for approximately 900 dwellings and community uses. These will comprise of a new primary school on a 2 hectare site, a community building (or access improvements and contributions to Jubilee Fields) and recreation open space and natural green space in accordance with Local Plan standards to meet the needs of residents. Contributions will also be required towards the off-site extension of existing health facilities at Cam.
- 3.59 Development is envisaged as a series of neighbourhoods linking seamlessly with existing areas of Cam with a layout, density built form and character which conforms to the **Cam Neighbourhood Design Code**. To integrate the development with Cam, to mitigate noise from the M5 and to protect Cam's landscape setting and views from the AONB escarpment, substantial structural landscaping will provide a green buffer on the western and northern edges of the development and green infrastructure within the development will link where possible with existing green infrastructure to create sustainable green corridors.
- 3.60 The site is located within the catchment of the **Severn Estuary SAC/SPA/Ramsar site**. Recent survey evidence suggests residents from

this development are likely to seek to access recreation opportunities at this sensitive site. Therefore, it will be important that the development provides sufficient on-site recreation opportunities and off-site works if appropriate, to mitigate against the potential adverse impacts of visitors seeking to recreate at these sensitive locations.

- 3.61 The disposal of surface water run-off will require careful consideration to ensure that neither the development nor areas downstream are at risk of flooding. Surface water attenuation facilities will be required to serve discrete areas of development. The Council will seek opportunities to reduce the overall level of flood risk in the area, improve flood storage capacity and enhance biodiversity through the layout, use and form of the development. To address existing wastewater issues in the local area, Severn Trent has a sewer capacity improvement scheme in place for Cam and the scheme will need to take into account the requirements of this site.
- 3.62 The Council has produced a **Sustainable Transport Strategy (STS)** to ensure that new strategic developments deliver on the overall Plan objectives to reduce the environmental impacts of transport and to support a transformative rebalancing of the transport network in favour of sustainable forms of transport. The STS has identified a number of interventions for this site which should be imbedded within the layout and design of the development and delivered at an early stage to ensure that sustainable transport enhancements are prioritised above the provision of additional highway capacity.





- 3.63 In addition to the provision of high quality walking and cycling routes through the development and improvements off-site connecting with key local destinations and public transport permeability through the site, contributions will be required towards sustainable transport measures on the A38 and A4135 sustainable transport corridors and towards extending local bus services and facilities at Cam & Dursley rail station. Vehicular access will be primarily from the A4135, with necessary highway improvements consistent with the findings of the STS and the **Traffic Forecasting Report**.

Strategic Site Allocation Policy PS24

Cam North West

Land west of Draycott, as identified on the policies map, is allocated for a strategic housing development, including residential and community uses.

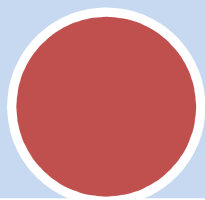
A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

This will address the following:

1. Approximately 900 dwellings, including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the Cam and Dursley cluster area;
2. A 2 form entry primary school (incorporating early years' provision) on a 2 hectare site and contributions towards secondary school and further education provision;
3. A contribution towards the extension of existing health facilities at Cam to support the development;
4. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, including on-site community building or access improvements and contributions to Jubilee Fields and contribution to off-site indoor sports and leisure facilities, in accordance with local standards;
5. Structural landscaping buffer along the northern and western boundaries incorporating existing and new native hedgerows and trees and linking with existing green infrastructure;
6. On site and, if appropriate, off site work to mitigate against the identified impacts of development upon the Severn Estuary SAC/SPA/Ramsar site;

(contd.) ...



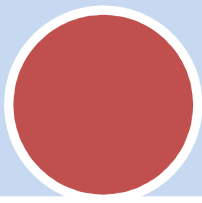


... (contd.)

7. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS);
8. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company;
9. A layout, density and built form and character which conforms to the Cam Neighbourhood Plan Design Code;
10. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a network of internal walking and cycle routes that are shorter in distance than the highway network, in accordance with Manual for Streets;
11. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, the provision of a pedestrian and cycle crossing on the A4135 for safer access to/from Cam and Dursley station and Cam local centre and contributions towards the enhancement of off-site walking and cycling routes to key destinations including to Cam local centre, Draycott Business Park and Draycott Mills, local schools, the A38 and the Cam and Dursley Greenway;
12. Contributions and support to sustainable transport measures on the A38 and A4135 sustainable transport corridors;
13. A bus loop through the site and bus stops and shelters at appropriate locations within the development to access existing diverted and new bus services and contributions to enhance bus service frequencies to key destinations including Dursley, Gloucester, Stroud, and Stonehouse;
14. Electric vehicle charging points in accordance with local parking standards;

15. Behavioural change measures to encourage sustainable travel by way of new and improved infrastructure and implementation of a Travel Plan.
16. Primary vehicular access from the A4135, with necessary improvements to the existing highway network;
17. Any associated infrastructure enhancements required and identified in the Stroud Infrastructure Delivery Plan in this location;
18. Phasing arrangements to ensure that community provision is made in a timely manner.








Strategic Site Allocation PS24

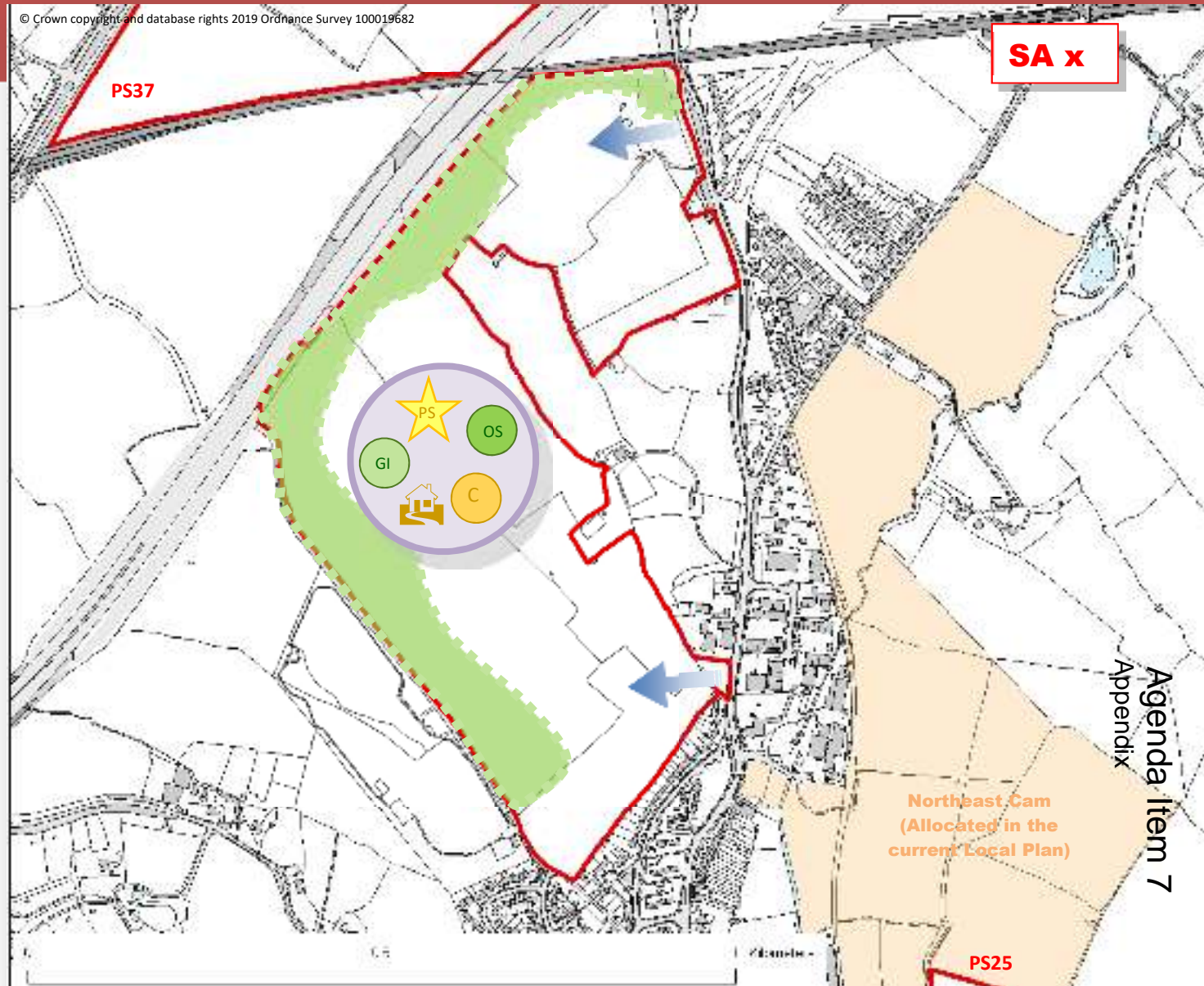
Cam North West

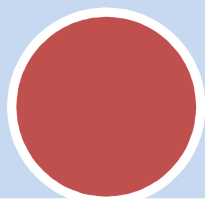
Key to site allocation map ▼

The site map for **Cam North West** (outlined in red) includes the following indicative information:

[Temporary map]

-  Potential access point(s)
-  Strategic landscaping, including green infrastructure (indicative)
-  Open space(s)
-  New primary school
-  Community uses
-  Site boundary
-  Housing





Cam North East Extension (Land East of River Cam)

3.64 Land east of the River Cam is identified as a southerly extension of the permitted North East of Cam (Millfields) strategic development site. The site will provide a safe and convenient walking and cycling link from the development to the adjacent Cam local centre and deliver an extension to the strategic walking and cycling route from Cam & Dursley station via Box Road to connect to Cam local centre via Rackleaze and to links to Dursley to the south and Upthorpe to the east.

3.65 It will be important for the development to provide a strong strategic landscaping buffer along the eastern boundary to provide an appropriate long term settlement edge as viewed from higher ground to the south and east. Within the development, the layout should be permeable, prioritising walking and cycling and at with a density and built form and character which conforms to the Cam Neighbourhood Plan Design Code.

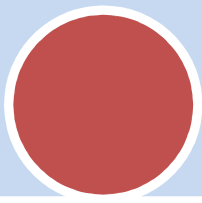
Strategic Site Allocation Policy PS25

Cam North East extension

Land east of the River Cam, as identified on the policies map, is allocated for approximately 180 dwellings and associated community and open space uses to complete the North East of Cam (Millfields) strategic development site. A 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. Development will include:

1. Approximately 180 dwellings, including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the Cam and Dursley area;
2. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, in accordance with local standards;
3. Contributions towards off-site indoor sports and leisure facilities, education provision within the local area, the extension of existing health facilities at Cam and the enhancement of passenger facilities at Cam & Dursley station;
4. Structural landscaping buffer along the eastern boundary incorporating existing and new native hedgerows and trees and linking with existing green infrastructure;
5. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS) and adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company;
6. A layout, density and built form and character which conforms to the Cam Neighbourhood Plan Design Code;
7. A strategic walking and cycling route which links up with the route along the disused railway line from Box Road and connects with Cam local centre and improves connectivity to the south;
8. A layout which prioritises walking and cycling and access over the use of the private car by, for example, providing a network of internal walking and cycle routes that are shorter in distance than the highway network.

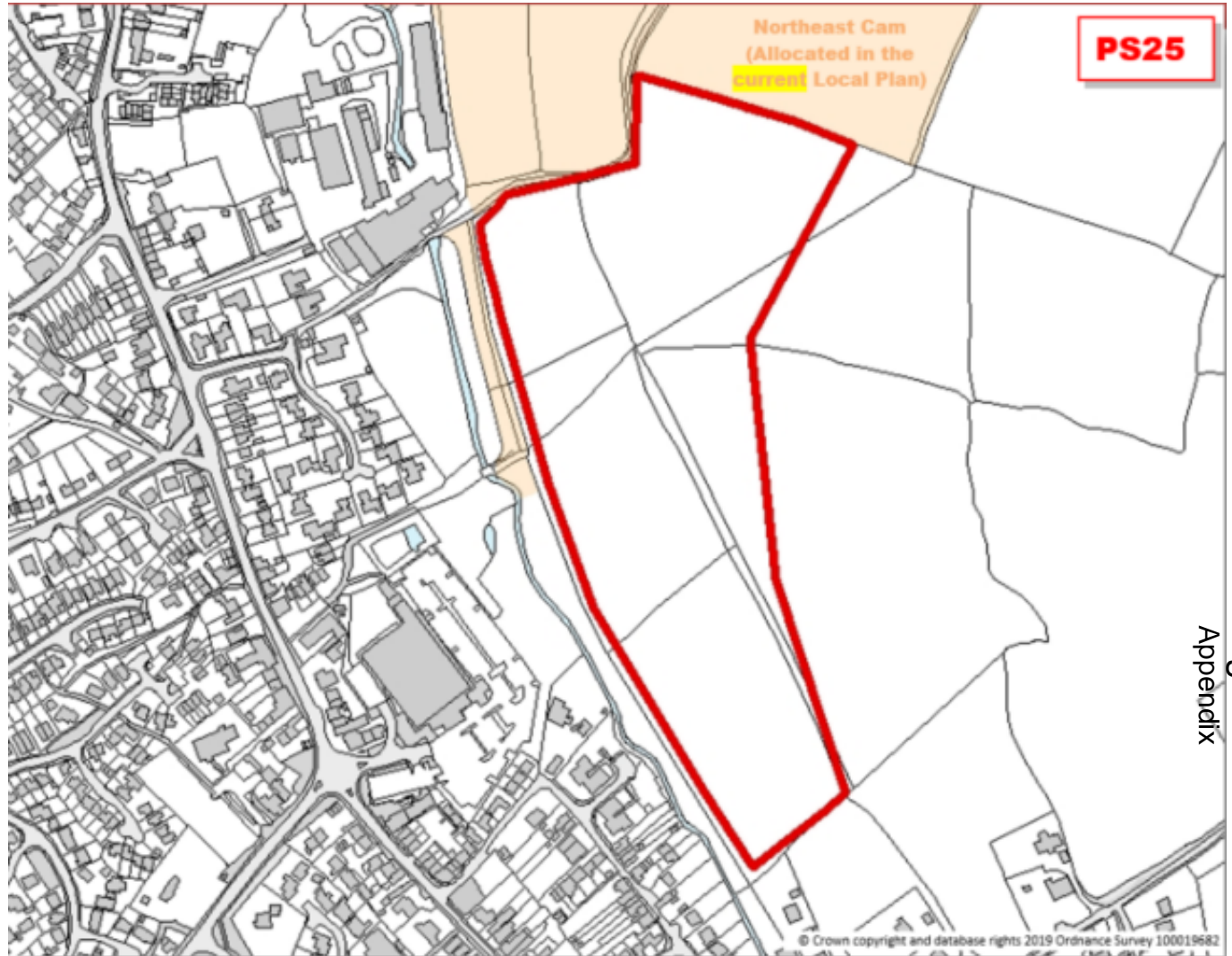


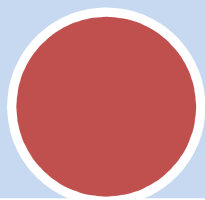


Key to site allocation map ▼

The site map for [Cam North East Extension](#) (outlined in red) includes the following indicative information:

[Temporary map]





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.

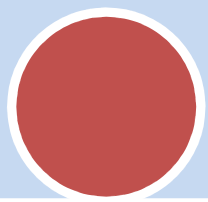
Development strategy

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.





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, east 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:

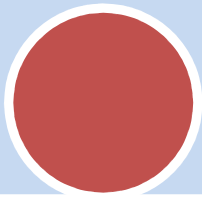
PS27 1-25 Long Street.

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.

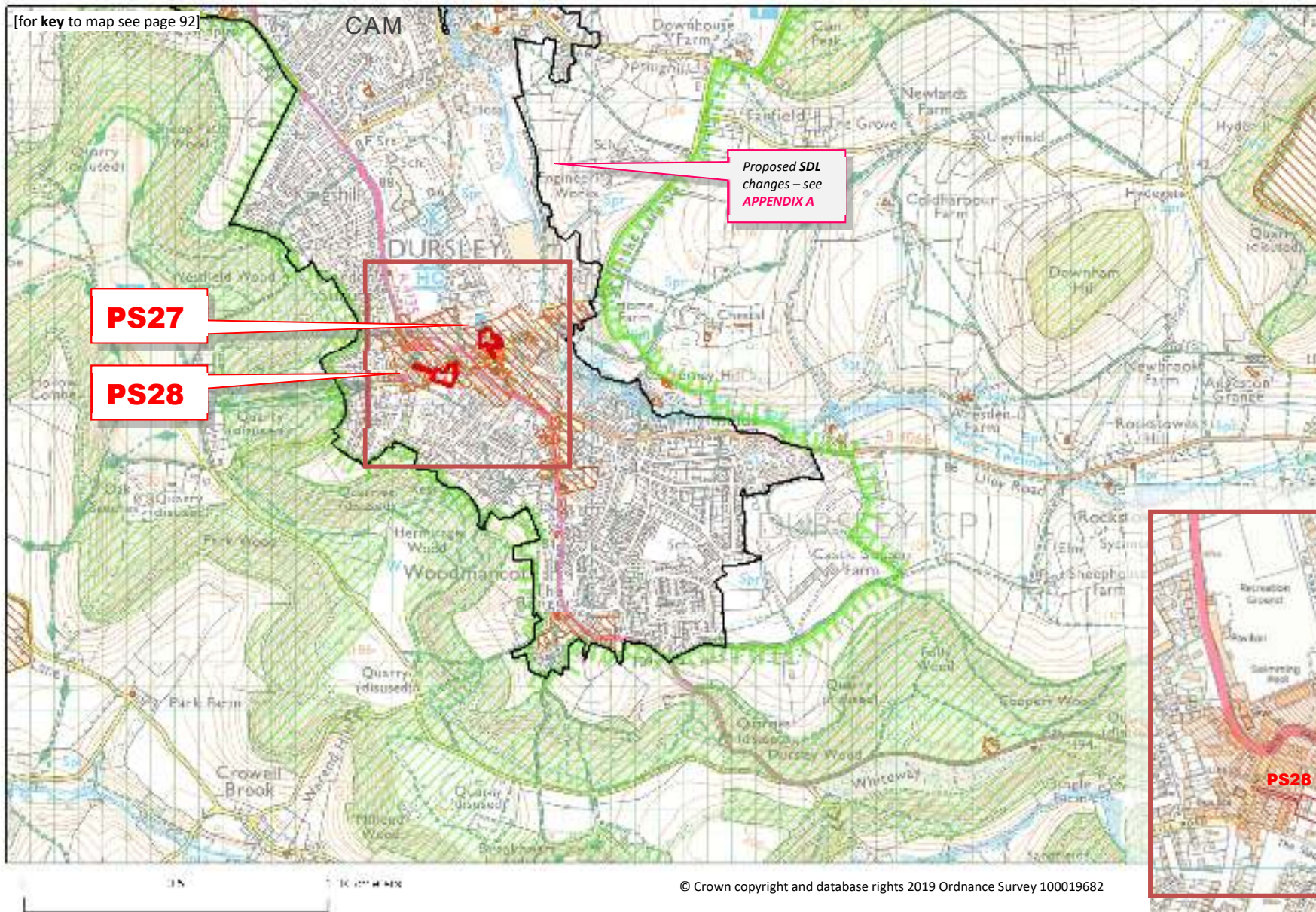




Cam and Dursley | Our towns and villages

...Dursley

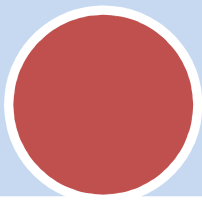
[for key to map see page 92]



[Temporary map]

Town centre sites... ▼





Local Sites Allocation Policy PS27

1 – 25 Long Street, Dursley

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.

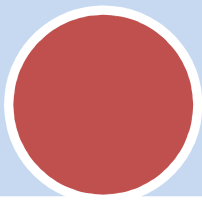
Development will enhance pedestrian access and retain necessary parking for existing uses. Particular issues to address include conserving and enhancing heritage assets through high quality design, and safeguarding and enhancing local biodiversity. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

[Temporary map]



Rear of Long Street, Dursley

- 156 Land to the rear of 1 – 25 Long Street has potential to provide environmental enhancements and additional uses to support the vitality of Dursley town centre, improving pedestrian accessibility and conserving and enhancing heritage assets within Dursley Conservation Area, taking account of the site's archaeological potential and its contribution to the setting and significance of nearby listed buildings. High quality design will need to respect the town's historic urban grain and vernacular character. Tree planting on the northern part of the site should be conserved and enhanced. Land assembly will be required to maximise the opportunities for redevelopment of the site which will need to include provision for the operational requirements of existing uses.



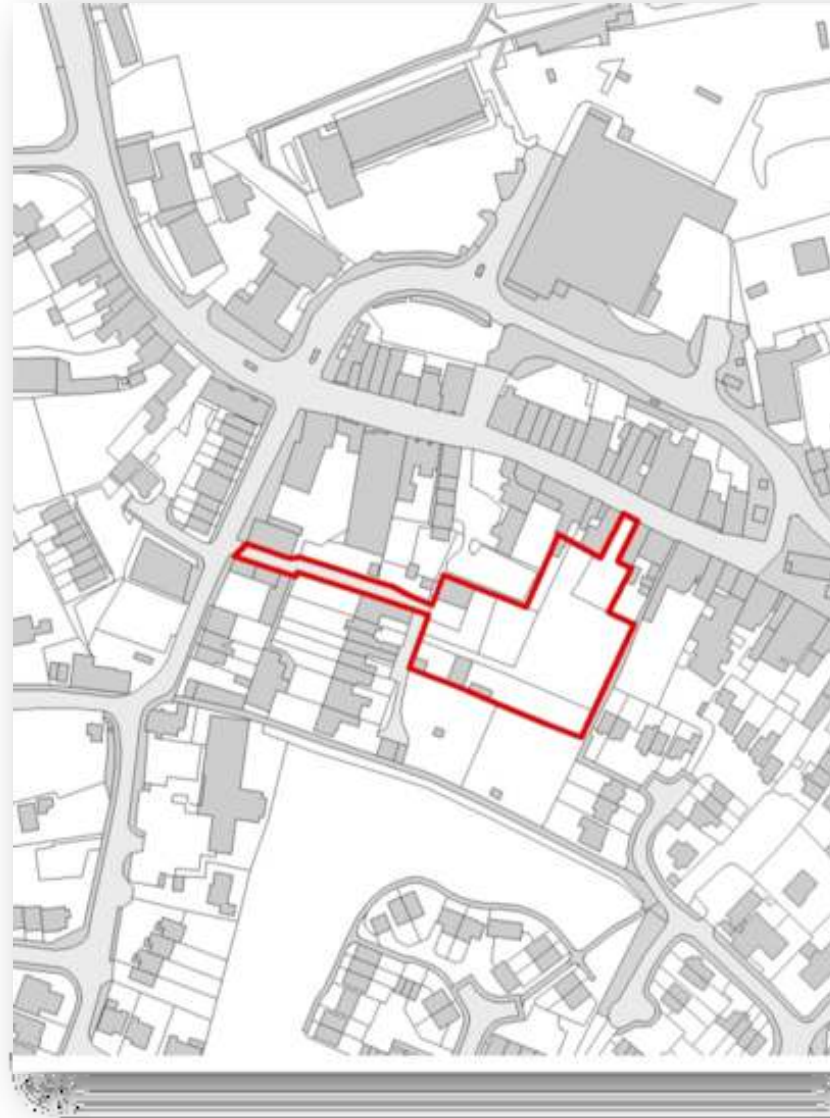
Local Sites Allocation Policy PS28

Land off Prospect Place, Dursley

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, open space and town centre uses. Development will include improvements to the existing pedestrian access from Parsonage Street, and improvements to vehicular access from May Lane. Particular issues to address include conserving and enhancing heritage assets through high quality design, and safeguarding and enhancing local biodiversity. A 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.

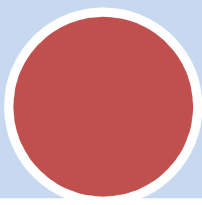
[Temporary map]



Site allocation...

Land off Prospect Place, Dursley

Land off Prospect Place has potential to provide environmental enhancements and additional uses to support the vitality of Dursley town centre including conserving and enhancing heritage assets within Dursley Conservation Area, taking account of the site's archaeological potential and its contribution to the setting and significance of nearby listed buildings. High quality design will need to respect the town's historic urban grain and vernacular character, including sensitivity from long views due to major level changes through the site. The site will need to provide appropriate mitigation to safeguard and enhance local biodiversity. Land assembly will be required to maximise the opportunities for redevelopment of the site which will need to include provision for the operational requirements of existing uses.



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**.

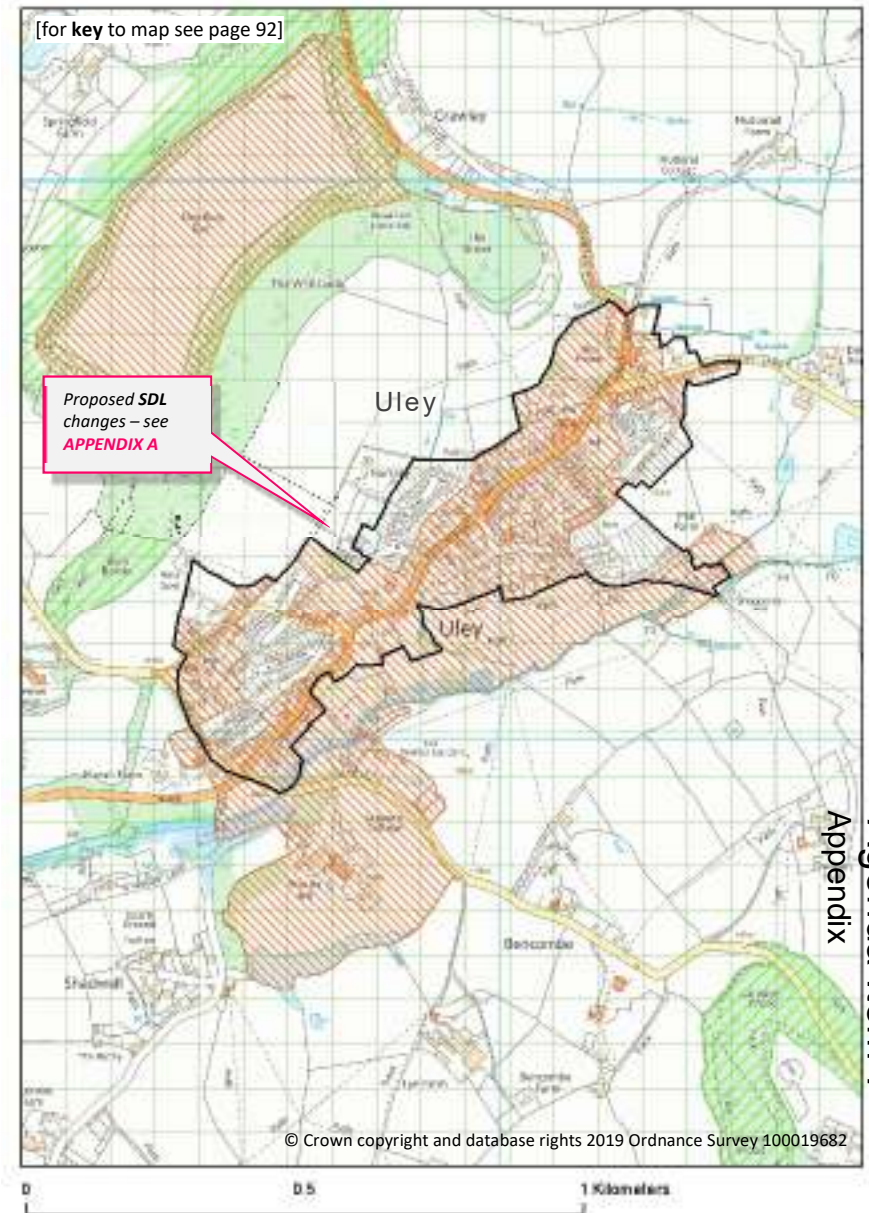
Uley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

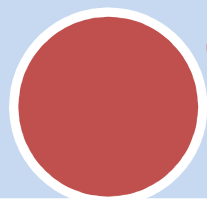
Development strategy

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 4b 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.

▼ Where can I see the settlement boundaries?

Settlement development limits are defined on the current Local Plan maps. You can access these and an interactive online mapping tool via our local plan web page:



www.stroud.gov.uk/localplan



Fontenay, G. & P. (2021) OS, Esri, HERE, Garmin
2021 Ordnance Survey 100019682 | OS, Esri, HERE, Garmin





The strategy ...

“...Growing a sustainable community at Hunts Grove and preserving Gloucester's rural hinterland”

In the parishes of Hardwicke, Haresfield, Harescombe, Hunts Grove, Broothorpe-with-Whaddon and Upton St Leonards.

These parishes adjoin **Gloucester city**, which acts as a major strategic provider of services, facilities and employment, particularly for communities in the north of our District. None of the settlements here function as “Tier 1” main towns or “Tier 2” local service centres (as defined by the Plan's **settlement hierarchy**) but, once completed, **Hunts Grove** will have sufficient facilities to form a new Tier 2 settlement.

The development strategy for this area has a particular focus on employment growth and includes some large **strategic site allocations**, which will contribute towards meeting the District's growth and development needs. Land at Whaddon is safeguarded to help address the future housing needs of Gloucester City, if required.

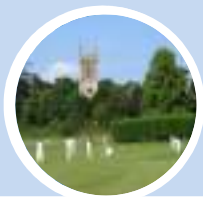
As well as these site allocations, the Local Plan's detailed **policy framework** will steer the type and quantity of development that will happen at defined settlements and in the countryside.

◀ 3.67

Spatial vision for the Glos fringe

Agenda Item 7
Appendix





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

...What do we want for the future?

Vision to 2040...

Agenda Item 7
Appendix

3.68 ▶

Spatial vision key

Including settlement
hierarchy, growth
locations / site
allocations, town
centres AONB etc

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.

Hardwicke's own village character and sense of community will be conserved and enhanced through a southern extension which will provide a local centre and additional community provision as well as relieving existing rural lanes of through traffic.

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 with the potential to make use of waste heat from the incinerator.

Growth and development will be minimal outside of the identified 'strategic locations' and the area's other ancient villages and hamlets will be preserved as distinct places, with communities able 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.

Map 8 ...Spatial vision to 2040 for the parishes
on Gloucester's rural fringe





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

...What do we want for the future?

3.69 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.

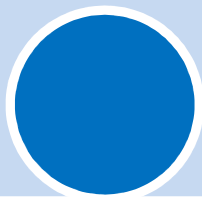
Beyond Hardwicke and Upton St Leonards, the parishes are distinctly rural in character, populated by scattered hamlets and farmsteads, aside from the small villages of Haresfield and Brookthorpe. Almost half of the area is designated part of the Cotswolds AONB and there are dramatic and far-reaching 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.

3.70 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

...How are we going to get there?

3.71 Guiding principles for growth or development within the parishes south of Gloucester:

Place-making **Core Policy CP4** (see **Chapter 2**) explains that all development proposals within the parishes that lie along our District's boundary with Gloucester City are expected to accord with the **Mini Vision for Gloucester's rural fringe** and to have regard to the following **Guiding Principles**:

1. Hunts Grove will continue to be a focus for the District's strategic growth, providing a further 750 homes through an extension to the development, and becoming a new "Local Service Centre" settlement once complete.
2. Hardwicke will be enhanced through a southern extension which will provide a local centre and additional community provision.
3. Land at Whaddon is safeguarded to help address the future housing needs of Gloucester City, if required.
4. The Hardwicke and Hunts Grove area will continue to be a major focus for employment provision: to protect and enhance the employment 'hub' at Hardwicke; and to strengthen links to strategic employment opportunities at Waterwells, Kingsway and other sites on the southern edge of Gloucester City.
4. Appropriate development will be supported to sustain or enhance the role, function and accessibility of Hardwicke as a Tier 3a Accessible Settlement with Local Facilities and of Upton St Leonards as a Tier 3b Settlement with Local Facilities. Tier 4 settlements, Brookthorpe and Haresfield, will see very limited levels of development, to address specific local housing, employment or community infrastructure needs, including those identified by communities through their Neighbourhood Plans.
5. Conserve and enhance the landscape and built character of the urban/rural fringe to provide a strong and high quality edge to built development. Development at Hunts Grove to be physically contained and limited by A38 / M5 and the geographical and functional distinctness of Hardwicke village and Hunts Grove will be maintained.
6. Safeguard the AONB and supportive landscapes from development pressure. There will be no strategic growth within the AONB, where any minor development must meet specific local needs.
7. Improve non-motorised connections between the City suburbs and the rural hinterland; enhance the existing good transport links and movement corridors and allow good permeability through any new development for walkers and cyclists. Development must not have a significant detrimental impact on the safe and efficient operation of Junction 12 of the M5.
8. Avoid development that would increase the risk of flooding elsewhere or be at risk itself.
9. Secure high-quality, distinctive design, in keeping with local identity and character; preserve the individual character and distinctiveness of communities, villages and hamlets (there are no designated conservation areas in this vision area).
10. Managed and accessible countryside for leisure, recreation and health.
11. Support low-impact development which will boost the rural economy: including farm diversification and uses that will bolster tourism, leisure and accessibility to the countryside for visitors and residents.





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

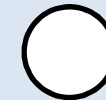
...How are we going to get there?

Page layout needs work

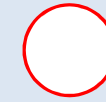
Key to maps ▼

The following pages contain settlement summaries for each of the defined settlements in the parishes of Gloucester's rural fringe ([Core Policy CP3](#)).

The summaries and accompanying maps identify key constraints and designations in and around each settlement, and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).



Settlement development limit
(settlement boundary)



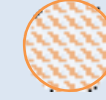
Site allocations



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



Committed Development (including site allocations in the 2015 Local Plan and sites already with planning permission)



Heritage designations (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

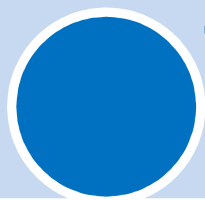


Stroud District boundary

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The Gloucester fringe | Our towns and villages

...Hardwicke and Hunts Grove

[Temporary map]

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).

Access to key services and facilities here and

Settlement role and function (contd...)

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.

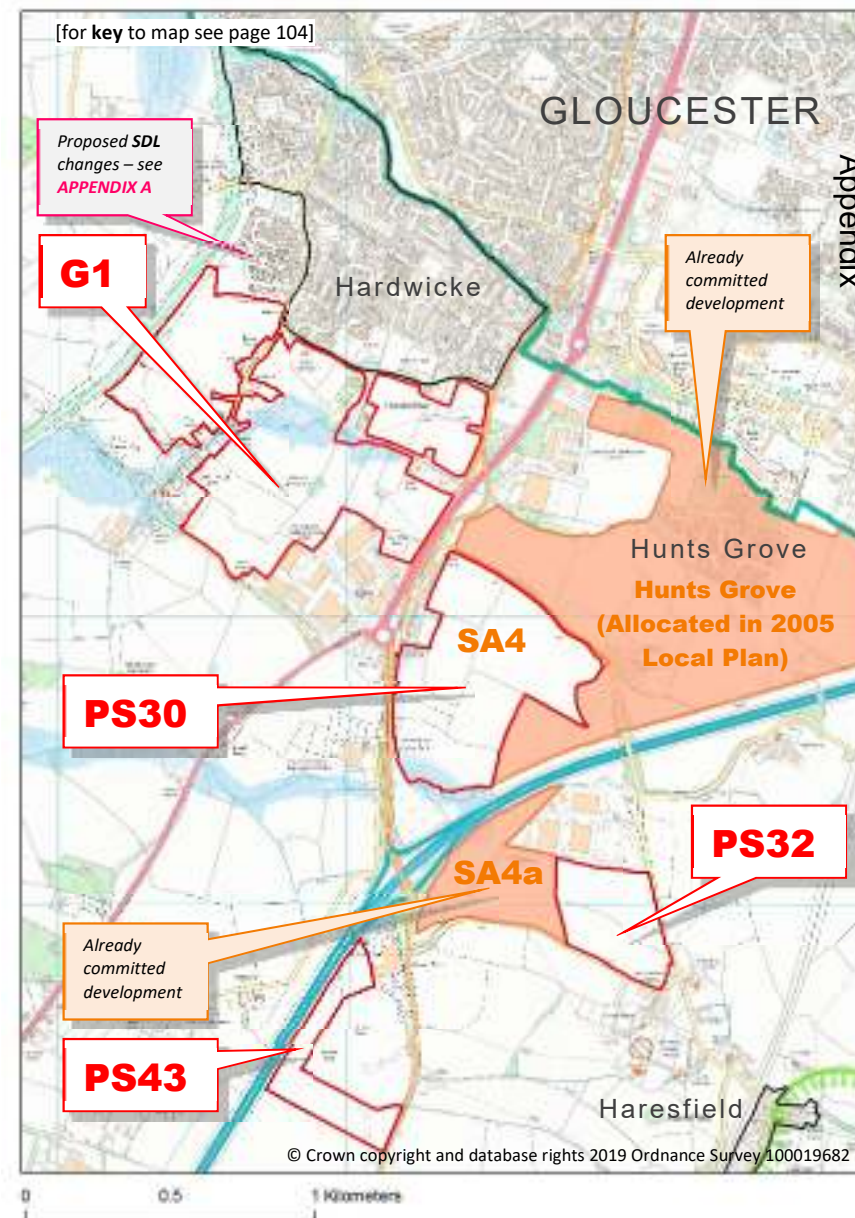
PS30 Hunts Grove extension

HAR017 Land at Sellars Road

PS32 Quedgeley East extension

PS43 Javelin Park

G1 South of Hardwicke



Agenda Item 7
Appendix





The Gloucester fringe | Our towns and villages

...Hardwicke and Hunts Grove

Site allocation...

Local Site Allocation Policy HAR017

Land at Sellars Road, Hardwicke

HAR017 Land at Sellars Road

Land at Sellars Road will be redeveloped for up to 10 dwellings and open space uses. Particular issues to address include integration with surrounding land uses, open space provision, addressing the need for precautionary archaeological evaluation, surface water management and a road access being formed off Bridge Keepers Way. A 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.

[Temporary map]



Land at Sellars Road

Land at Sellars Road has potential for additional housing and open space uses. Care should be taken to conserve the setting of the Gloucester Sharpness Canal and to retain a sense of transition between countryside and urban edge. Development will need to retain existing trees and hedgerows to soften any potential local landscape impacts. A precautionary archaeological evaluation should be undertaken as there may be Medieval and/or Post Medieval ridge and furrow features within the site. Any scheme should address surface water management issues (including SuDS and not be discharged into the foul network). The site is adjacent to the Gloucester Sharpness Canal towpath where there are opportunities to improve pedestrian and cycle linkages.

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Hunts Grove extension

3.73 Land east of the A38 at Colethrop Farm, Hardwicke, known as **Hunts Grove**, was allocated as a major mixed use development site within the Stroud Local Plan (2005), to be delivered both during and beyond the plan period. Outline planning permission for 1,750 dwellings and 5.75 hectares of employment land, together with a local centre comprising community and commercial facilities and a new primary school, was granted in 2008. A masterplan for the development accompanied the outline permission and construction of the first phase of 350 dwellings commenced in 2011. The extension to Hunts Grove is intended to provide certainty about the ultimate extent of development in this area and to provide further flexibility in delivering the required overall amount of housing. It will also support and extend the community infrastructure planned for in this location.

3.74 The Hunts Grove extension is located on land south of Haresfield Lane to the south east of Hardwicke and north of the M5 junction 13. The site comprises approximately 34 hectares of land to be developed for residential, supporting infrastructure, including landscaping and open space. Areas identified as lying within flood zones 2, 3a and 3b will be kept as open space.

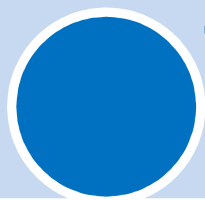
3.75 Development will be brought forward as an extension to the approved Hunts Grove masterplan and will include provisions that support and supplement the approved scheme. There may be opportunities to re-examine some of the masterplanning principles that relate to the

approved scheme, as part of the masterplanning of the proposed extension. The objective will be to create a high-quality, sustainable urban extension with a strong sense of place that meets the day-to-day needs of its residents.

3.76 The extension to the Hunts Grove masterplan will deliver a net increase of 750 dwellings. When complete the new community will comprise 2,500 dwellings together with the necessary supporting infrastructure, employment, social, commercial and community uses, which will include a primary school of sufficient size to meet the needs of the development.

3.77 Access to the extension will be obtained via the main A38 access junction serving the existing Hunts Grove development, which will be designed to accommodate the additional development. Secondary access will be provided via Waterwells Drive. The role and function of Haresfield Lane will be maintained, as a through route south of the M5. The detailed masterplanning process will examine ways to sustainably incorporate this route into the new community. The development will extend cycle and pedestrian routes through the site beyond Haresfield Lane. Contributions from the development towards public transport and sustainable transport modes will be sought, with the objective of improving the frequency and quality of local bus services to Gloucester city, Stonehouse and Stroud. Appropriate contributions will also be sought towards the opening of a railway station at Hunts Grove if network capacity and strategic planning by Network Rail indicates that such a plan is feasible. Land will continue to be safeguarded for this purpose within the Hunts Grove masterplan.





The full extent of the Hunts Grove new community is outlined on the Policies Map. The new community comprises the committed Hunts Grove development area (1,750 dwellings and supporting infrastructure) and the Hunts Grove extension, on land to the south of Haresfield Lane, which will deliver an additional 750 dwellings, including 225 affordable dwellings (unless viability testing indicates otherwise).

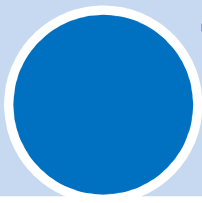
The development proposals for the Hunts Grove extension should be accompanied by a comprehensive masterplan, to be approved by the local planning authority, which demonstrates how the additional development will be integrated into the Hunts Grove new community and how the following components will be delivered to ensure that the new community is delivered in a cohesive and sustainable manner.

This will address the following:

1. A local centre of sufficient scale to meet the day-to-day needs of the Hunts Grove new community as a whole, incorporating local retail and community uses
2. A primary school of sufficient scale to meet the needs of the Hunts Grove new community
3. Accessible natural greenspace and publicly accessible outdoor playing-space, with appropriately scaled changing facilities
4. Structural landscaping buffer around the southern and western boundaries of the development incorporating existing hedgerows and trees, as appropriate
5. The acceptable management and disposal of surface water including sustainable urban drainage systems (SuDs)
6. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company.

7. No built development will be located in Flood Zones 2, 3a or 3b. The Council will also seek opportunities to reduce the overall level of flood risk in the area and improve flood storage capacity through the layout, use and form of the development
8. Cycle and pedestrian routes through the development connecting with Haresfield Lane and the existing Hunts Grove development
9. Primary vehicular access from the principal A38 junction serving the Hunts Grove new community, with secondary access from Waterwells Drive, as part of a wider managed, safe and accessible transport network, identified in the evidence base transport assessments
10. Access arrangements within the site to encourage use of public and sustainable modes of transport and to encourage lower vehicle speeds
11. Bus stops and shelters at appropriate locations to serve the new development
12. Contributions towards bus services to improve bus frequencies and quality; and
13. Safeguarding of land for the provision of a potential future railway station and appropriate contributions towards the opening of the Hunts Grove railway station (subject to the plans of Network Rail).



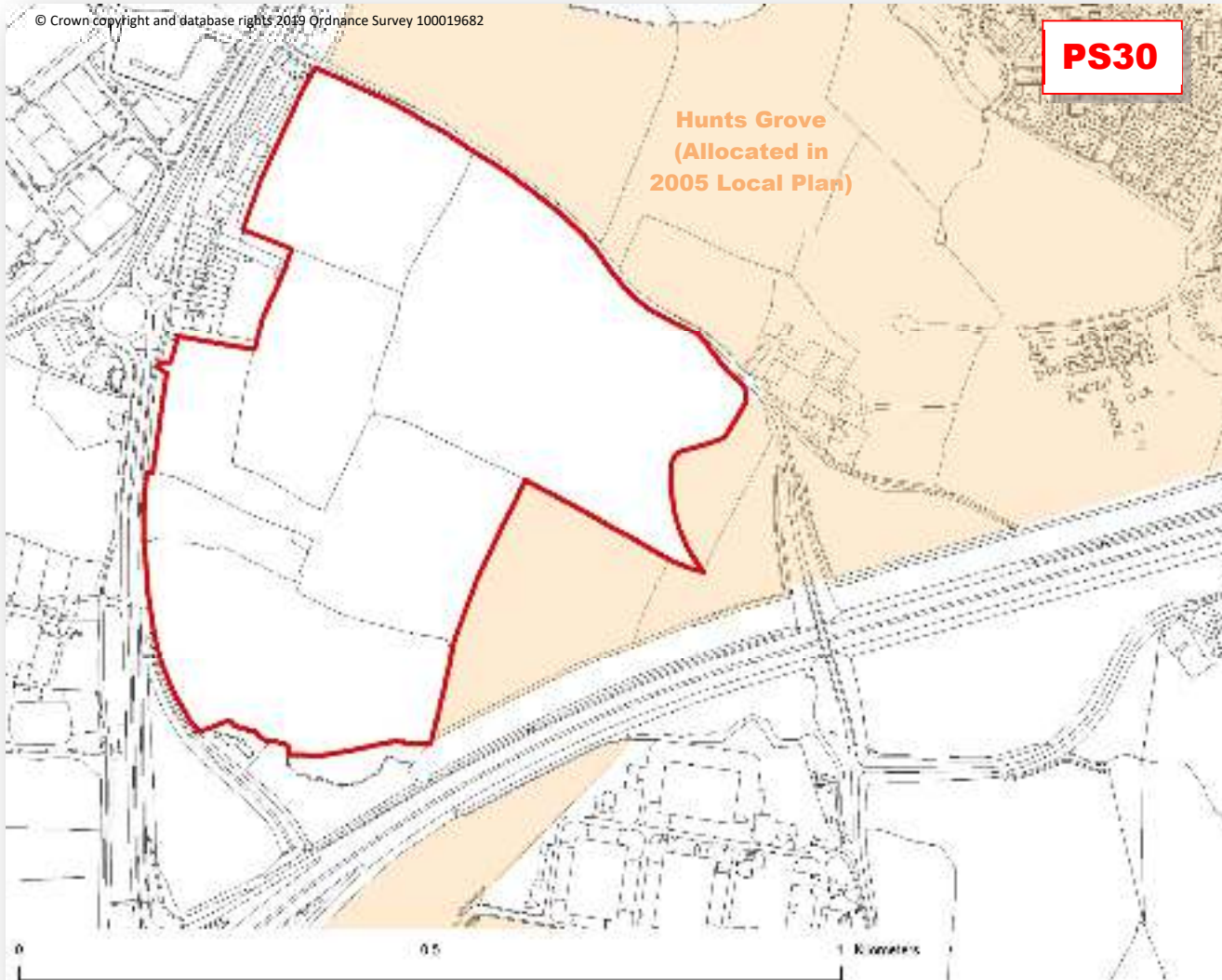


The Gloucester fringe | Our towns and villages

...Hardwicke and Hunts Grove

Strategic Site Allocation PS30

Hunts Grove Extension

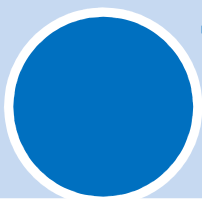


Key to site allocation map ▼

The site map for **Hunts Grove Extension** (outlined in red) includes the following indicative information:

[Temporary map]





The Gloucester fringe | Our towns and villages

...Hardwicke and Hunts

Site allocations...

Employment Allocation Policy PS32 Quedgeley East Extension

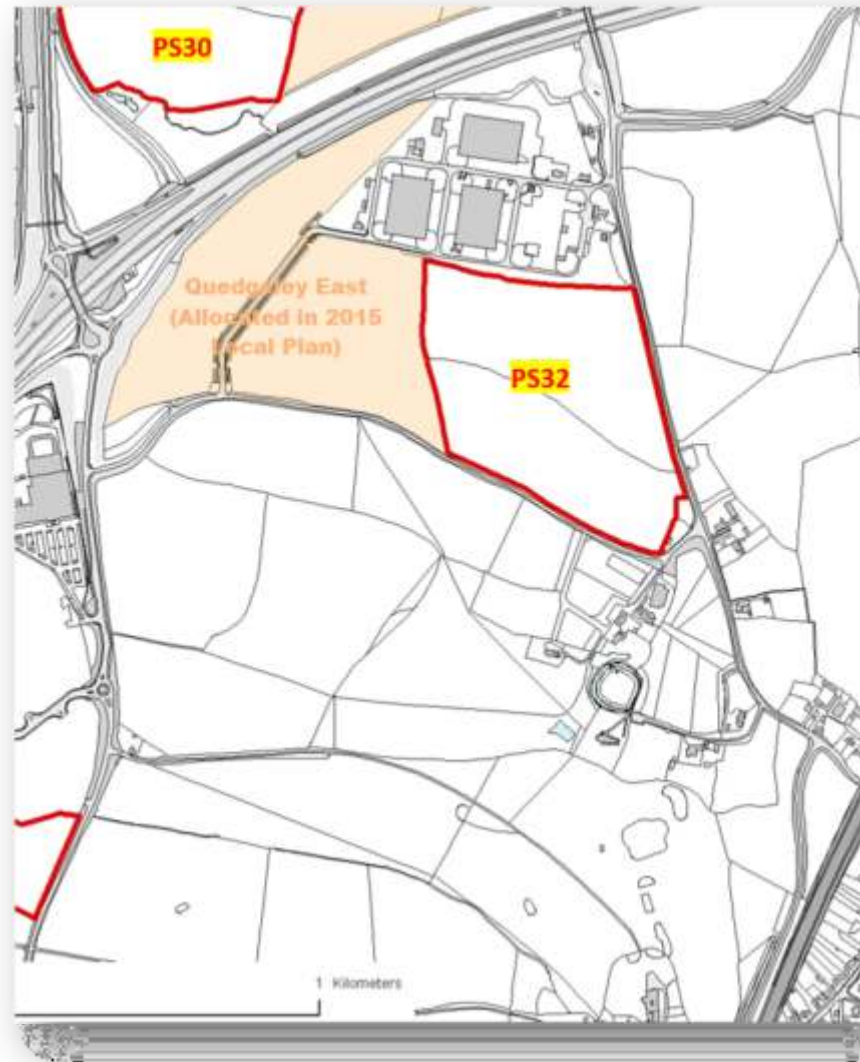
Land adjacent to Quedgeley East (5 hectares), as identified on the policies map, is allocated for office, B2 and B8 employment uses.

Development will provide a strategic landscape buffer along the south-eastern edge of the development.

Development will provide sustainable transport measures to link the site with Gloucester City, Stonehouse and Stroud and necessary improvements to the existing highway network.

A 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 coordinated manner.

[Temporary map]



South of M5 Junction 12

Land adjacent to Quedgeley East Business Park, as identified on the policies map, is allocated for 5ha employment and strategic landscaping buffer to the south east, to complete the Local Plan (2015) Quedgeley East strategic allocation. Development will need to ensure that the scale and bulk of buildings adjacent to the south eastern part of the site, the visual gap and the nature and extent of strategic landscaping, protect the heritage assets and their immediate settings at adjacent Haresfield and wider views from the AONB escarpment. Development will be required to provide sustainable transport measures and necessary improvements to the existing highway network.

Agenda Item 7
Appendix





The Gloucester fringe | Our towns and villages

...Hardwicke and Hunts Grove

Employment Allocation Policy PS43

Javelin Park

Land at Javelin Park (27 hectares), as identified on the policies map, is allocated for office, B2 and B8 employment uses.

Development will provide a strategic landscape buffer along the western, southern and eastern boundaries of the development.

Development will provide sustainable transport measures to link the site with Gloucester City, Stonehouse and Stroud and necessary improvements to the existing highway network.

Development should not harm the efficient and effective operation of the adjacent waste management infrastructure.

A 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 coordinated manner.

[Temporary map]

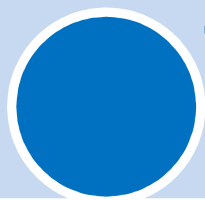
Extend site area
slightly southwards



Javelin Park

Land at Javelin Park, as identified on the policies map, is allocated as an extension to the key employment site EK14 Javelin Park for a development comprising approximately 20 ha employment and strategic landscaping. Development will need to include a high quality of design and landscaping that minimises any potential visual impacts upon the heritage assets and their immediate settings at adjacent Haresfield and wider views from the AONB escarpment. Development will be required to provide sustainable transport measures to link the site with Gloucester City, Stonehouse and Stroud and necessary improvements to the existing highway network





South of Hardwicke

- 3.80 Land south of Hardwicke is identified as a sustainable urban extension, which will deliver a high quality housing development, including residential and community uses that meet the day to day needs of its residents.
- 3.81 The site is located immediately adjacent to and south of the settlement of Hardwicke and west of the A38, within the Gloucester fringe area of the District.
- 3.82 The site comprises 68 hectares of primarily agricultural land which will be developed for approximately 1,350 dwellings and community uses. These will comprise a new primary school on a 2.8 hectare site, a community building, recreation open space and natural green space in accordance with Local Plan standards and a local centre, incorporating retail and community uses, to meet the needs of local residents. A site for a new surgery or contribution towards the extension of existing health facilities at Kingsway will also be required.
- 3.83 Development is envisaged as a series of neighbourhoods linking seamlessly with areas of Hardwicke with a layout, density, built form and character which reflects Hardwicke and relevant design policies contained within the Hardwicke Neighbourhood Plan. Particular care will be required to ensure that the layout and design of the development conserves and enhances the heritage assets within and adjacent to the site, particularly Hardwicke Church and surrounds. To integrate the development with Hardwicke, to mitigate noise from the A38 and to protect Hardwicke's landscape setting and the adjacent Gloucester &

Sharpness Canal, substantial structural landscaping will provide a green buffer on the western, southern and eastern edges of the development and green infrastructure within the development will link where possible with existing green infrastructure to create sustainable green corridors.

- 3.84 The site is located within the catchments of both the Severn Estuary SAC/SPA/Ramsar and Cotswold Beechwoods SAC sites. Recent survey evidence suggests residents from this development are likely to seek to access recreation opportunities at these sensitive sites. Therefore, it will be important that the development provides sufficient on-site recreation opportunities and off-site works if appropriate, to mitigate against the potential adverse impacts of visitors seeking to recreate at these sensitive locations.
- 3.85 The Shorn Brook passes through the central and western parts of the site and the Gloucester & Sharpness Canal forms its western boundary. The disposal of surface water run-off will require careful consideration to ensure that neither the development nor areas downstream are at risk of flooding. Surface water attenuation facilities will be required to serve discrete areas of development. The Council will seek opportunities to reduce the overall level of flood risk in the area, improve flood storage capacity and enhance biodiversity through the layout, use and form of the development. To address existing wastewater issues in the local area, Severn Trent has a sewer capacity improvement scheme in place for the Gloucester fringe and the scheme will need to take into account the requirements of this site.



The Gloucester fringe | Our towns and villages

...Hardwicke and Hunts Grove

3.86 The Council has produced a Sustainable Transport Strategy (STS) to ensure that new strategic developments deliver on the overall Plan objectives to reduce the environmental impacts of transport and to support a transformative rebalancing of the transport network in favour of sustainable forms of transport. The STS has identified a number of interventions for this site which should be imbedded within the layout and design of the development and delivered at an early stage to ensure that sustainable transport enhancements are prioritised above the provision of additional highway capacity.

3.87 In addition to the provision of high quality walking and cycling routes through the development and improvements off-site connecting with key local destinations and public transport permeability through the site, contributions will be required towards sustainable transport measures on the A38 and Bristol Road sustainable transport corridors and towards extending local bus services. Vehicular access will be primarily from the A38 and Sellars Road, with a movement strategy that provides for Pound Lane, Church Lane, Sticky Lane and Green Lane to be relieved of existing and future vehicular through traffic. Necessary highway improvements will be consistent with the findings of the STS and the Traffic Forecasting Report.

Strategic Site Allocation Policy G1 South of Hardwicke

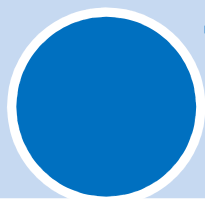
Land south of Hardwicke, as identified on the policies map, is allocated for a strategic housing development, including residential and community uses. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

This will address the following:

1. Approximately 1,350 dwellings, including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the Gloucester fringe cluster area;
2. A 3 FE primary school (incorporating early years' provision) on a 2.8 hectare site and contributions towards secondary school and further education provision;
3. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, including on-site community building and contributions to off-site indoor sports and leisure facilities, in accordance with local standards;
4. On site and, if appropriate, off site work to mitigate against the identified impacts of development upon the Severn Estuary SAC/SPA/Ramsar and Cotswold Beechwoods SAC sites;
5. A site for a new surgery or contribution towards the extension of existing health facilities at Kingsway to support the development;
6. A local centre, incorporating local retail and community uses to meet the needs of the development;

(contd.) ...





The Gloucester fringe | Our towns and villages

...Hardwicke and Hunts Grove

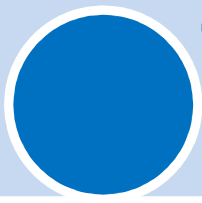
Strategic Site Allocation Policy G1

South of Hardwicke

... (contd.)

7. Structural landscaping buffer along the western, southern and eastern boundaries incorporating existing and new native hedgerows and trees and linking with existing green infrastructure;
8. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS)
9. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company, and to address any other constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan
10. A layout, density and built form and character which reflects Hardwicke and relevant design policies set out within the Hardwicke Neighbourhood Plan;
11. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a network of internal walking and cycle routes that are shorter in distance than the highway network, in accordance with Manual for Streets;
12. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, the provision of connections to Quedgeley West Business Park and local community facilities on Green Lane and contributions towards the enhancement of off-site walking and cycling routes to key destinations including to local schools, Quedgeley local centre and Gloucester city centre;
13. Contributions and support to sustainable transport measures on the A38 sustainable transport corridor;
14. Public transport permeability through the site and bus stops and shelters at appropriate locations within the development to access existing diverted and new bus services and contributions to enhance bus service frequencies to key destinations including Gloucester, Stroud and Stonehouse;
15. A movement strategy that provides for Pound Lane, Church Lane, Sticky Lane and Green Lane to be relieved of existing and future vehicular through traffic;
16. Electric vehicle charging points in accordance with local parking standards;
17. Behavioural change measures to encourage sustainable travel by way of new and improved infrastructure and implementation of a Travel Plan;
18. Primary vehicular access from the A38 and additional vehicular access from Sellars Road, with necessary improvements to the existing highway network;
19. Any associated infrastructure enhancements required and identified in the Stroud Infrastructure Delivery Plan in this location;
20. Phasing arrangements to ensure that community provision is made in a timely manner.





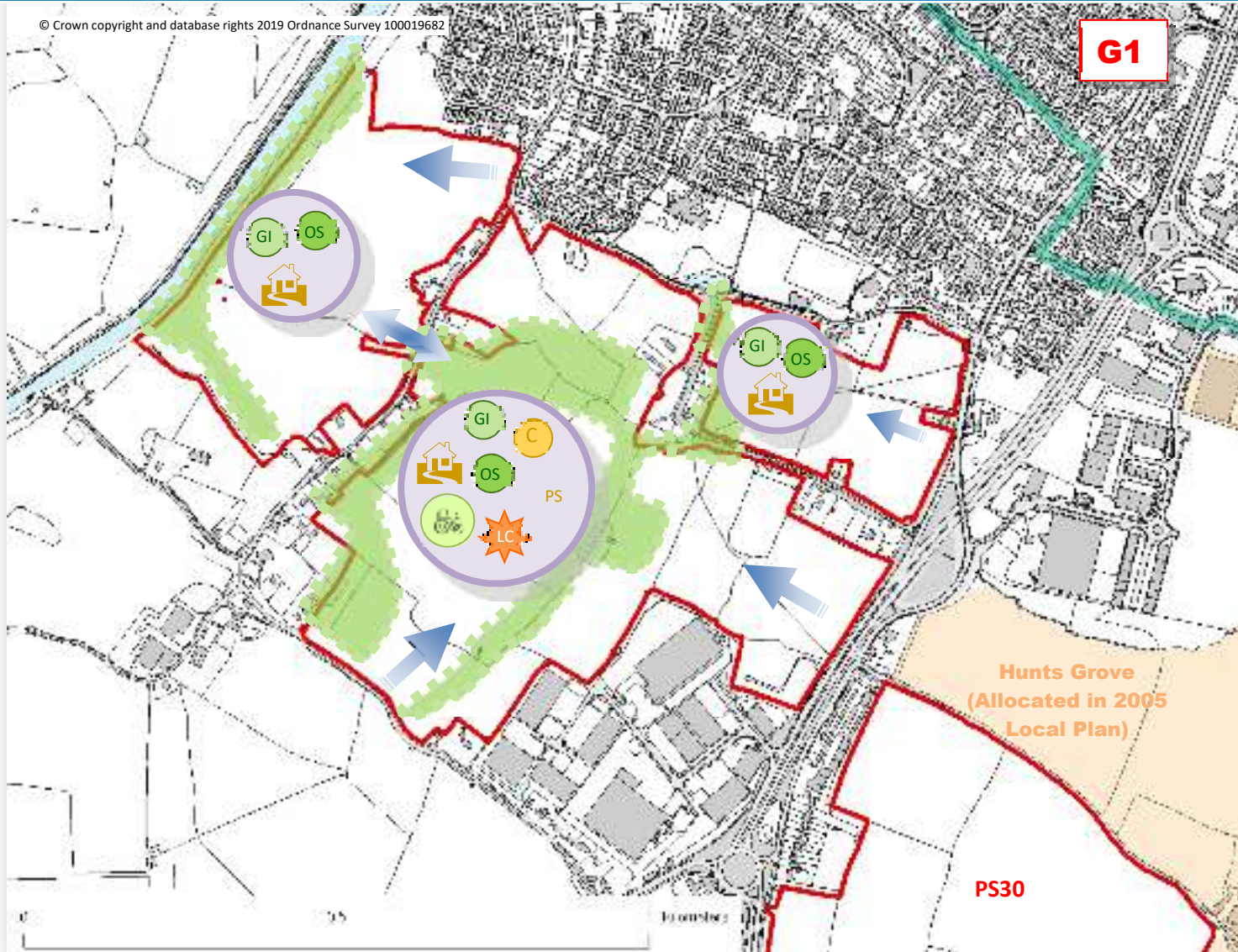
The Gloucester fringe | Our towns and villages

...Hardwicke and Hunts Grove

Strategic Site Allocation G1

South of Hardwicke

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Key to site allocation map ▼

The site map for **South of Hardwicke** (outlined in red) includes the following indicative information:

[Temporary map]

- Potential access point(s)
- Strategic landscaping, including green infrastructure (indicative)
- Open space(s) / Food production (including community orchard(s) and allotments)
- New primary school
- Community uses
- New local centre, including shops and community uses
- Site boundary



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.

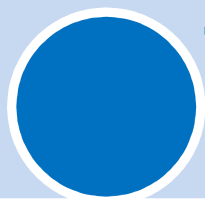
There are no site allocations at Upton St Leonards.

[for key to map see [page 104](#)]

GLOUCESTER

[missing map!]





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).

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.

▼ Where can I see the settlement boundaries?

Settlement development limits are defined on the current Local Plan maps. You can access these and an interactive online mapping tool via our local plan web page:

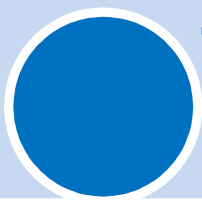


www.stroud.gov.uk/localplan



Earthstar Geographics, Mapbox, Inc. | 2021 Ordnance Survey 100019682 | US, Esri, HERE, Garmin





The Gloucester fringe | Potential to meet Gloucester's needs

...Land at Whaddon

Site allocation...

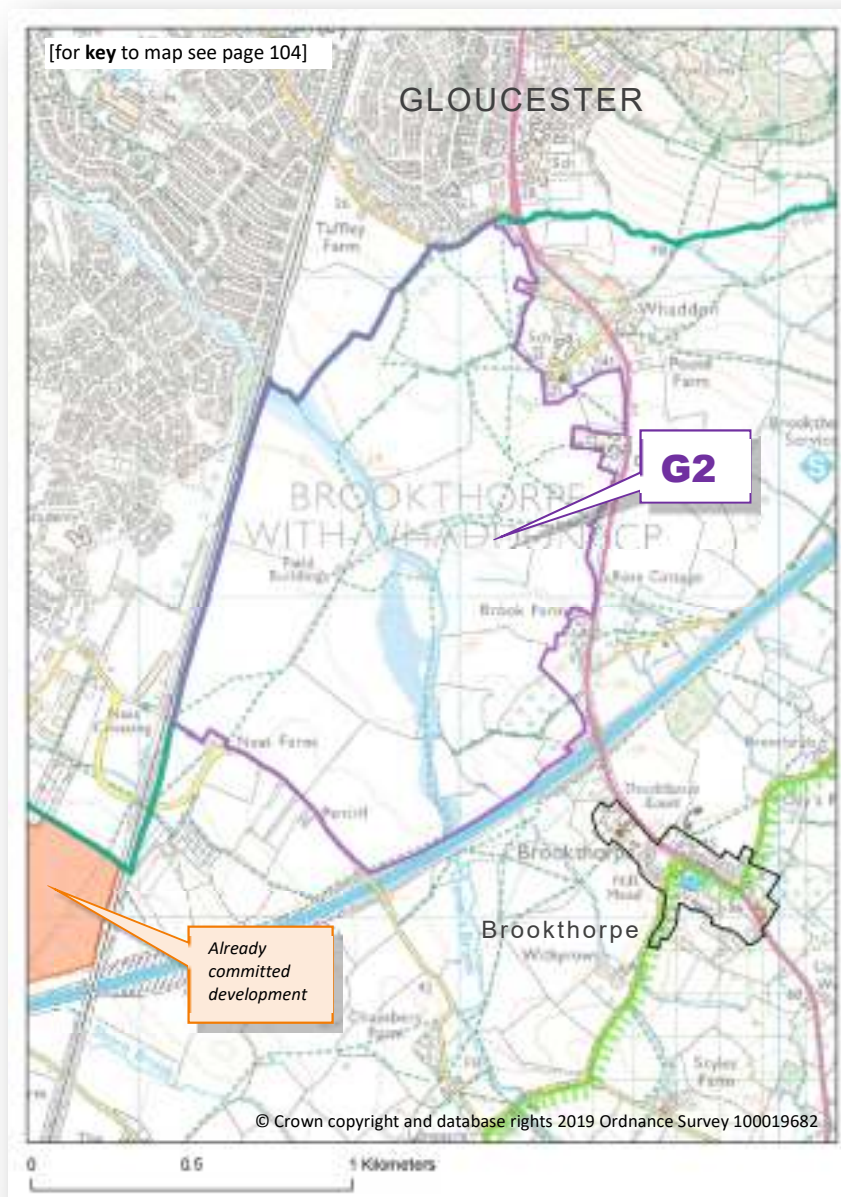
Constraints and designations

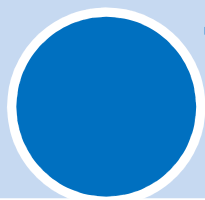
Whaddon is not identified in the Local Plan as a Tier 1-4 settlement and it has no settlement development limits: the Local Plan treats the area as “countryside”.

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 through the 2019 **Assessment of Strategic Development Opportunities in Parts of Gloucestershire**, 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.





Land at Whaddon

3.88 The adopted Gloucester, Cheltenham and Tewkesbury **Joint Core Strategy (2017)** identifies that Gloucester City has a good supply of housing land to meet its requirements to at least 2028/9 but that an early review will be required to explore the potential for additional sites to meet **Gloucester's** needs in the longer term. As a result, the District Council has been working with neighbouring authorities including Gloucester City Council to identify potential sustainable locations to meet longer term housing needs. In 2019, **The Assessment of Strategic Development Opportunities in Parts of Gloucestershire: Interim Report** assessed 29 locations adjacent to Gloucester and identified seven locations as having the highest current degree of accessibility to Gloucester. Of the three locations identified within Stroud District, land at **Whaddon** offers the most potential to help meet the future housing needs of Gloucester.

3.89 However, it is important that this initial assessment does not undermine the ability of the City Council to consider reasonable alternatives in the development of the future spatial growth strategy for **Gloucester** as part of the review of the **Joint Core Strategy**. Therefore, at this stage, the District Council supports the safeguarding of this site to help address the future housing needs of Gloucester City, if required. It is expected that by the time this **Draft Stroud Local Plan** has been examined and adopted, the City Council will be able to clearly articulate the nature of unmet needs and the preferred direction of growth so that an allocation at **Whaddon** can be confirmed.

3.90 The site is located immediately south of Tuffley (the edge of Gloucester), within the **Gloucester fringe** area of the District. The site is west of and adjacent to the A4173 and next to the small hamlet of **Whaddon**.

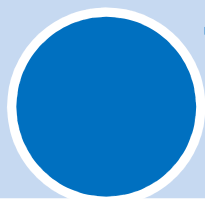
3.91 The site comprises 73 hectares of primarily agricultural land which is safeguarded for the development of at least 2,500 dwellings, 8 plots for travelling showpeople and community uses, including education and health provision and a local centre including employment, and local retail to meet the needs of the development.

3.92 Education requirements will comprise a 3 form entry primary school (incorporating early years' provision) on a 2.8 hectare site plus a 2 form entry primary school (incorporating early years' provision) on a 2 hectare site; and a funding contribution towards 3.5 form entry additional secondary school and further education provision. The cumulative effect of the proposed growth in the **Gloucester fringe** area will require a new secondary school to be provided on a site of up to 8.7 ha in size. The site at **Whaddon** offers the most potential for a site of this size to be incorporated within a strategic development area and may be an all-through school with a primary phase in order to reduce the total amount of land required.

3.93 Health provision will involve a site for a new surgery or if not required, a contribution towards the extension of existing health facilities within Gloucester to support the development;

3.94 Development is envisaged as a series of neighbourhoods linking seamlessly with the south of Gloucester at Tuffley, with a layout, density, built form and character which reflects this edge of Gloucester location.





The Gloucester fringe | Potential to meet Gloucester's needs

...Land at Whaddon

Particular care will be required to ensure that the layout and design of the development conserves and enhances the setting of the heritage assets adjacent to the site at Whaddon and does not adversely impact on views to and from the AONB escarpment to the south of the M5. To integrate the development with Gloucester, to mitigate noise from the M5 and railway line and to provide a long term strategic landscape buffer to Gloucester, substantial structural landscaping will provide a green buffer on the western, southern and eastern edges of the development and green infrastructure within the development will link where possible with existing green infrastructure to create sustainable green corridors.

Severn Trent has a sewer capacity improvement scheme in place for the Gloucester fringe and the scheme will need to take into account the requirements of this site.

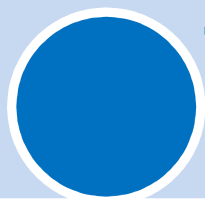
3.97 The Council has produced a **Sustainable Transport Strategy (STS)** to ensure that new strategic developments deliver on the overall Plan objectives to reduce the environmental impacts of transport and to support a transformative rebalancing of the transport network in favour of sustainable forms of transport. The STS has identified a number of interventions for this site which should be imbedded within the layout and design of the development and delivered at an early stage to ensure that sustainable transport enhancements are prioritised above the provision of additional highway capacity.

3.98 In addition to the provision of high quality walking and cycling routes through the development and improvements off-site connecting with key local destinations and public transport permeability through the site, a multi-modal travel interchange hub will be developed at a central accessible location adjacent to the A4173 to allow for interchange for sustainable modes including bus, bicycle, walking and car sharing. Contributions will also be required towards sustainable transport measures on the A4173 sustainable transport corridor and towards extending local bus services. Vehicular access will be primarily from the A4173, with a movement strategy that provides for a modal filter onto Naas Lane, providing access for sustainable transport modes only to Waterwells Business Park and local destinations to the west. Necessary highway improvements will be consistent with the findings of the STS and the **Traffic Forecasting Report**.

3.95 The site is located within the catchments of both the **Severn Estuary SAC/SPA/Ramsar** and **Cotswold Beechwoods SAC** sites. Recent survey evidence suggests residents from this development are likely to seek to access recreation opportunities at these sensitive sites. Therefore, it will be important that the development provides sufficient on-site recreation opportunities and off-site works if appropriate, to mitigate against the potential adverse impacts of visitors seeking to recreate at these sensitive locations.

3.96 The Daniels Brook passes through the centre of the site. The disposal of surface water run-off will require careful consideration to ensure that neither the development nor areas downstream are at risk of flooding. Surface water attenuation facilities will be required to serve discrete areas of development. The Council will seek opportunities to reduce the overall level of flood risk in the area, improve flood storage capacity and enhance biodiversity through the layout, use and form of the development. To address existing wastewater issues in the local area,





The Gloucester fringe | Potential to meet Gloucester's needs

...Land at Whaddon

Strategic Site Allocation Policy 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 housing development, including residential and community uses. 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.

This will address the following:

1. At least 2,500 dwellings, including 750 affordable dwellings (30%), to address tenure, type and size of dwellings needed within the Gloucester City area;
2. A serviced site to accommodate 8 plots for travelling showpeople to meet the unmet needs arising from the Gloucester City area;
3. A 3FE primary school and a 2FE primary school (both incorporating early years' provision) and contributions towards the provision of a 3.5FE secondary school (+ 6 form) on a 8.7 ha site within the development;
4. A site for a new surgery or contribution towards the extension of existing health facilities to support the development;
5. Accessible natural green space along the Daniels Brook providing a net gain to local biodiversity and public outdoor playing space, including on-site community building and contributions to off-site indoor sports and leisure facilities, in accordance with local standards;
6. On site and, if appropriate, off site work to mitigate against the identified impacts of development upon the Severn Estuary SAC/SPA/Ramsar and Cotswold Beechwoods SAC sites;

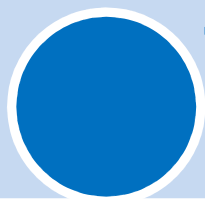
7. A local centre, incorporating employment, local retail and community uses to meet the needs of the development;
8. Structural landscaping buffer along the western, southern and eastern boundaries incorporating existing and new native hedgerows and trees and linking with existing green infrastructure;
9. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS);
10. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company;
11. A layout, density and built form and character which reflects the sensitive landscape and heritage context provided by the Cotswolds AONB and local heritage assets including Whaddon Church respectively;
12. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a network of internal walking and cycle routes that are shorter in distance than the highway network, in accordance with Manual for Streets;
13. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, the provision of connections to Waterwells Business Park and local facilities within Tuffley including appropriate infrastructure and crossing facilities and contributions towards the enhancement of off-site walking and cycling routes to key destinations including to Gloucester city centre;
14. Contributions and support to sustainable transport measures on the A4173 sustainable transport corridor;

(contd.) ...

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The Gloucester fringe | Potential to meet Gloucester's needs

...Land at Whaddon

Strategic Site Allocation Policy G2

Land at Whaddon

... (contd.)

15. Multi-modal travel interchange hub at a central accessible location adjacent to the A4173 to allow for interchange for sustainable modes including bus, bicycle, walking and car sharing;
16. Public transport permeability through the site, including a link between Naas Lane and Grange Road and bus stops and shelters at appropriate locations within the development to access existing diverted and new bus services and contributions to enhance bus service frequencies to key destinations including Gloucester, Stroud and Stonehouse;
17. A movement strategy that provides for a modal filter onto Naas Lane, providing access for sustainable transport modes only to Waterwells Business Park and local destinations to the west;
18. Electric vehicle charging points in accordance with local parking standards.
19. Behavioural change measures to encourage sustainable travel by way of new and improved infrastructure and implementation of a Travel Plan.
20. Primary vehicular access from the A4173 and additional vehicular access from Grange Road, with necessary improvements to the existing highway network;
21. Any associated infrastructure enhancements required and identified in the Stroud Infrastructure Delivery Plan in this location;
22. Phasing arrangements to ensure that employment, retail and community provision is made in a timely manner.

Key to site allocation map ▼

The site map for **Land at Whaddon** (outlined in purple) includes the following indicative information:

[Temporary map]





The Gloucester fringe | Potential to meet Gloucester's needs

...Land at Whaddon



[Temporary map]





Making Places | Shaping the future of the Berkeley cluster

The strategy ...

“...Growing two new villages and boosting vitality by making the most of our natural resources, leisure and tourism”

In the parishes of Berkeley, Alkington, Ham and Stone, Hamfallow, Hinton and Slimbridge.

Berkeley is one of the District’s historic market towns, identified as a Tier 2 “Local Service Centre” in the **CP3 settlement hierarchy**. The development strategy for the surrounding parishes combines some very large **strategic site allocations** (which will contribute towards meeting the District’s growth and development needs) with some smaller **local sites**, boosting employment and enhancing local services and facilities. This includes the creation of two entirely new settlements.

As well as these site allocations, a detailed **policy framework** will steer the type and quantity of development that will happen in **Berkeley**, at the smaller defined settlements and in the countryside.

3.99

Spatial vision for Berkeley cluster





Making Places | Shaping the future of the Berkeley cluster

...What do we want for the future?

Vision to 2040...

Agenda Item 7

3.100 ▶

Spatial vision key
Including settlement
hierarchy, growth
locations / site
allocations, town
centres AONB etc

Growing two new villages and boosting local vitality by making the most of our natural resources for 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. Sustainable forms of transport will be boosted by the re-opening of the Sharpness rail branchline to passenger and tourism services, by enhancing access to Cam & Dursley rail station and by increasing strategic bus services 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.

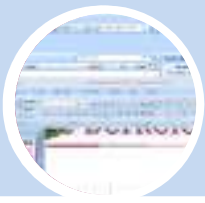
Berkeley town will continue in its historic role as a service centre for rural communities around it, although it is recognised that it cannot compete with larger towns within or outside the District for many goods or services. Instead, its local role will be bolstered through small scale growth to meet 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.

Map 9 ...Spatial "mini vision" for the parishes around Berkeley, up to 2040





Making Places | Shaping the future of the Berkeley cluster

...What do we want for the future?

3.101 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.

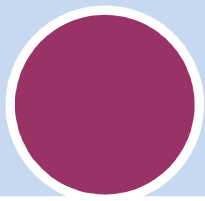
The area is blessed with some beautiful landscape and valuable estuarine habitats, which are nationally and internationally protected. These parishes are also home to some of the District's major tourist attractions: notably, Berkeley Castle, The Jenner Museum, Cattle Country Adventure Park and the world-renowned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

3.102 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 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
- Improve road links 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

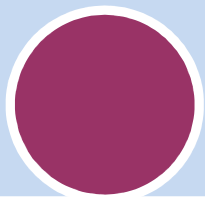
...How are we going to get there?

3.103 Guiding principles for growth or development in the Berkeley cluster:

Place-making **Core Policy CP4** (see **Chapter 2**) explains that all development proposals within the cluster of parishes around Berkeley are expected to accord with the **Berkeley Cluster Mini Vision** and to have regard to the following **Guiding Principles**:

1. A vision for the regeneration of Sharpness Docks will be progressed including up to 300 new homes over the plan period in association with a leisure and recreation strategy for the north of the Docks and intensified and upgraded employment provision on new and existing sites within the commercial Docks to the south
2. The former Berkeley Power station site will continue to be redeveloped as the Gloucestershire Science and Technology Park, to include educational, training and research facilities, together with GREEN employment uses and uses associated with the decommissioning process.
3. A new garden community at Sharpness will support and complement regeneration initiatives within the Berkeley/Sharpness area, by providing for housing and employment development supported by a range of social and environmental infrastructure including a new secondary school and by improving sustainable transport links for new and existing communities, including re-opening the rail branchline to passenger and tourism services.
4. A new garden community at Wisloe will provide for housing and employment needs together with a local centre including services and facilities available for the surrounding villages at a location which maximises opportunities for sustainable forms of transport.
5. Improvements will include enhancing access to Cam & Dursley rail station, increasing strategic bus services along the A38/A4135 and by linking up strategic walking and cycling routes to Cam and Dursley and to SUSTRANS routes to the north and south of the District.
5. Appropriate development will be supported to boost Berkeley's role as Local Service Centre for surrounding communities, to sustain Slimbridge as a Tier 3 Settlement with Local Facilities and to sustain or enhance Newtown & Sharpness's role, function and accessibility as a Tier 3a Accessible Settlement with Local Facilities. Tier 4 settlements (Cambridge, Newport and Stone) will see very limited levels of development, to address specific local housing, employment or community infrastructure needs, including those identified by communities through their Neighbourhood Plans.
6. Support low-impact development which will boost the rural economy: including farm diversification and uses that will bolster tourism, leisure and accessibility to the countryside for visitors and residents.
7. Conserve and enhance the area's heritage assets and secure high quality, distinctive design, in keeping with local identity and character - with particular emphasis on the conservation areas at the heart of Berkeley and at Sharpness Docks.
8. Protect and enhance high quality natural landscape and estuarine habitats, including the nationally and internationally protected sites.
9. Adequate and timely infrastructure to tackle wastewater generated by development, in agreement with the relevant water companies.





Making Places | Shaping the future of the Berkeley cluster

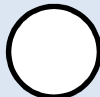
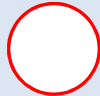


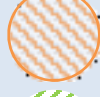



...How are we going to get there?

Page layout needs work

Key to maps ▼

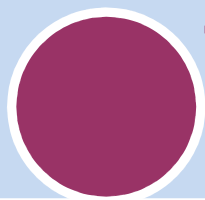
The following pages contain settlement summaries for each of the defined settlements in the Berkeley cluster of parishes ([Core Policy CP3](#)).

The summaries and accompanying maps identify key constraints and designations in and around each settlement, and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).

-  Settlement development limit (settlement boundary)
-  Site allocations
-  Potential site for further growth at Sharpness, beyond 2040
-  Committed Development (including site allocations in the 2015 Local Plan and sites already with planning permission)
-  Heritage designations (including conservation areas, listed buildings, scheduled monuments...)
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)
-  Flood Zones 2 and 3
-  Stroud District boundary

Agenda Item 7
Appendix





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**.

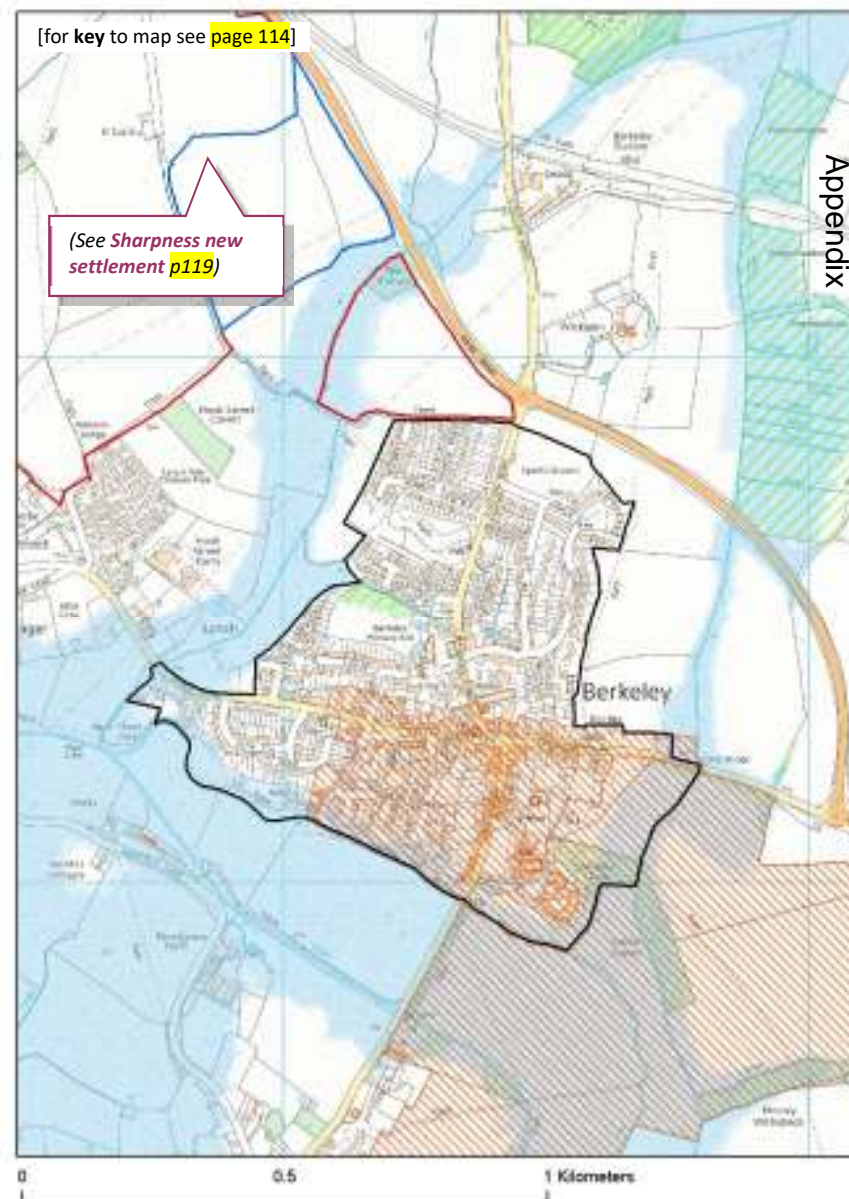
The town itself has a **small employment role**, although nearby Berkeley Green is likely to grow as a significant employment hub. Berkeley's principal role is as a 'dormitory' settlement and local service centre.

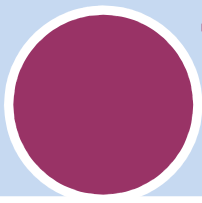
Development strategy

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

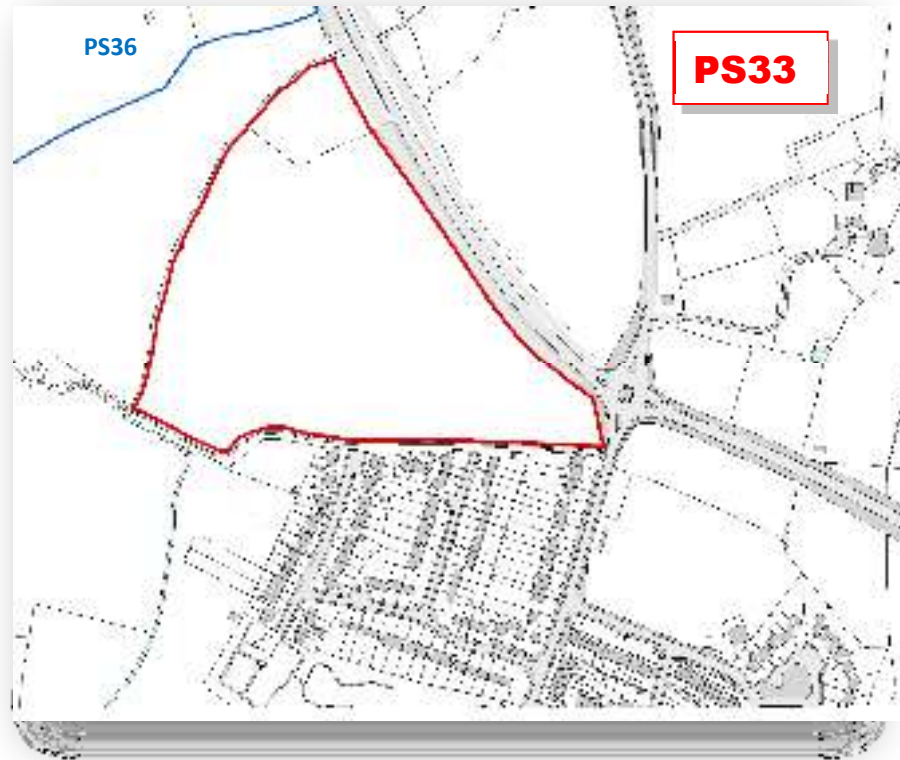
...Berkeley

Site allocation...

Local Sites Allocation Policy PS33 Northwest of Berkeley

PS33 Land northwest of Berkeley

Land northwest of Berkeley, as identified on the policies map, is allocated for approximately 110 dwellings and associated open space uses and strategic landscaping along the northern and eastern boundaries. Development will include a new access from the B4066 and a landscaped park along the western boundary incorporating the existing watercourse. Particular issues to address include minimising landscape impacts, safeguarding and enhancing local biodiversity, the provision of new and enhanced footpath and cycle links to Berkeley and not increasing flood risk either on or off site. A 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-ordinate manner.



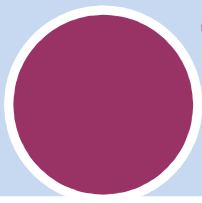
Northwest of Berkeley

3.104 Land northwest of Berkeley has the potential to provide a sustainable extension to Berkeley. The site will provide a mix of tenures and types of housing, including affordable housing, reflecting local housing needs. Open space provision in accordance with local standards will be provided in accessible locations within the site, including along the western edge of the site where a landscaped park will include flood risk attenuation and enhancements to support local biodiversity particularly connections to The Fishers woodland north of the site. High quality and accessible walking and cycling routes within the site will link with and enhance where necessary the existing network.

[Temporary map]

Appendix
Agenda Item 7





The Berkeley cluster | Our towns and villages

...Berkeley

Site allocation...

Local Sites Allocation Policy

Land at Lynch Road, Berkeley

BER016/17 Land at Lynch Road, Berkeley

Land at Lynch Road, Berkeley, as identified on the policies map, is allocated for development comprising up to 60 dwellings and open space.

Particular issues to address include the provision of structural landscaping to integrate the development into the landscape and not increasing flood risk either on or off site. A 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-ordinate manner.



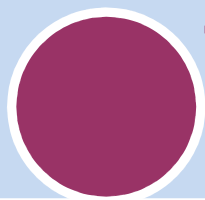
Land at Lynch Road

Land at Lynch Road, Berkeley has potential for additional housing and open space uses adjacent to the existing Berkeley Vale Park with access from Lynch Road. Development may involve the partial redevelopment of the existing Hook Street Farm complex or alternatively a smaller development on adjacent undeveloped land. Development will need to enhance existing trees and hedgerows to soften any potential local landscape impacts and ensure no adverse impacts on the adjacent watercourse and area subject to flooding.

[Temporary map]

Combine sites;
reduce site area to
remove eastern part
subject to flooding





The Berkeley cluster | Our towns and villages

...Newtown & Sharpness

[Temporary map]

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].

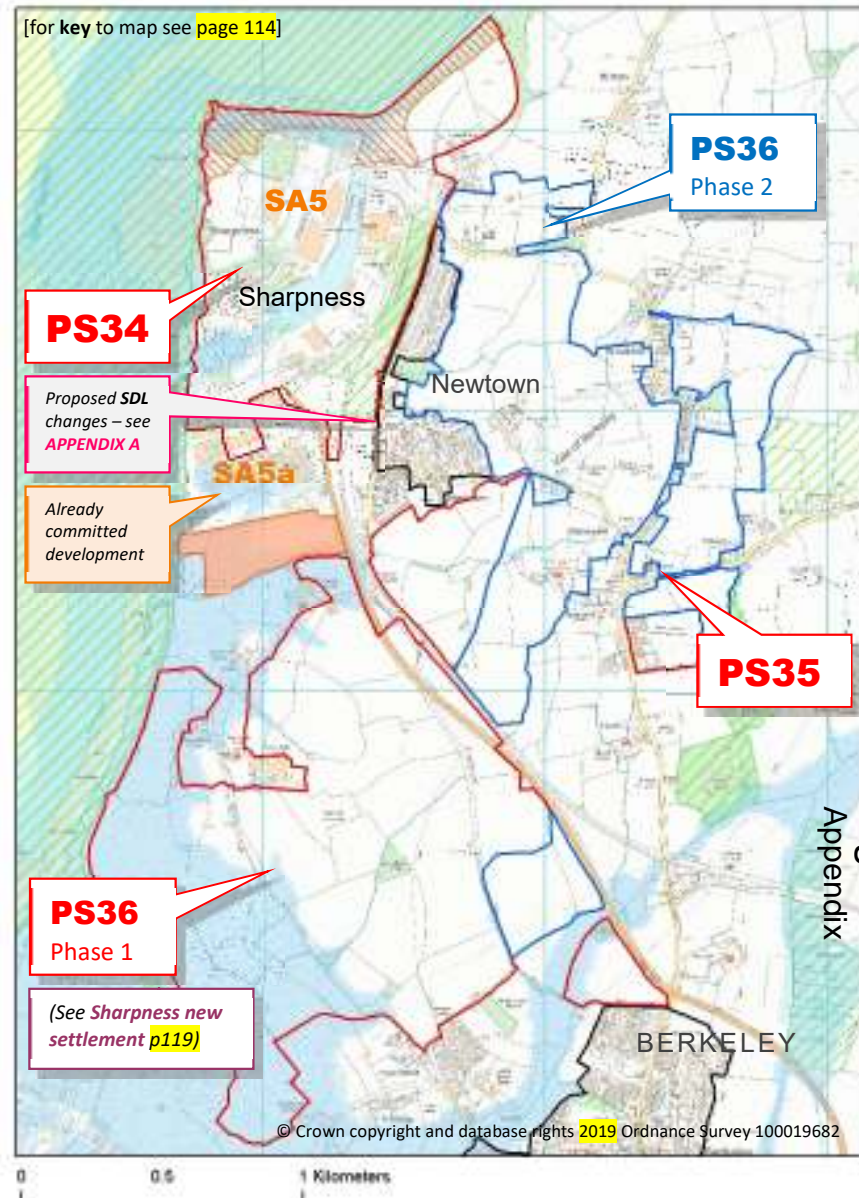
In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Newtown & Sharpness's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

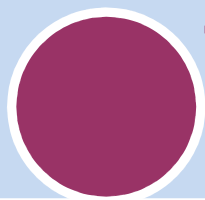
PS34 Sharpness Docks

PS35 Land at Focus School, Wanswell

PS36 Sharpness new settlement

The proposed strategic site allocation **PS36** is not envisaged as an extension to the existing settlement of Newtown & Sharpness, but as a distinct new **Tier 2** settlement in its own right. Further details of the proposed **Sharpness new settlement** are set out from page 177.





Sharpness Docks

3.106 A vision for the Sharpness Docks Estate has been prepared by the owners, the **Canal and River Trust**, a charitable trust. Whilst land to the south of the Docks is envisaged to remain a consolidated dock operation with opportunities to expand onto adjoining allocated land, the vision for the north of the Docks envisages a tourism-led mixed use development, benefiting existing communities and taking advantage of the marina, canal, heritage, natural environment and undeveloped land. The allocation of land for mixed uses in this area is specifically to achieve these objectives. The site comprises a number of parcels reflecting existing resources and historic activities, including the marina and land for new housing, a new camp and area for tourism development and amenity grounds.

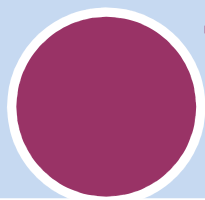
3.107 Development is envisaged:

- To recreate the camping function of the former Vindicatrix Camp, and to utilise the deep basin for water-based recreation and sports
- To recreate community, tourist and recreation uses on the site of the original Sharpness Pleasure Ground
- To improve and expand the marina, with additional facilities
- To deliver 300 houses and tourist accommodation, to support the facilities
- To improve public realm and bind the new residential areas to the existing communities at Newtown and within the Docks area.

3.108 The development must be laid out and designed in order to avoid adverse effects on the **Severn Estuary SAC/SPA/Ramsar** site. New residential units will be located such that the Sharpness Ship Canal separates them from the SAC/SPA/Ramsar site thus avoiding urban pressures such as fly tipping and cat predation. B Class employment will be located wholly to the south of the Estate to maximise its separation from the SAC/SPA/Ramsar site given the potential of this type of development to result in noise and other disturbance. The 'island site' at the north-west of the estate on which up to 50 dwellings, fixed camping and the hotel and holiday lodges will be situated must be delivered in such a way as to ensure that the hotel is adequately screened from the SPA/Ramsar site and that no direct access is possible onto the foreshore from the island.

3.109 To demonstrate no adverse effect, planning applications for Sharpness Docks must include:

- A visitor survey of the Severn Estuary SAC/SPA/Ramsar site within the vicinity of Sharpness Docks in order to inform an evaluation of what increase in recreational activity in the SAC/SPA/Ramsar site would result (from the presence of the hotel and campsite in addition to new housing), define management interventions required to ensure no adverse effect and form a basis for future monitoring;
- A management plan for protecting the natural environment (focussed on the interest features of the SAC/SPA/Ramsar site), particularly with regard to recreational pressure;
- A non-breeding bird survey of the Sharpness Docks site in order to identify any parts of the site which currently constitute important



The Berkeley cluster | Our towns and villages

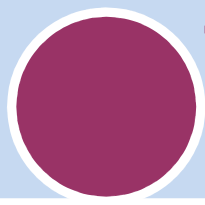
...Newtown & Sharpness

habitat for the SPA/Ramsar site bird populations and set out any necessary mitigation;

- An analysis of construction and operational noise within the SAC/SPA/Ramsar site due to the Sharpness Docks development compared to the current noise baseline and details of any mitigation measures (such as seasonal restrictions on some activities, damping of pile-hammers, or use of close-board fencing during construction) that will be deployed to ensure that disturbance of SPA/Ramsar site birds does not occur;
- Careful lighting design, both with regard to security lighting during construction and permanent lighting during occupation, to ensure no increase in illumination of the SAC/SPA/Ramsar site. Lighting levels in the site should not exceed levels above the ILP classification E1 (Natural Lighting Zone that is intrinsically dark) for the Severn Estuary and its foreshore;
- Details of potential mitigation measures, such as identifying and securing bird refuge areas within or close to the development area, and of potential on-site management (to mitigate both recreational pressure during the non-breeding period and incidences of fly tipping) that would be undertaken to ensure no adverse effect.
- A sediment contamination assessment as part of the marina planning application; and
- Landscaping to create appropriate visual and noise buffers between the development and the SPA/Ramsar site.

- 3.110 Wastewater and sewerage infrastructure at Sharpness has constraints beyond 2020 and the development will be expected to make contributions towards necessary improvements to the networks. The Level 2 SFRA Addendum for Sharpness and the Council's Sequential Test document both contain important flood risk advice for developing the site. Key aspects will be ensuring that development has safe access and egress in times of flood, locating development outside the floodplain and incorporating space for flood water to reduce flood risk.
- 3.111 Community provision associated with new residential development will include accessible natural greenspace and public outdoor playing space and contributions towards off-site education provision.
- 3.112 The intention is to achieve segregated access infrastructure, with access to Sharpness Docks South via the internal dock roads below and including the low level bridge only. Sharpness Docks North will be accessed via Oldminster Road with links under the former railway bridge into the north east and via the high level bridge to the north west. A new footway and pedestrian improvements will be provided along Oldminster Road, linking the development back to Newtown, and contributions will also be provided towards improving the frequency and quality of local bus services to connect the development and Newtown with Berkeley and Dursley.





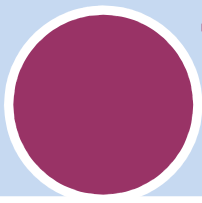
The full extent of the Hunts Grove new community is outlined on the Policies Map. The new community comprises the committed Hunts Grove development area (1,750 dwellings and supporting infrastructure) and the Hunts Grove extension, on land to the south of Haresfield Lane, which will deliver an additional 750 dwellings, including 225 affordable dwellings (unless viability testing indicates otherwise).

The development proposals for the Hunts Grove extension should be accompanied by a comprehensive masterplan, to be approved by the local planning authority, which demonstrates how the additional development will be integrated into the Hunts Grove new community and how the following components will be delivered to ensure that the new community is delivered in a cohesive and sustainable manner.

This will address the following:

1. A local centre of sufficient scale to meet the day-to-day needs of the Hunts Grove new community as a whole, incorporating local retail and community uses
2. A primary school of sufficient scale to meet the needs of the Hunts Grove new community
3. Accessible natural greenspace and publicly accessible outdoor playing-space, with appropriately scaled changing facilities
4. Structural landscaping buffer around the southern and western boundaries of the development incorporating existing hedgerows and trees, as appropriate
5. The acceptable management and disposal of surface water including sustainable urban drainage systems (SuDs)
6. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company.

7. No built development will be located in Flood Zones 2, 3a or 3b. The Council will also seek opportunities to reduce the overall level of flood risk in the area and improve flood storage capacity through the layout, use and form of the development
8. Cycle and pedestrian routes through the development connecting with Haresfield Lane and the existing Hunts Grove development
9. Primary vehicular access from the principal A38 junction serving the Hunts Grove new community, with secondary access from Waterwells Drive, as part of a wider managed, safe and accessible transport network, identified in the evidence base transport assessments
10. Access arrangements within the site to encourage use of public and sustainable modes of transport and to encourage lower vehicle speeds
11. Bus stops and shelters at appropriate locations to serve the new development
12. Contributions towards bus services to improve bus frequencies and quality; and
13. Safeguarding of land for the provision of a potential future railway station and appropriate contributions towards the opening of the Hunts Grove railway station (subject to the plans of Network Rail).



The Berkeley cluster | Our towns and villages

...Newtown & Sharpness

Strategic Site Allocation PS34

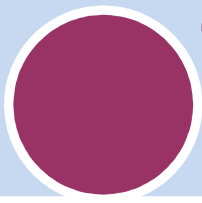
Sharpness Docks



Key to site allocation map ▼

The site map for **Sharpness Docks** includes the following indicative information:

[Temporary map]



The Berkeley cluster | Our towns and villages

...Newtown & Sharpness

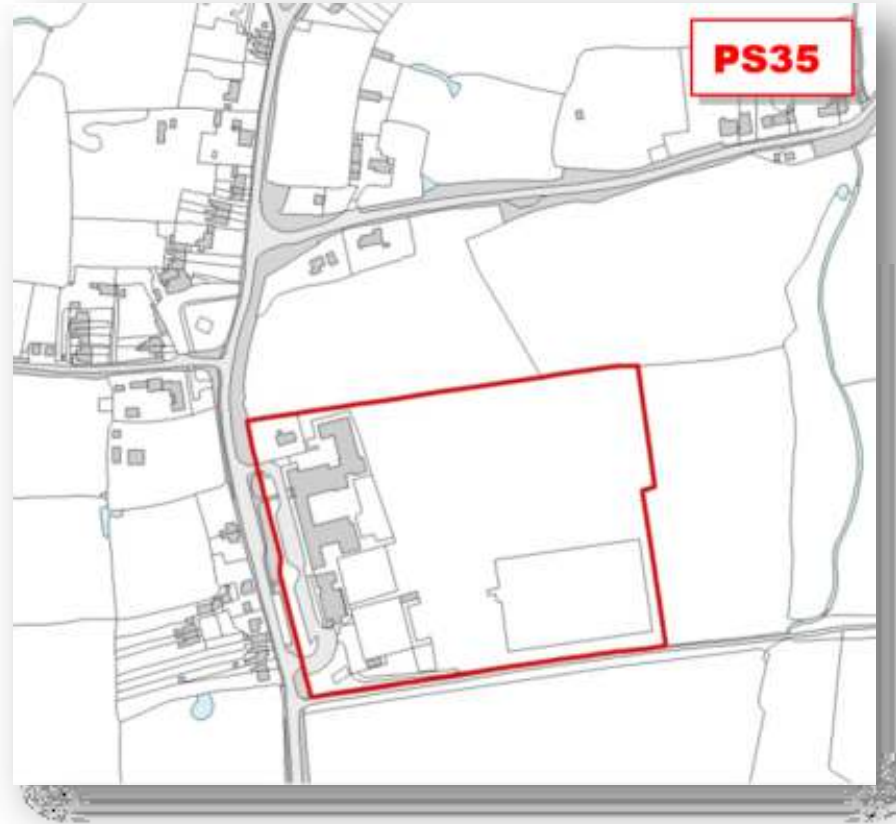
Site allocation...

Local Sites Allocation Policy PS35

Land at Lynch Road, Berkeley

PS35 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 playing pitches and open space. Particular issues to address will include considering redevelopment within the context of the adjacent P36 new settlement to ensure that retained open space meets the specific recreation needs of the wider new community. A 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-ordinate manner.



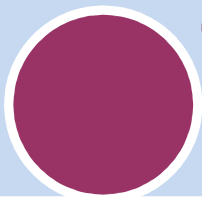
Land at Focus School

Land at Focus School, Wanswell has potential for partial redevelopment for housing and community and open space uses. The current Focus school (former Vale of Berkeley College) is intending to relocate to Bristol. There is an opportunity to redevelop the old school buildings for new housing whilst retaining and enhancing the playing fields and associated sports provision for the wider benefit of the planned adjacent Sharpness new settlement. Development should be restricted to the footprint of the school buildings and associated brownfield land with a strong frontage onto Station Road, with existing landscaping and planting enhanced for local biodiversity.

[Temporary map]

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The Berkeley cluster| Creating a new settlement

... Sharpness new settlement

Site allocation...

Planning constraints and designations

The principal constraints and planning designations affecting the Newtown & Sharpness area are summarised on page 171.

The area is not identified in the Local Plan as a settlement and it has no settlement development limits (SDL). An SDL may be defined through a future Local Plan review, once development is sufficiently advanced.

Landscape sensitivity

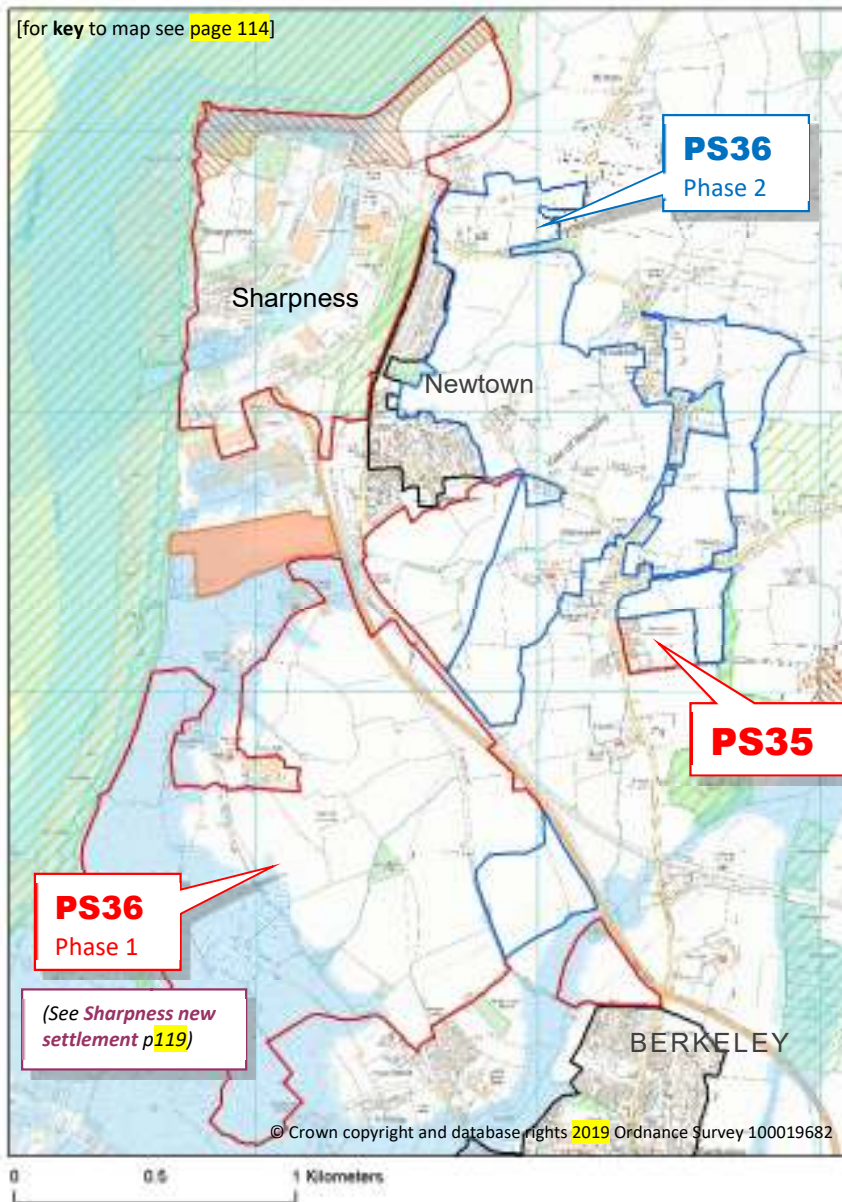
The landscape sensitivity around the existing settlement of Newtown & Sharpness is summarised on page 171; and around Berkeley on page 168.

Settlement role and function

The Local Plan anticipates that development at Sharpness will function as a new **Local Service Centre** once complete (**Tier 2**), with access to services and employment opportunities within the development itself, as well as in other settlements to which there is good access.

[Temporary map]

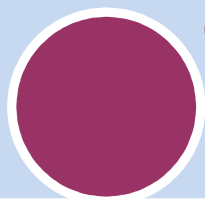
Page layout needs work



Land south and east of Newtown

- 3.114 Land at Sharpness is identified as a new garden community, which will deliver a high quality mixed use new settlement, including housing, employment, retail and community uses within a landscaped setting that meets the day to day needs of its residents.
- 3.115 Land at Sharpness is located to the south of Newtown and Sharpness and to the north of the historic town of Berkeley. The site is adjacent to the B4066 which connects to the A38 at Berkeley Heath and the Sharpness railway branchline, currently used for freight purposes.
- 3.116 The site comprises primarily agricultural land which will be developed to accommodate approximately 2,400 dwellings and 1 hectares of office, B2 and B8 employment land and a local centre comprising retail and new community





The Berkeley cluster| Creating a new settlement

... Sharpness new settlement

uses, primary schools and secondary schools, to meet the day to day needs of the new community. Phasing arrangements will be put in place to ensure that employment land and schools are developed and completed in parallel with housing land completions and that other community uses are provided in a timely manner.

3.117 The vision is that the new community will develop further beyond 2040 to deliver a total of approximately 5,000 dwellings and associated uses by 2050. Policy requirements relating to this second phase will be developed during the review of this Local Plan.

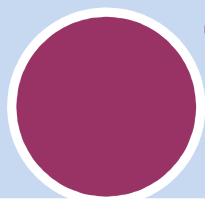
3.118 The new community will be designed within a comprehensive green infrastructure network which will provide multi-functional benefits, including the provision of public open space for both informal and formal recreation; enhancing local habitats to achieve gains to local biodiversity; and tree planting to achieve carbon capture. Structural landscaping around the boundaries of the development will address local landscape impacts and help to establish the identity and character of the new community.

3.119 Development is envisaged as a series of neighbourhoods with beautifully and imaginatively designed Net Zero Carbon homes built in accordance with locally defined design codes responding to the landscape and heritage context of the Berkeley Vale.

3.120 The site is located adjacent to the Severn Estuary SAC/SPA/Ramsar site. To ensure that the development will not have adverse effects on the integrity of the site, the following mitigation will be required:

- In excess of 8ha of new suitable alternative natural greenspace (SANG) per 1000 residents (after discounting for levels of current access), provided in addition to other greenspace requirements. This SANG will need to be phased so that there is high quality, fully functional SANG available prior to occupation. Funding for management of the SANG will be secured in-perpetuity.
- The aim of the SANG will be to provide open and attractive space for recreation, particularly dog walking, for local residents. As such it will provide for a range of routes of at least 2.5km where dogs can be off lead. SANG will be separate from the housing so that the visitor experience is of visiting open countryside. SANG will need to be easily accessible year-round, and in particular designed so that waterlogging and flooding will not restrict access or mean access is limited to narrow raised walkways or boardwalks.
- Development set back at least 400m from the SPA/SAC boundary.
- Provision of a 35ha nature reserve (additional to the SANG) adjacent to the Severn Estuary SAC/SPA/Ramsar, with no public access. This will provide wetland habitats including roost sites and feeding habitat for waterbirds. Funding for management of the nature reserve will be secured in-perpetuity.
- Diversion of the Severn Way to pass in land of the nature reserve, reducing disturbance risks to birds within the Severn Estuary SPA.
- Contribution to the wider mitigation scheme for the Severn Estuary.
- Carefully planned construction to ensure no disturbance to birds on functionally linked land including the nature reserve.





The Berkeley cluster| Creating a new settlement

... Sharpness new settlement

- An access and bird monitoring strategy (and programme of monitoring works) agreed with Natural England and the Council to accompany Phase I of the development. This will inform Phase II and check mitigation such as the SANG is working well.

3.121 The development is located near to areas subject to flooding and the disposal of surface water run-off will require careful consideration to ensure that neither the development nor adjoining areas are at risk of flooding or exacerbating existing areas of flooding. Surface water attenuation facilities will be required to serve discrete areas of development. The Council will seek opportunities to reduce the overall level of flood risk in the area, improve flood storage capacity and enhance biodiversity through the layout, use and form of the development.

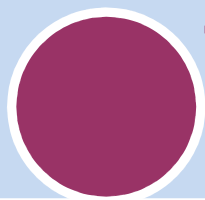
3.122 The Council has produced a Sustainable Transport Strategy (STS) to ensure that new strategic developments deliver on the overall Plan objectives to reduce the environmental impacts of transport and to support a transformative rebalancing of the transport network in favour of sustainable forms of transport. The STS has identified a number of interventions for this site which should be imbedded within the layout and design of the development and delivered at an early stage to ensure that sustainable transport enhancements are prioritised above the provision of additional highway capacity.

3.123 The development will prioritise walking, cycling and public transport over the use of the private car. In addition to the provision of high quality walking and cycling routes through the development and improvements

off-site connecting with key local destinations and public transport permeability through the site, the development will provide direct and attractive coach/bus services to key destinations including Bristol and Gloucester and contributions towards extending local bus services. The development will deliver a new railway station on the Sharpness branch line and provide contributions to support a regular passenger service to Cam & Dursley and Gloucester on the Bristol-Birmingham mainline. Vehicular access will be primarily from the B4066, with necessary highway improvements, including at Alkington Lane, consistent with the findings of the STS and the Traffic Forecasting Report.

3.124 The development of a new community will require the production of a range of tools including a community engagement and stewardship strategy, design codes and a spatial masterplan and implementation plan. Key to delivering a new community according to Garden City principles will be ensuring that proposals are developed with strong community engagement and that governance arrangements ensure long term community ownership of land and the stewardship of assets for the benefit of the local community.





The Berkeley cluster | Creating a new settlement

... Sharpness new settlement

Strategic Site Allocation Policy PS36

Sharpness new settlement

Land south and east of Newtown and Sharpness, as identified on the policies map, is allocated for a new garden community comprising employment, residential, retail, community and open space uses and strategic green infrastructure and landscaping. Development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with Garden City Principles.

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 coordinated manner.

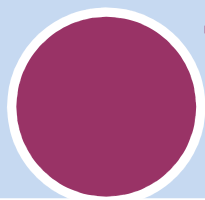
These will address the following:

1. Approximately 2,400 dwellings by 2040 (5,000 by 2050 subject to Local Plan Review), including 720 affordable dwellings (30%), to address tenure, type and size of dwellings needed within the District and Berkeley Cluster areas;
2. 10 hectares of B1, B2 and B8 employment land and ancillary employment uses, to reflect the identified sectoral needs of the District and local area;
3. A 7FE primary school (incorporating early years' provision) and contributions towards the provision of a 4FE secondary school (+ 6 form) on a 10 ha site within the development;
4. A network of multifunctional Green Infrastructure throughout the development in accordance with Building with Nature standards and in excess of local provision standards to provide for public open space, including the provision of SANG with viewing platforms over the Severn Estuary and a diversion to the Severn Way, to absorb human recreational activity, particularly dog walking, away from the Estuary shoreline and accessible natural green space, including tree planting to achieve carbon capture and areas for community food production;

5. On site and, if necessary, off site work to mitigate and manage the identified impacts of development upon the Severn Estuary SAC/SPA/Ramsar site;
6. A managed new nature reserve, including a new high tide roost area to complement the existing roost site at Berkeley Pill and other measures to deliver a net gain to local biodiversity;
7. On-site community and sports built provision and contributions to off-site indoor sports and leisure facilities, in accordance with local standards;
8. A local centre, incorporating employment, local retail, surgery and other community uses to meet the needs of the development;
9. Structural landscaping buffers along boundaries incorporating existing and new native hedgerows and trees and linking with existing green infrastructure;
10. A positive strategy for mitigating flood risk including attenuating and disposing of surface water through sustainable drainage systems (SuDS) that can form part of the GI network;
11. Adequate and timely infrastructure including off-grid measures such as constructed wetlands to tackle wastewater generated by the development, in agreement with the relevant water company, and to address any other constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan;
12. Zero carbon energy generation to meet the needs of the community including small-medium wind turbines, solar farms and biomass production;
13. A bespoke and innovative layout, density and built form, centred on neighbourhoods with distinct characters which respond to the landscape and heritage context within the Berkeley Vale;

(contd.) ...

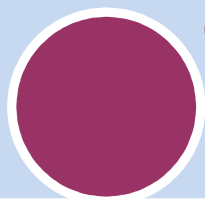




... (contd.)

14. Ultrafast broadband to homes and businesses with top average speeds of 1Gbps;
15. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a series of walkable/cyclable neighbourhoods linked by direct and high-quality cycle and walking routes that are shorter in distance than the highway network, in accordance with Manual for Streets;
16. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, the provision of connections to employment, local centre, education and contributions towards the enhancement of off-site walking and cycling routes to key destinations including to Berkeley GREEN, Newtown /Sharpness and Berkeley town centre and linking to the national cycle and canal networks;
17. Direct and attractive express coach/bus services to key destinations, including Bristol and Gloucester, delivered at an early stage and designed to be more attractive than the use of private car for comparable trips;
18. Public transport permeability through the site and bus stops and shelters at appropriate locations within the development to access existing diverted and new bus services and contributions to enhance local bus service frequencies to key destinations including Berkeley, Cam and Dursley, Stonehouse and Stroud;
19. New railway station and enhancements to the Sharpness branch line and contributions to support a regular passenger service to Gloucester;
20. Electric vehicle charging points in accordance with local parking standards;
21. Measures to reduce car ownership, as well as car usage, including Mobility-as-a-Service (MaaS) systems to provide occasional access to vehicles, bike hire schemes and public transport vouchers/incentives;
22. Behavioural change measures to encourage sustainable travel through the implementation of a Travel Plan.
23. Primary vehicular access from the B4066, with a movement strategy put in place to avoid significant impacts upon existing local rural lanes to Breadstone and Gossington to the east and with necessary improvements to the existing highway network;
24. Any identified constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan in this location;
25. Phasing arrangements to ensure that employment land is developed and occupied in parallel with housing land completions and retail and community provision is made in a timely manner.





The Berkeley cluster | Creating a new settlement

... Sharpness new settlement

Strategic Site Allocation PS36

Sharpness new settlement

[Temporary map]

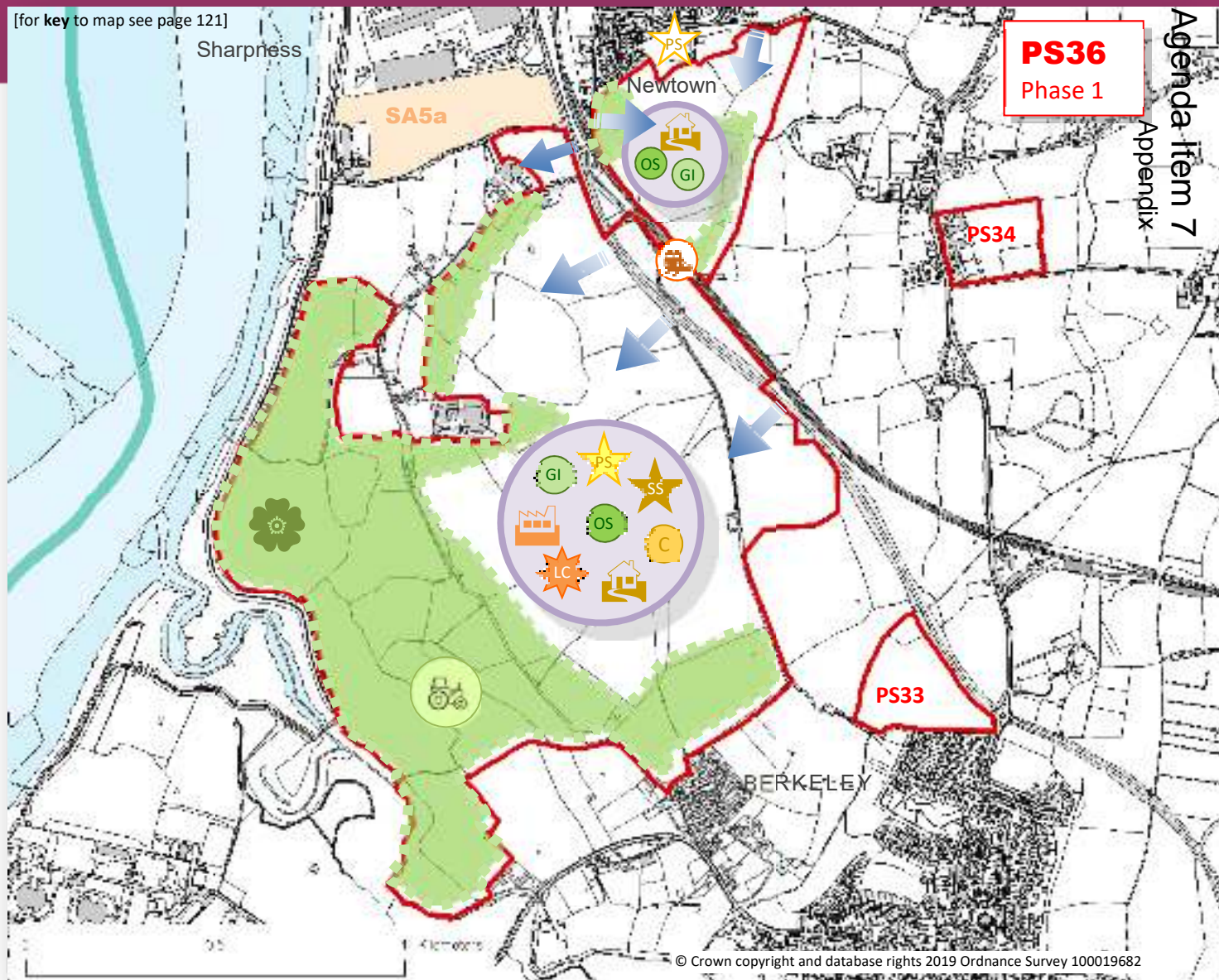
Key to site allocation map ▼

The site map for a **new settlement at Sharpness** includes the following indicative information:

Page 242

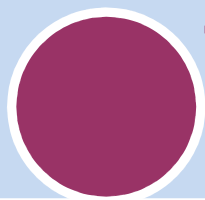
- Potential access point(s)
- Strategic landscaping, including green infrastructure (indicative)
- Open space(s)
- New (or existing/expanded) primary school
- New secondary school
- New local centre, including shops and community uses
- Community uses
- Nature reserve
- Food production (including community orchard(s) and allotments)
- New rail station
- PS36 Site boundary (Phase 1)
- Potential site for further growth at Sharpness, beyond 2040 (Phase 2)
- Housing / Employment uses

[for key to map see page 121]



Agenda Item 7
Appendix





The Berkeley cluster | Our towns and villages

...Slimbridge

[Temporary map]

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.

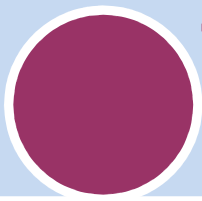
There are no site allocations at Slimbridge.

The proposed strategic site allocation **PS37** is not envisaged as an extension to the existing settlement of Slimbridge, but as a distinct new **Tier 3a** settlement in its own right. Further details of the proposed **Wisloe new settlement** are set out from page 184.



Appendix
Agenda Item 7





The Berkeley cluster | Creating a new settlement

...Wisloe new settlement

Site allocation...

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.

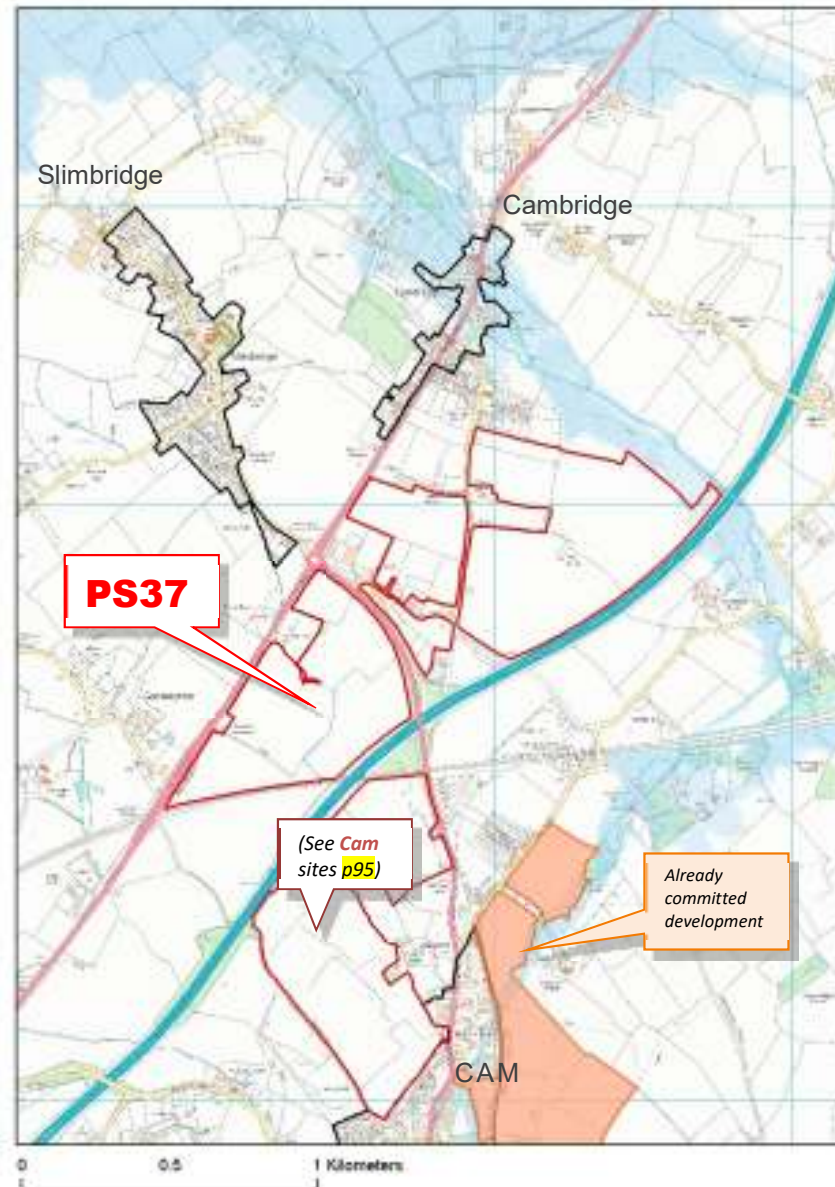
The area is not identified in the Local Plan as a settlement and it has no settlement development limits (SDL). An SDL may be defined through a future Local Plan review, once development is sufficiently advanced

Settlement role and function

The Local Plan anticipates that development at Wisloe will function as a new **Accessible Settlement with Local Facilities** once complete (**Tier 3a**), with access to services, facilities and employment opportunities within the development itself, as well as in higher tier settlements to which there is good access.

[Temporary map]

Page layout needs work

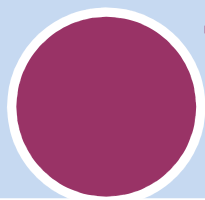


Land at Wisloe

- 3.125 Land at Wisloe is identified as a new garden community, which will deliver high quality mixed use new settlement including housing, employment, retail and community uses within a landscaped setting that meets the day to day needs of its residents.
- 3.126 Land at Wisloe is located to the west of Cam and to the east of Slimbridge. The site is immediately adjacent to the A38 and A4135 and close to Cam & Dursley railway station on the Bristol-Birmingham railway line, within the parish of Slimbridge.
- 3.127 The site comprises 84 hectares of primarily agricultural land which will be developed to accommodate approximately 1,500 dwellings and 5 hectares of office, B2 and B8 employment land and a local centre comprising retail and new community uses, including a new primary school and surgery, to meet the day to day

Agenda Item 7





needs of the new community. Phasing arrangements will be put in place to ensure that employment land is developed and completed in parallel with housing land completions and community uses are provided in a timely manner.

3.128 The new community will be designed within a comprehensive green infrastructure network which will provide multi-functional benefits, including the provision of public open space for both informal and formal recreation; enhancing local habitats to achieve gains to local biodiversity; and tree planting to achieve carbon capture. Structural landscaping around the boundaries of the development will also protect views from the AONB escarpment, contribute to noise attenuation measures from the A38/M5 and prevent physical and visual coalescence with the neighbouring villages of Cambridge, Slimbridge and Gossington.

3.129 Development is envisaged as a series of neighbourhoods with beautifully and imaginatively designed Net Zero Carbon homes, built in accordance with locally defined design codes responding to the landscape and heritage context of the Berkeley Vale.

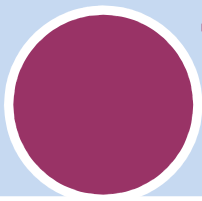
3.130 The site is located within the catchment of the Severn Estuary SAC/SPA/Ramsar site. Recent survey evidence suggests residents from this development are likely to seek to access recreation opportunities at these sensitive sites. Therefore, it will be important that the development provides sufficient on-site recreation opportunities and off-site works if appropriate, to mitigate against the potential adverse impacts of visitors seeking to recreate at this sensitive location.

3.131 The north eastern edge of the site is located adjacent to a local watercourse and the disposal of surface water run-off will require careful consideration to ensure that neither the development nor areas downstream are at risk of flooding. Surface water attenuation facilities will be required to serve discrete areas of development. The Council will seek opportunities to reduce the overall level of flood risk in the area, improve flood storage capacity and enhance biodiversity through the layout, use and form of the development.

3.132 The Council has produced a Sustainable Transport Strategy (STS) to ensure that new strategic developments deliver on the overall Plan objectives to reduce the environmental impacts of transport and to support a transformative rebalancing of the transport network in favour of sustainable forms of transport. The STS has identified a number of interventions for this site which should be imbedded within the layout and design of the development and delivered at an early stage to ensure that sustainable transport enhancements are prioritised above the provision of additional highway capacity.

3.133 The development will prioritise walking, cycling and public transport over the use of the private car. In addition to the provision of high quality walking and cycling routes through the development and improvements off-site connecting with key local destinations and public transport permeability through the site, contributions will also be required towards sustainable transport measures on the A38 and A4135 sustainable transport corridors and towards extending local bus services. The proximity of the site to Cam & Dursley rail station will lead to access



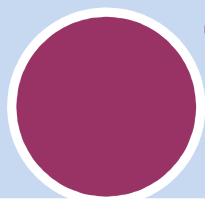


improvements for sustainable modes to the station and enhancements of passenger facilities at the station. Vehicular access will be primarily from the A38 and potentially from the A4135, with necessary highway improvements consistent with the findings of the STS and the Traffic Forecasting Report.

- 3.134 The development of a new community will require the production of a range of tools including a community engagement and stewardship strategy, design codes and a spatial masterplan and implementation plan. Key to delivering a new community according to Garden City principles will be ensuring that proposals are developed with strong community engagement and that governance arrangements ensure long term community ownership of land and the stewardship of assets for the benefit of the local community.

[Page layout needs work]





The Berkeley cluster | Creating a new settlement

...Wisloe new settlement

Strategic Site Allocation Policy PS37

Wisloe new settlement

Land at Wisloe (Slimbridge parish), as identified on the policies map, is allocated for a new garden community comprising employment, residential, retail, community and open space uses and strategic green infrastructure and landscaping. Development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with Garden City Principles.

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 coordinated manner.

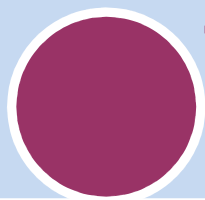
These will address the following:

1. Approximately 1,500 dwellings including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the District and Berkeley Cluster areas;
2. Approximately 5 hectares of office, B2 and B8 employment land and ancillary employment uses, to reflect the identified sectoral needs of the District and local area;
3. A 3FE primary school (incorporating early years' provision) on a 2.8 ha site and contributions towards secondary school and further education provision;
4. A network of multifunctional Green Infrastructure throughout the development which reflects Building with Nature standards and local provision standards to provide for public open space and accessible natural green space, including tree planting to achieve carbon capture and other measures to deliver a net gain to local biodiversity;
5. On site and, if appropriate, off site work to mitigate against the identified impacts of development upon the Severn Estuary SAC/SPA/Ramsar site;
6. On-site community and sports built provision and contributions to off-site indoor sports and leisure facilities, in accordance with local standards;
7. A local centre, incorporating local retail, surgery and community uses as required to meet the needs of the development;
8. Structural landscaping buffers to prevent physical and visual coalescence with neighbouring villages and along boundaries with the M5 and A38, with appropriate noise attenuation measures, incorporating existing and new native hedgerows and trees and linking with existing green infrastructure;
9. A positive strategy for attenuating and disposing of surface water through sustainable drainage systems (SuDS) that form part of the GI network;
10. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company;
11. Zero carbon energy generation to meet the needs of the community which may include small wind turbines, solar farms and biomass production;
12. A bespoke and innovative layout, density, built form and character which respond to the landscape and heritage context within the Berkeley Vale;
13. Ultrafast broadband to homes and businesses with top average speeds of 1Gbps;
14. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a neighbourhood linked by direct and high-quality cycle and walking routes that are shorter in distance than the highway network, in accordance with Manual for Streets;

(contd.) ...

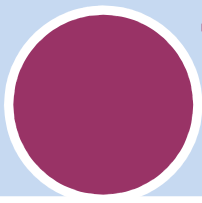
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... (contd.)

15. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary and contributions and support to achieve safe pedestrian and cycle accessibility between the site and facilities in Draycott, Lower Cam and Cam local centre, as well as to Cam and Dursley station and to link with the Cam and Dursley Greenway to the south and to NCR 41 to the north;
16. Contributions and support to sustainable transport measures on the A38 and A4135 sustainable transport corridors;
17. Public transport permeability through the site and bus stops and shelters at appropriate locations within the development to access existing diverted and improved bus services and contributions to enhance bus service frequencies to key destinations including Cam and Dursley, Stonehouse and Stroud;
18. Access improvements to Cam and Dursley station for sustainable modes and contributions towards the enhancement of passenger facilities;
19. Electric vehicle charging points in accordance with local parking standards;
20. Measures to reduce car ownership, as well as car usage, including Mobility-as-a-Service (MaaS) systems to provide occasional access to vehicles, bike hire schemes and public transport vouchers/incentives;
21. Behavioural change measures to encourage sustainable travel through the implementation of a Travel Plan.
22. Primary vehicular access from the A38 and potentially from the A4135 and additional limited vehicular access from Dursley Road, with necessary improvements to the existing highway network;
23. Any associated infrastructure enhancements required and identified in the Stroud Infrastructure Delivery Plan in this location;
24. Phasing arrangements to ensure that employment land is developed and occupied in parallel with housing land completions and retail and community provision is made in a timely manner.



The Berkeley cluster | Creating a new settlement

...Wisloe new settlement

Strategic Site Allocation PS37

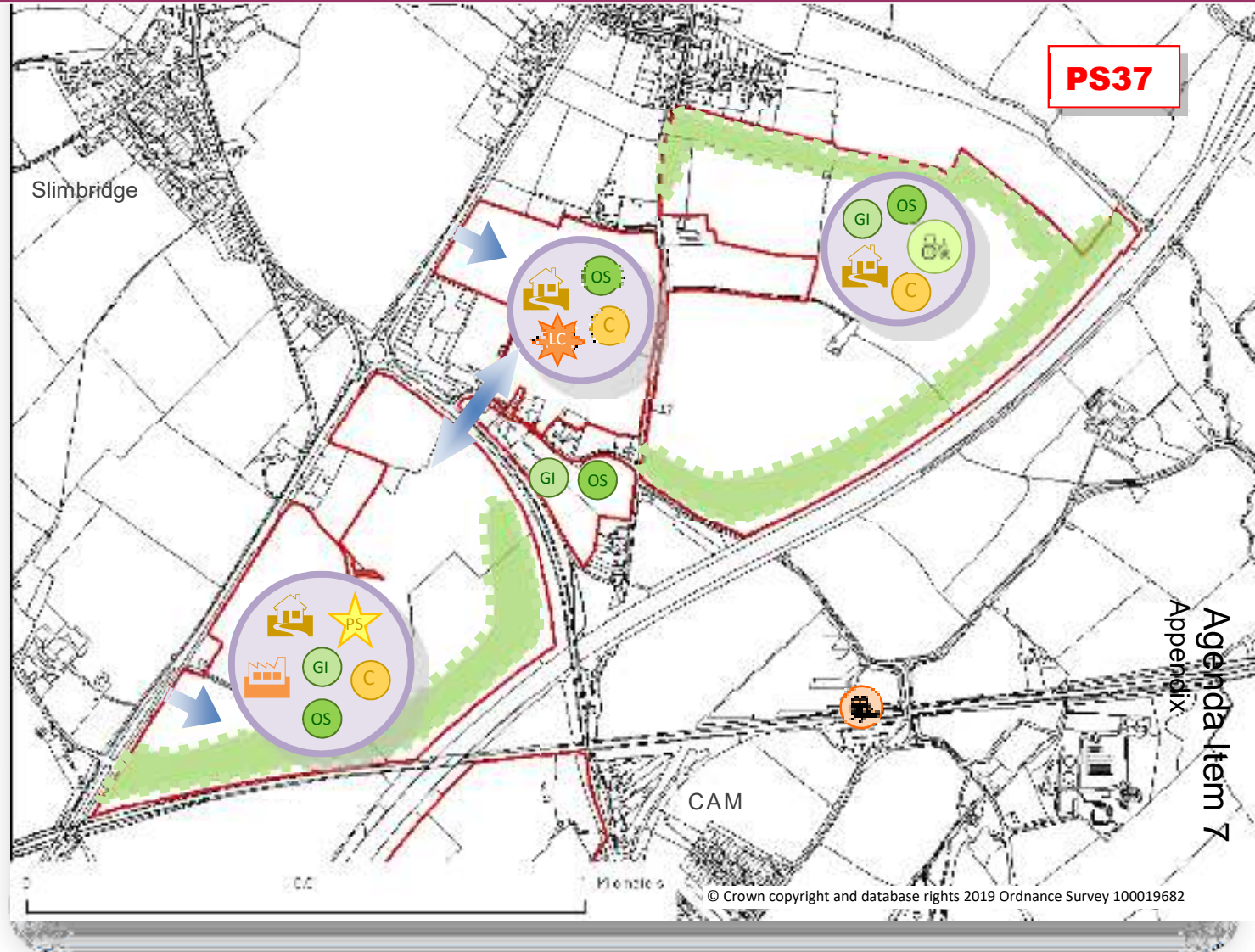
Wisloe new settlement

Key to site allocation map ▼

The site map for a **new settlement at Wisloe** includes the following indicative information:

-  Potential access point(s)
-  Strategic landscaping, including green infrastructure (indicative)
-  Open space(s)
-  New primary school
-  New local centre, including shops and community uses
-  Community uses
-  Food production (including community orchard(s) and allotments)
-  Existing rail station
-  Site boundary
-  Housing / Employment uses

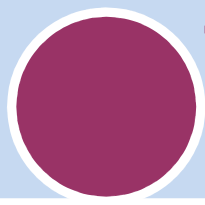
[Temporary map]



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Appendix

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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).

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).

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 Stone.

Settlement development limits

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

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Appendix

▼ Where can I see the settlement boundaries?

Settlement development limits are defined on the current Local Plan maps. You can access these and an interactive online mapping tool via our local plan web page:

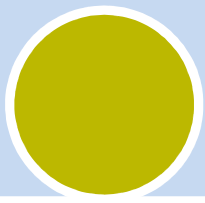


www.stroud.gov.uk/localplan



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The strategy ...

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

In the parishes of Arlingham, Fretherne-with-Saul, Frampton-on-Severn, Whitminster, Moreton Valence, Longney, Elmore.

This area is characterised by relatively remote, small, rural communities. There are no Tier 1 or Tier 2 settlements here; however, **Whitminster** and **Frampton-on-Severn** both provide a range of local services and facilities.

The development strategy for this area includes some **local sites**, designed to meet local needs at the area’s more sustainable settlements.

As well as these site allocations, the Local Plan’s detailed **policy framework** will steer the type and quantity of development that will happen at defined settlements and in the countryside.

◀ 3.135

Spatial vision for the Severn Vale





Making Places | Shaping the future of the Severn Vale

...What do we want for the future?

Vision to 2040...

Agenda Item 7
Appendix

3.136 ▶

Spatial vision key
Including settlement
hierarchy, growth
locations / site
allocations, town
centres AONB etc

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 Navigation, including reinstatement of the "missing mile". 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, cycling and water-borne routes, which already includes the Gloucester & Sharpness Canal. The canals, like the river estuary, are a distinctive feature of this area, linking quite remote settlements together and bringing a variety of health and well-being benefits to both residents and visitors.

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.

Map 10 ...Spatial "mini vision" for the parishes
of the Severn Vale, up to 2040





Making Places | Shaping the future of the Severn Vale

...What do we want for the future?

3.137 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; there is generally poor transport connectivity between settlements and a high level of car dependence. 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.

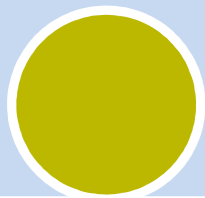
The hamlets and villages are few and relatively isolated, reflected in the relatively low population densities of these parishes, compared to many other parts of the District. The communities are active and have a strong sense of local identity. The area is becoming well known for day tourism for walkers,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

3.138 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.
- Improving connectivity for A38 corridor communities
- Reinstatement of the Cotswold Canals “missing mile” and connection to the wider waterways network





Making Places | Shaping the future of the Severn Vale

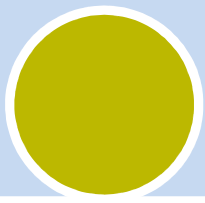
...How are we going to get there?

3.139 Guiding principles for growth or development within the parishes of the Severn Vale:

Place-making **Core Policy CP4** (see **Chapter 2**) explains that all development proposals within this cluster of Severn Vale parishes are expected to accord with the **Severn Vale Mini Vision** and to have regard to the following **Guiding Principles**:

1. This area will see no strategic development over the plan period: the district's strategic growth and development will be targeted outside the Severn floodplain, in order to minimize flood risk and ensure that the district's future growth is resilient to climate change.
2. Appropriate development will be supported to sustain or enhance the role, function and accessibility of Whitminster and Frampton-on-Severn as Tier 3a Accessible Settlements with Local Facilities. Tier 4 settlements, Arlingham, Longney and Saul, will see very limited levels of development, to address specific local housing, employment or community infrastructure needs, including those identified by communities through their Neighbourhood Plans.
3. Support low-impact development which will boost the rural economy: including farm diversification and uses that will bolster tourism, leisure and accessibility to the countryside for visitors and residents.
4. Focus on canal restoration and canal corridor conservation, including the "missing mile" of the Stroudwater Navigation and the creation of a 'gateway' to the Cotswold Canals at Saul Junction.
5. Conserve and enhance the area's heritage assets and secure high quality, distinctive design, in keeping with local identity and character to preserve the individual character and distinctiveness of communities, villages and hamlets - with particular emphasis on the conservation areas at the heart of Frampton on Severn, Saul and Arlingham, as well as the Industrial Heritage Conservation Area, which covers the Stroudwater Canal and River Frome corridor.
6. Protect and enhance high quality natural landscape and estuarine habitats, including the nationally and internationally protected sites.





Making Places | Shaping the future of the Severn Vale

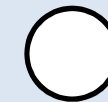
...How are we going to get there?

Page layout needs work.

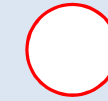
Key to maps ▼

The following pages contain settlement summaries for each of the defined settlements in the Severn Vale cluster of parishes ([Core Policy CP3](#)).

The summaries and accompanying maps identify key constraints and designations in and around each settlement, and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).



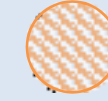
Settlement development limit
(settlement boundary)



Site allocations



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



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



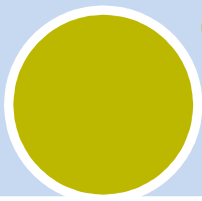
Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)



Flood Zones 2 and 3

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Appendix





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

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**.

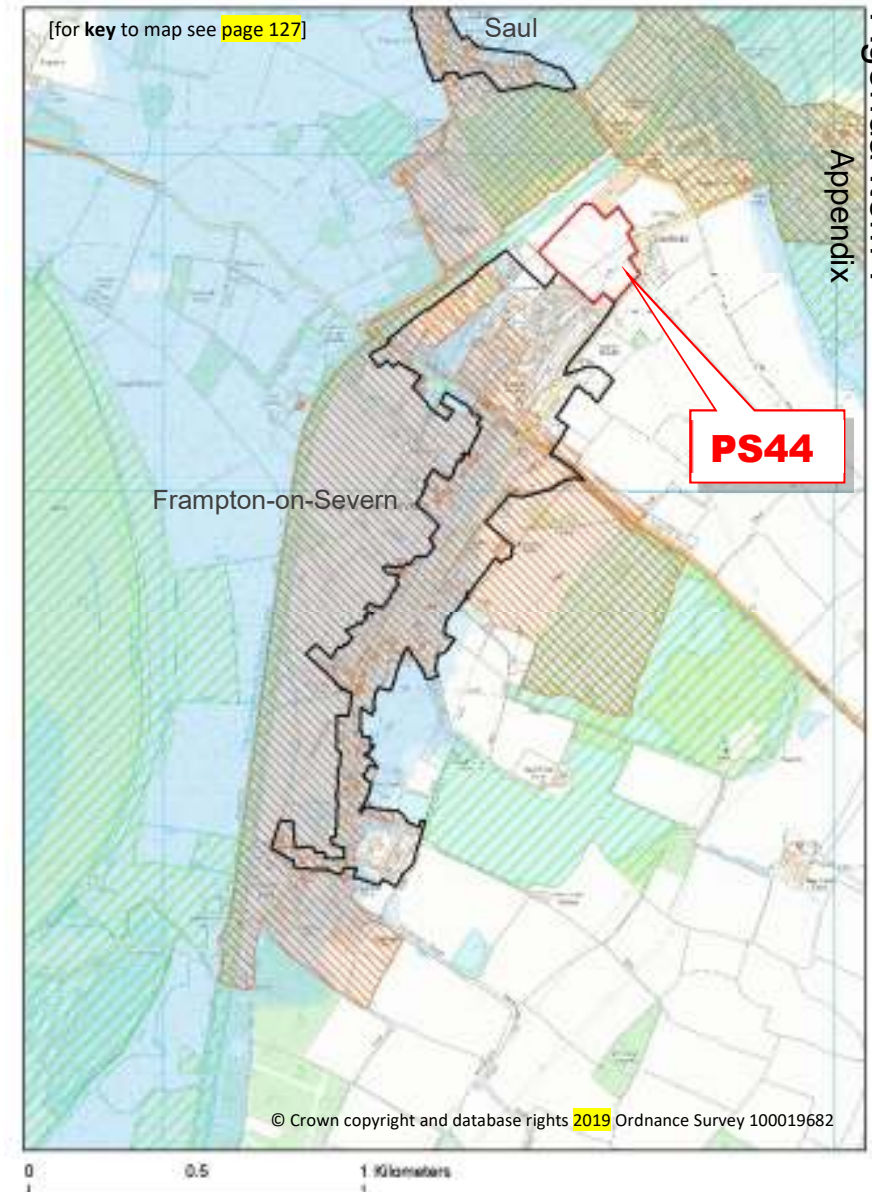
Frampton has an **employment role**, with a Key Employment Site in the village. Although it is a modest net importer of workers, its principal role is as a 'dormitory' settlement.

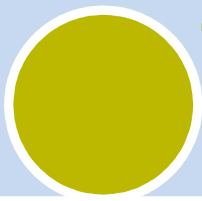
Development strategy

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.





The Severn Vale | Our towns and villages

...Frampton on Severn

Site allocation...

Local Sites Allocation Policy PS44 Northwest of Whitminster Lane

PS44 Northwest of Whitminster Lane:

Land northwest of Whitminster Lane, as identified on the policies map, is allocated for a development comprising approximately 30 dwellings and open space uses. Particular issues to address include incorporating the existing Public Right of Way into the development, the proximity of the site to the Gloucester and Sharpness Canal and ensuring a high quality village edge to Frampton. A 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.



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Northwest of Whitminster Lane, Frampton-on-Severn

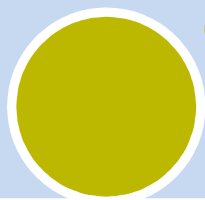
Land northwest of Whitminster Lane has the potential to provide a sustainable extension to Frampton on Severn with access from Oatfield Road. Development will include the existing Public Right of Way linking Oatfield Road and Whitminster Lane as a high quality and accessible route linked with, and where appropriate enhancing, the existing walking and cycling network. The form and scale of development will respect the setting of the adjacent Canal and enhance this edge of settlement location, whilst retaining a visual gap between the village and outlying houses at Oatfield.

[Temporary map]

Reduce site area to include only western part

Appendix
Agenda Item 7





The Severn Vale | Our towns and villages

...Whitminster

[Temporary map]

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.

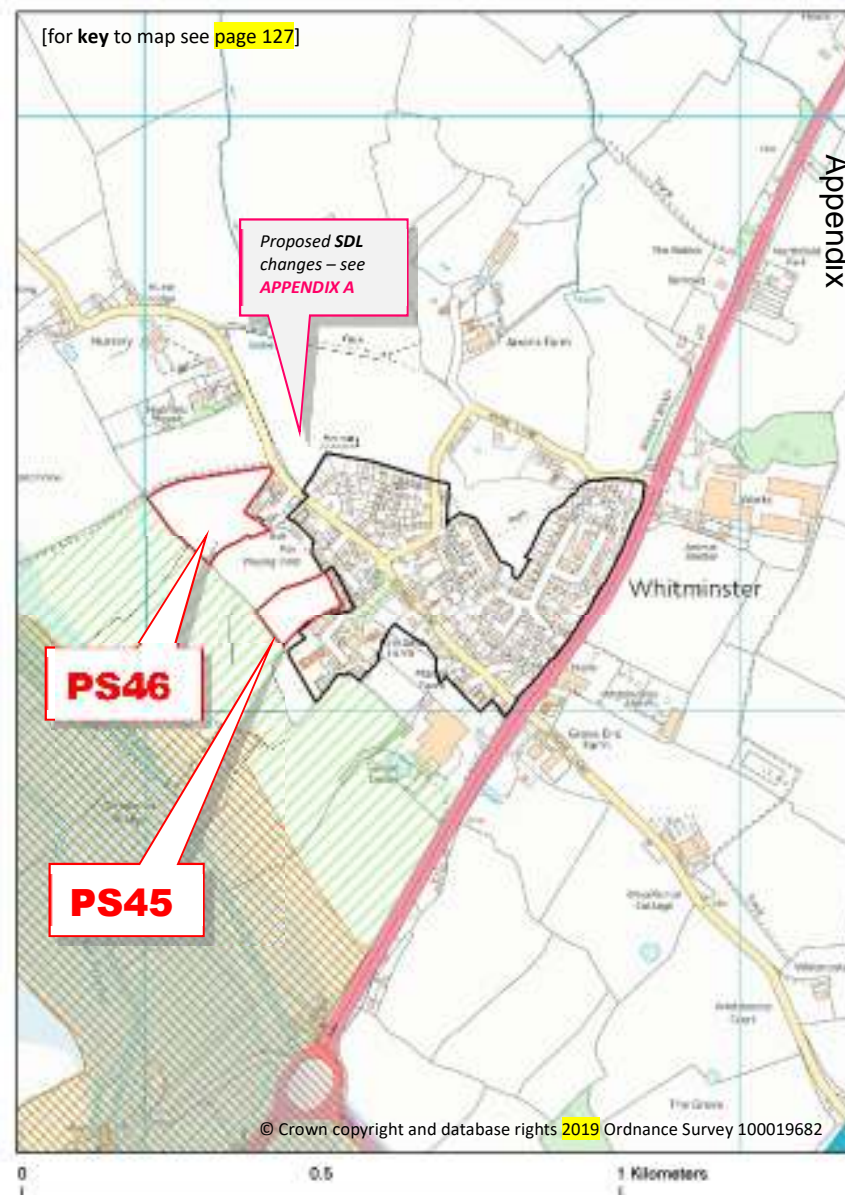
Development strategy

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.

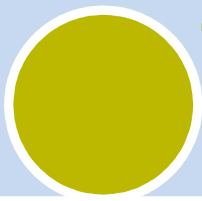
PS45 Land west of Upton's Gardens.

PS46 Land west of School Lane.



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Appendix





The Severn Vale | Our towns and villages

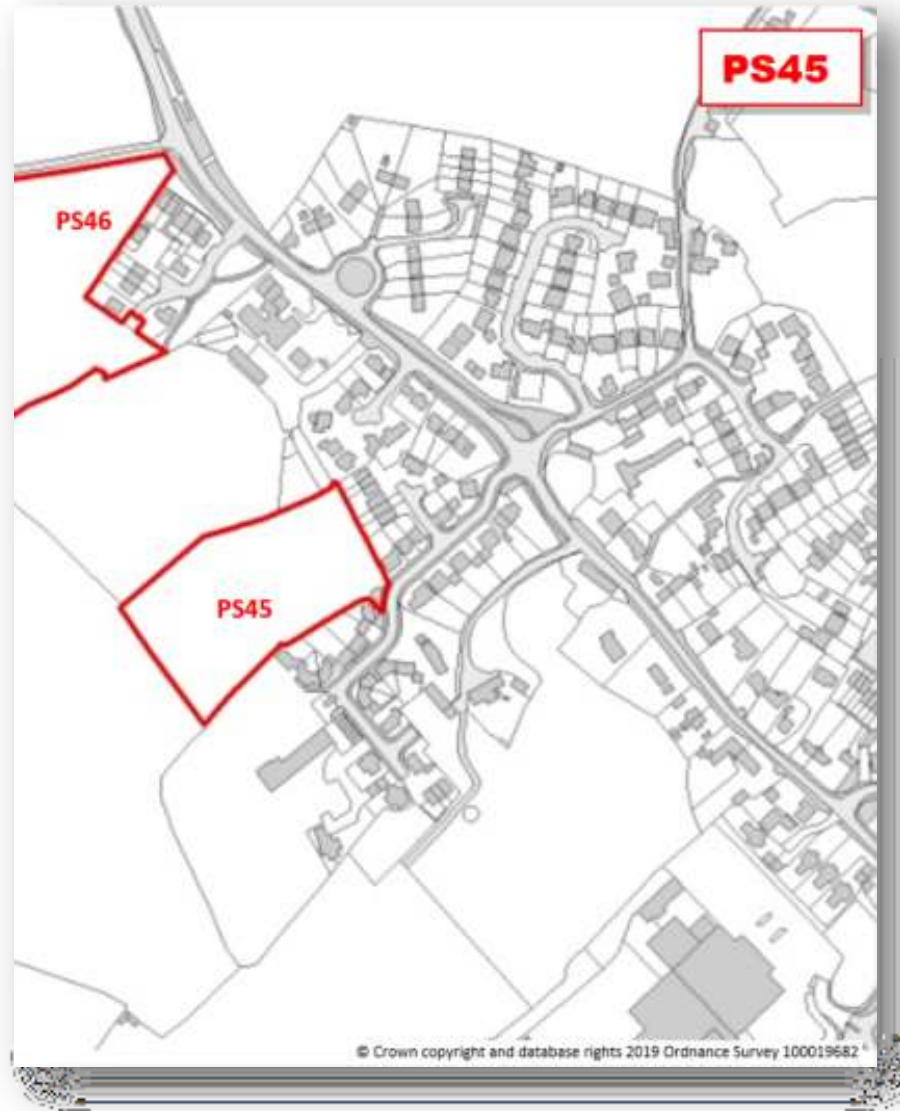
...Whitminster

Site allocation...

Local Sites Allocation Policy PS45 Land west of Upton's Gardens, Whitminster

PS45 Land west of Upton's Gardens:

Land south of Whitminster Playing Field, as identified on the policies map, is allocated for a development of approximately 10 dwellings and open space uses and strategic landscaping. Particular issues to address include conserving and enhancing heritage assets through high quality design, retaining the western half of the site in open space uses, minimising landscape impacts and safeguarding and enhancing local biodiversity. A 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.

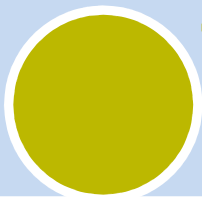


Land west of Upton's Gardens

Land south of Whitminster Playing Field has potential for additional housing on the eastern portion of the site whilst the western half of the site should be retained as accessible open space, to protect the setting of Parklands House to the south. Robust tree planting on the south western boundary will be required to screen development at the settlement edge. Development will include a new access onto Upton Gardens. Landscaping should also provide for the protection and enhancement of existing boundary trees and hedgerows within public accessible areas, to protect the mature landscape setting of heritage assets and safeguard and enhance local biodiversity.

[Temporary map]





The Severn Vale | Our towns and villages

...Whitminster

Local Sites Allocation Policy PS46 Land west of School Lane, Whitminster

PS46 Land west of School Lane:

Land north of Whitminster Playing Field, as identified on the policies map, is allocated for a development comprising up to 40 dwellings and open space uses and strategic landscaping. Particular issues to address include minimising landscape impacts and integrating the Public Right of Way along the northern site boundary within landscaped open space. A Masterplan will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.



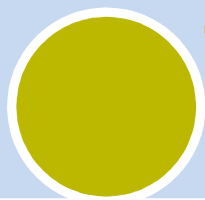
Site allocation...

Land west of School Lane

Land north of Whitminster Playing Field has the potential to provide sustainable extension to Whitminster. Development will include a new access onto School Road. Strategic landscaping and robust tree planting will be required on the south western boundary to screen development at the settlement edge and the existing Public Right of Way to School Lane will be enhanced as a high quality and accessible route linked with the existing walking and cycling network.

[Temporary map]





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).

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.

▼ Where can I see the settlement boundaries?

Settlement development limits are defined on the current Local Plan maps. You can access these and an interactive online mapping tool via our local plan web page:

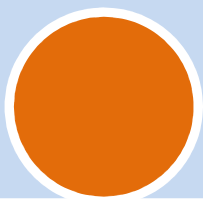


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The strategy ...

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

In the parishes of Wotton-Under-Edge, Kingswood, Alderley, Hillesley & Tresham and North Nibley.

Wotton-Under-Edge is one of the District’s five town centres and a Tier 2 “Local Service Centre”. It has an important role as a local focus for strategic services and facilities, but there is limited opportunity for site allocations and strategic growth, due to landscape and environmental constraints, including the AONB designation.

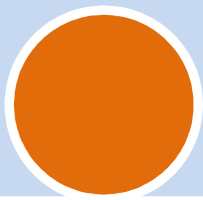
The development strategy for this area includes **local site allocations** at **Kingswood**, including growth that will contribute to the **employment** offer in and around **Wotton-Under-Edge**.

As well as site allocations, the Local Plan’s detailed **policy framework** will steer the type and quantity of development that will happen at **Wotton-Under-Edge**, smaller defined settlements and in the countryside.

◀ 3.143

Spatial vision for the Wotton cluster





Making Places | Shaping the future of The Wotton cluster

...What do we want for the future?

Vision to 2040...

3.144 ▶

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.

Spatial vision key
Including settlement
hierarchy, growth
locations / site
allocations, town
centres AONB etc

Map 11 ...Spatial vision for the parishes around
Wotton, up to 2040

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Appendix





Making Places | Shaping the future of The Wotton cluster

...What do we want for the future?

3.145 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.

3.146 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

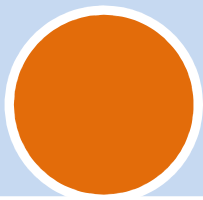
...What do we want for the future?

3.147 Guiding principles for growth or development within the parishes around Wotton-Under-Edge:

Place-making **Core Policy CP4** (see **Chapter 2**) explains that all development proposals within this cluster of parishes are expected to accord with the **Wotton Mini Vision** and to have regard to the following **Guiding Principles**:

1. Appropriate development, subject to recognising its environmental limits, will be supported to boost Wotton-Under-Edge's role as a Local Service Centre and a provider of strategic and local services to surrounding communities, aiming to sustain and improve high street vitality and the town's accessibility.
2. This area will see no strategic housing development over the plan period; but enhanced employment opportunities at Renishaws will help to facilitate new walking and cycling links between Wotton-Under Edge, Kingswood and Charfield within South Gloucestershire; and
3. Appropriate development will be supported to sustain and enhance Kingswood's role, function and accessibility as an Accessible Settlement with Local Facilities, within the Wotton locality.
4. Appropriate development will be supported to sustain North Nibley in its role as a Tier 3b Settlement with Local Facilities; Hillesley, a Tier 4 settlement, will see very limited levels of development, to address specific local housing, employment or community infrastructure needs, including those that may be identified by the community through a Neighbourhood Plan
5. Support low-impact development which will boost the rural economy: including farm diversification and uses that will bolster tourism, leisure and accessibility to the countryside for visitors and residents.
6. Conserve and enhance the area's heritage assets and secure high quality, distinctive design, in keeping with local identity and character to preserve the individual character and distinctiveness of communities, villages and hamlets - with particular emphasis on the conservation areas at the heart of Wotton-Under-Edge, Kingswood and the small village of Alderley.
7. Conserve and enhance high quality natural landscape, including the AONB and its setting. There will be no strategic growth within the AONB, where any minor development must meet specific local needs.





Making Places | Shaping the future of The Wotton cluster

...How are we going to get there?

Page layout needs work

Page 266

Key to maps ▼

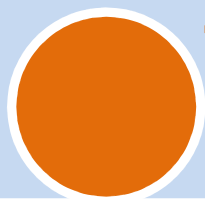
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Appendix

The following pages contain settlement summaries for each of the defined settlements in the Wotton cluster of parishes ([Core Policy CP3](#)).

The summaries and accompanying maps identify key constraints and designations in and around each settlement and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).

-  Settlement development limit (settlement boundary)
-  Site allocations
-  Committed Development (including site allocations in the 2015 Local Plan and sites already with planning permission)
-  Heritage designations (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

[Temporary map]

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 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.

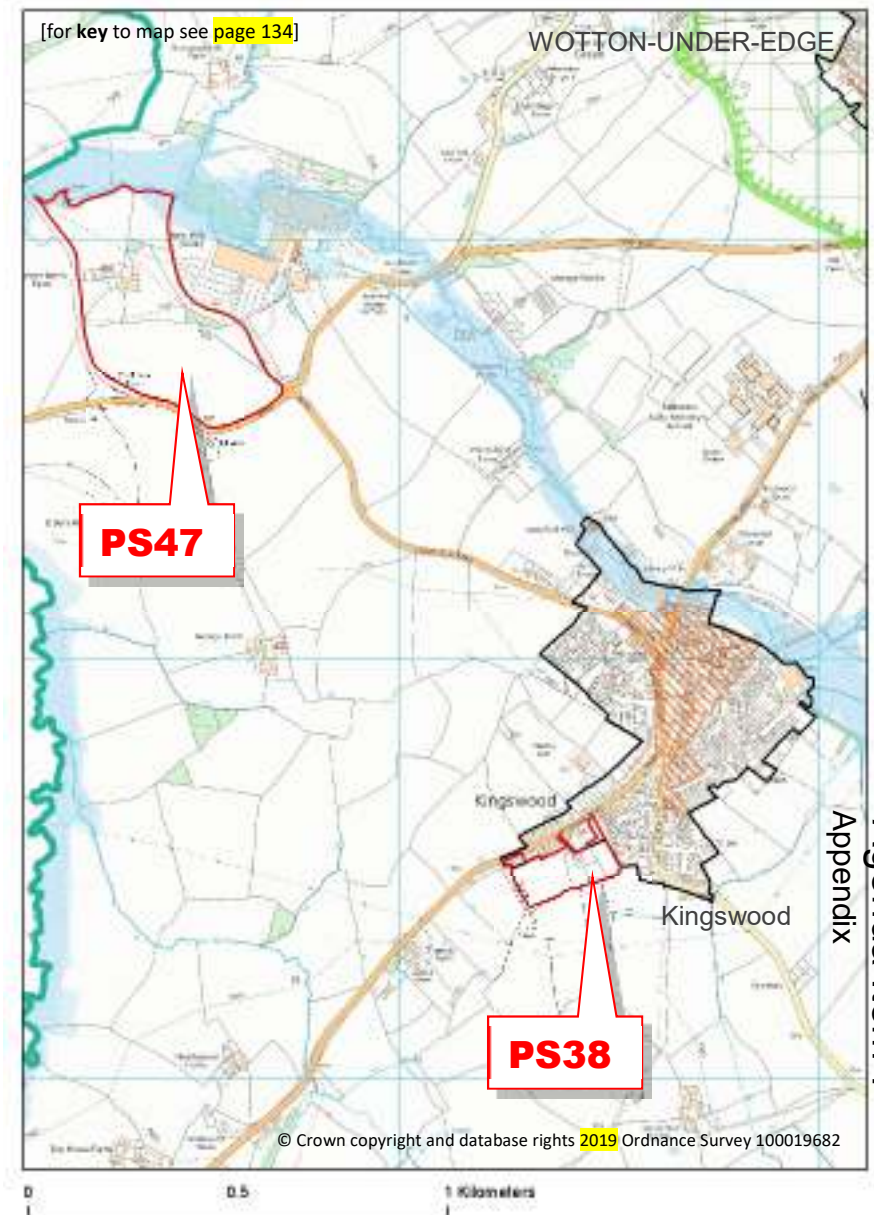
Development strategy

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.

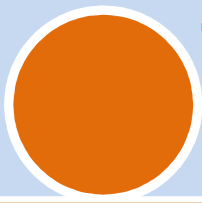
PS38 South of Wickwar Road

PS47 Land west of Renishaw New Mills.



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The Wotton cluster| Our towns and villages

...Kingswood

Local Sites Allocation Policy PS38 South of Wickwar Road, Kingswood

PS38 South of Wickwar Road

Land south of Wickwar Road, as identified on the policies map, is allocated for a development comprising 50 dwellings and open space uses and strategic landscaping. Particular issues to address include conserving and enhancing local biodiversity, integrating the development into the landscape setting and highway safety improvements to access services within the village. A 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.



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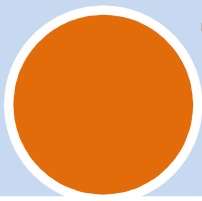
Site allocation...

South of Wickwar Road

Land south of Wickwar Road has the potential to provide a sustainable extension to Kingswood. Development will include a new access on to B4060 Wickwar Road. Development will retain and enhance existing trees and hedgerows to support local biodiversity and integrate the development into the landscape setting. High quality and accessible walking and cycling routes within the site will link with and enhance where necessary the existing network. Off-site highway improvements will be provided to facilitate safer, accessible pedestrian and cycle access to key destinations in the village.

[Temporary map]





Land west of Renishaw New Mills

3.149 Land west of Renishaw New Mills, located adjacent to the existing Renishaw New Mills global headquarters, is allocated for a mix of office, B2 and B8 uses, providing opportunities to extend and improve the employment offer at the existing Key Employment site particularly within the advanced manufacturing sector and associated uses. Access to be achieved from the existing Renishaw roundabout access on to the B4058. Development will need to involve sensitive re-use of, and minimise any potential negative impact upon, heritage assets and key views of and from the AONB and include strategic landscaping. Development will include delivery of sections of the Wotton – Charfield – Kingswood Greenway together with improved public transport provision at the main access and contributions towards the re-opening of Charfield Station to enhance sustainable transport access and improve connectivity of the site to the wider local area.

Employment Allocation Policy PS47

Renishaw New Mills

Land west of Renishaw New Mills (10 hectares), as identified on the policies map, is allocated as an extension to the key employment site EK17 Renishaw New Mills for office, B2 and B8 employment uses.

The high quality ‘campus’ style development will retain key open spaces to the immediate north and south of the farm group, re-use the farm buildings of heritage value and include new buildings sited so as to minimise any potential impact upon heritage assets and key views of and from the AONB.

Structural landscaping buffers will be provided at the southern tip of the site, along the B4058, and between development and Marlees Brook.

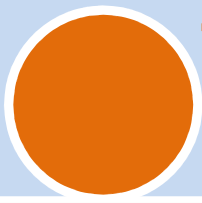
Development will include a positive strategy for attenuating and disposing of surface water through sustainable drainage systems (SuDS) and will not exacerbate existing flooding within the area.

Development will provide sustainable transport measures to link the site with Charfield, Kingswood and Wotton-under-Edge including contributions towards the completion of the Wotton – Charfield – Kingswood Greenway, enhancing local bus services and to the reopening of Charfield rail station.

A 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.

[page layout needs work]

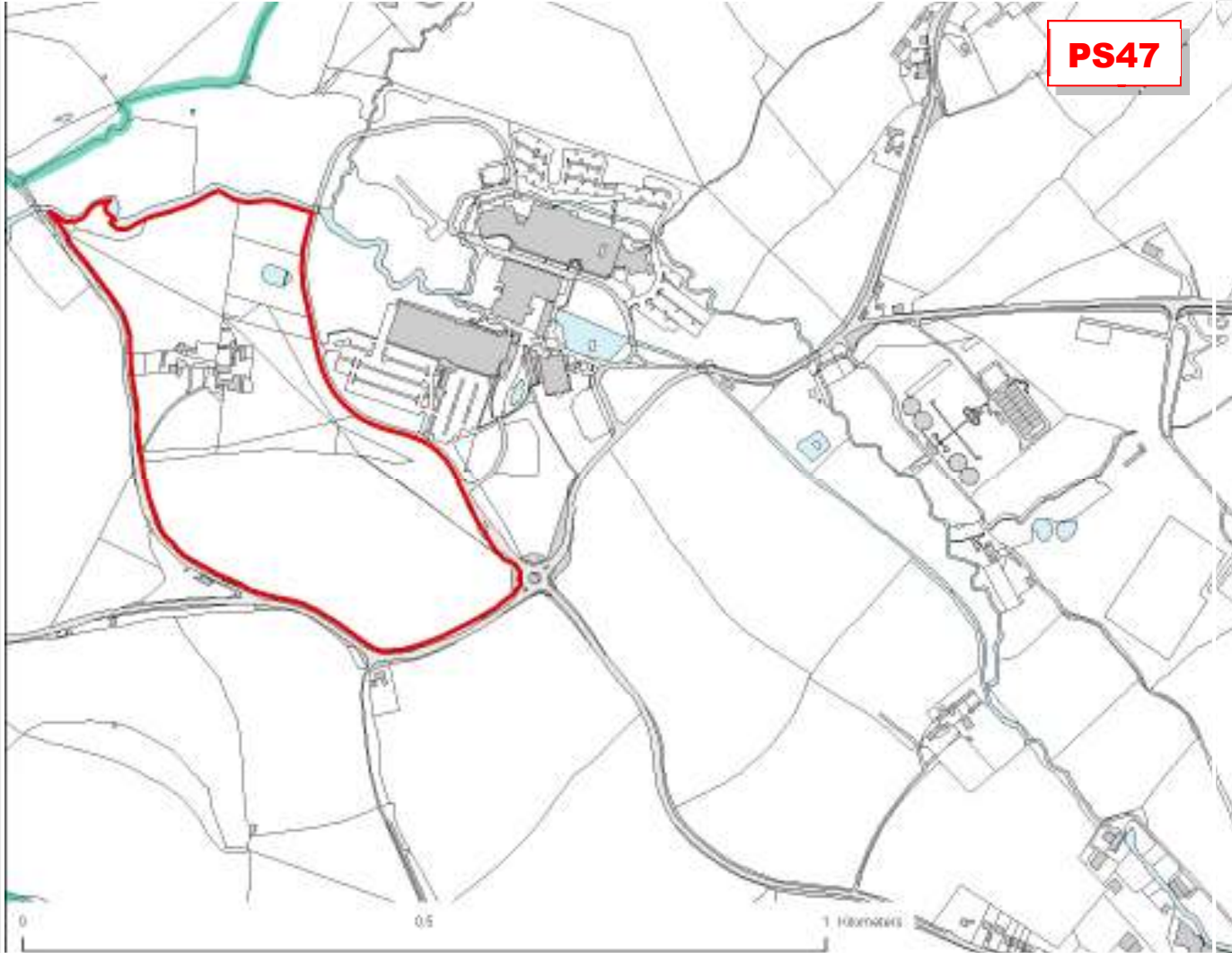




The Wotton cluster| Our towns and villages ...Kingswood

Employment Allocation PS47

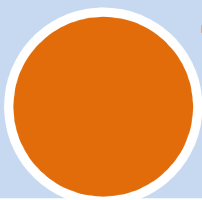
Renishaw New Mills



PS47

[Temporary map]

[page layout TBC]



The Wotton cluster| Our towns and villages

...North Nibley

[Temporary map]

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, place of worship, pub, village hall, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **good**.

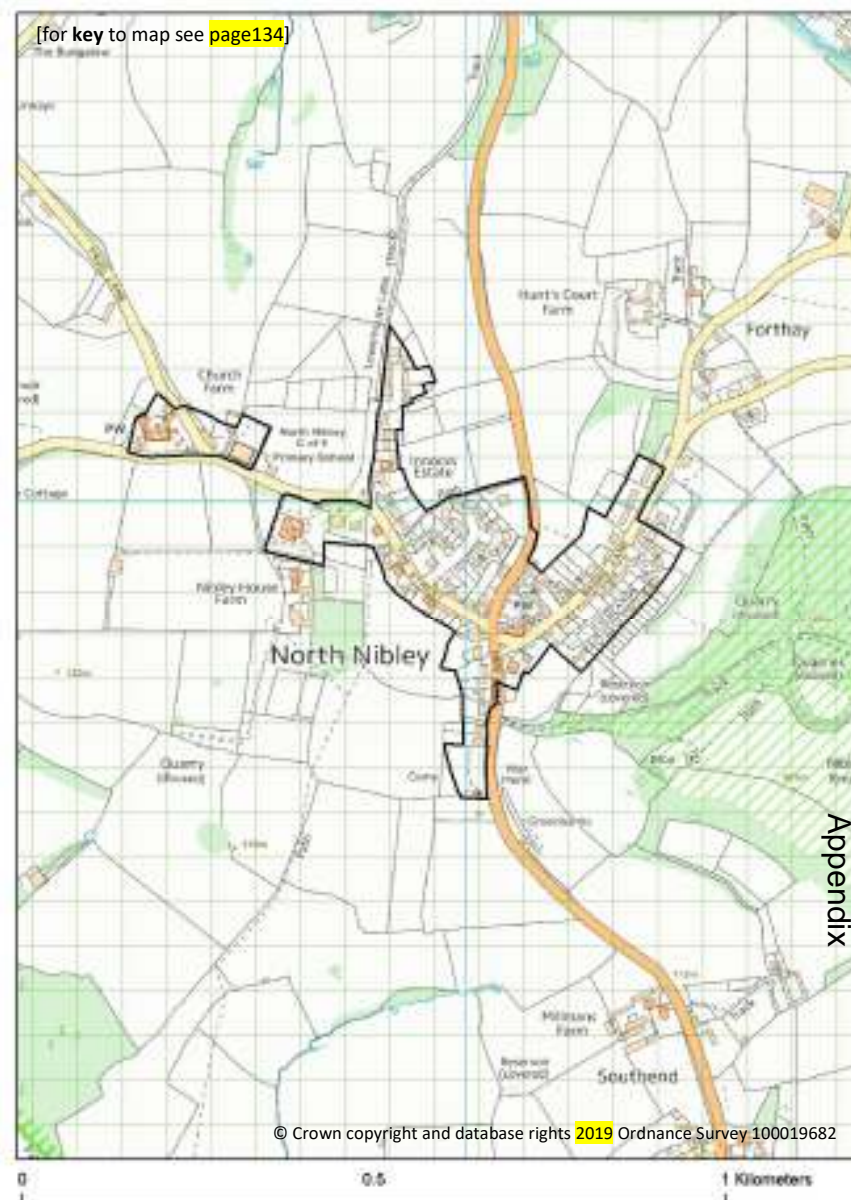
North Nibley has **no significant employment role**: its principal role is as a 'dormitory'.

Development strategy

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

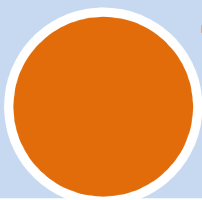
Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role, function and accessibility as a settlement with local facilities.

There are no site allocations at North Nibley.



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The Wotton cluster| Our towns and villages

...Wotton-under-Edge

[Temporary map]

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**.

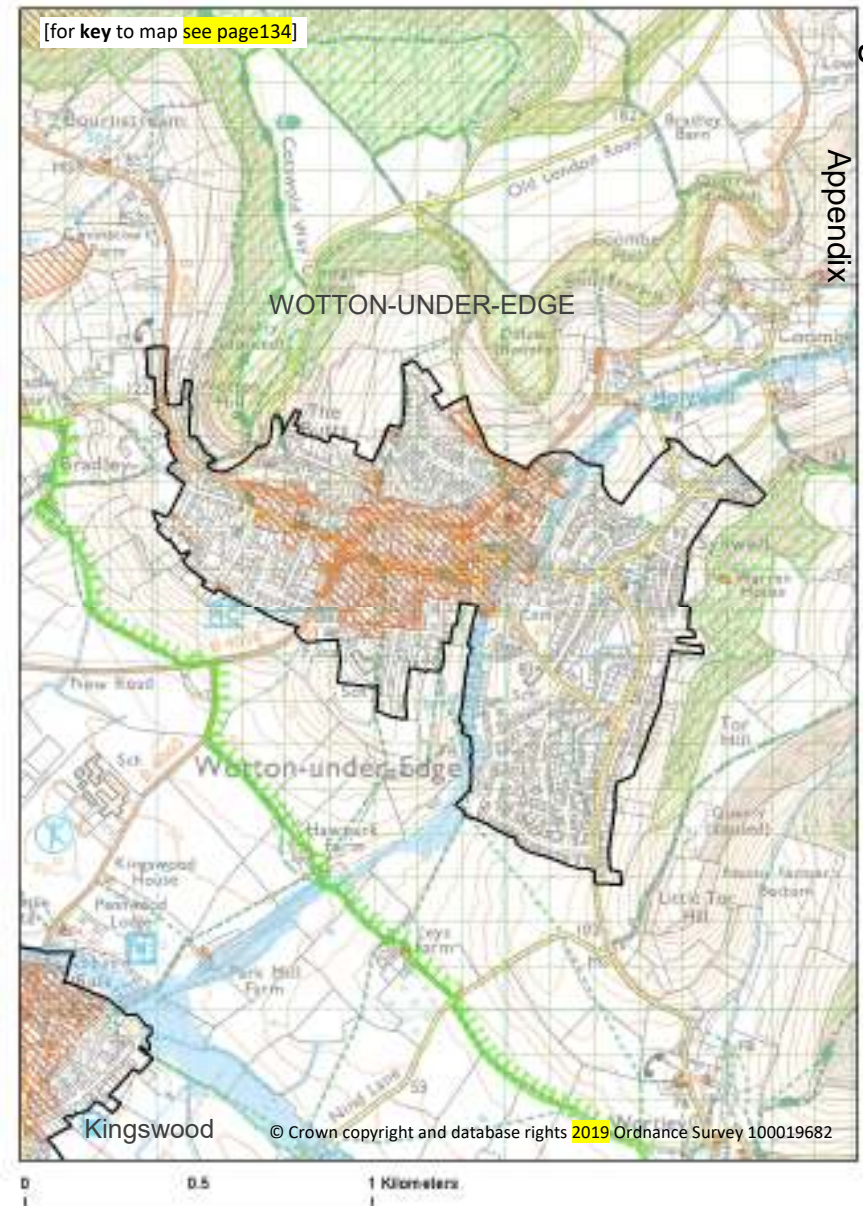
The town has a **significant employment role**, but it principally functions as a 'dormitory' settlement and local service centre.

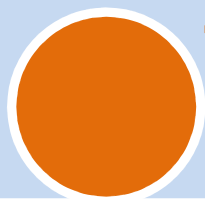
Development strategy

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).

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**.

▼ Where can I see the settlement boundaries?

Settlement development limits are defined on the current Local Plan maps. You can access these and an interactive online mapping tool via our local plan web page:



www.stroud.gov.uk/localplan



Content: Geospatial, QGIS, Ordnance Survey
2021 Ordnance Survey 100019682 | OS, Esri, HERE, Garmin





Making Places | Shaping the future of The Cotswold cluster

The strategy ...

“...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”

In the parishes of Painswick, Bisley-with-Lypiatt, Miserden, Cranham and Pitchcombe.

Painswick, the largest village here, is the District’s smallest Tier 2 “Local Service Centre”. There are no major towns or larger strategic service providers in this part of the District, which is characterised by relatively remote, small, rural communities.

There is limited opportunity for site allocations, due to landscape and environmental constraints, including the AONB designation. The development strategy for this area includes a single **local site allocation** at **Painswick**, designed to meet local needs and help sustain the settlement’s role and function.

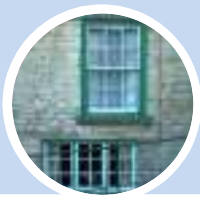
As well as this site allocation, the Local Plan’s detailed **policy framework** will steer the type and quantity of development that will happen at defined settlements and in the countryside.

◀ 3.150

Spatial vision for the Cotswolds

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Making Places | Shaping the future of The Cotswold cluster

...What do we want for the future?

Vision to 2040...

3.151 ▶

Spatial vision key
Including settlement
hierarchy, growth
locations / site
allocations, town
centres AONB etc

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.

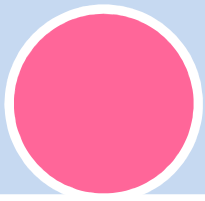
At the heart of the area lies Painswick, “the Queen of the Cotswolds”, which will continue to play an important role as a service provider for surrounding communities, as well as drawing in visitors. Some growth will reflect its role within the area, and will help to meet housing needs, maintain and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

Map 12 ...Spatial “mini vision” for the Cotswold
parishes, up to 2040

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Making Places | Shaping the future of The Cotswold cluster

...What do we want for the future?

3.152 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.

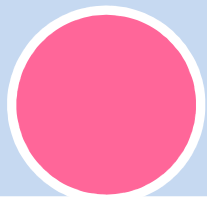
The loss of traditional skills is perhaps the most significant issue for the future management of the landscape. The wooded landscape known collectively as the Cotswold Beechwoods around Cranham and Sheepscombe is recognised as being particularly vulnerable to recreational pressures.

3.153 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





Making Places | Shaping the future of The Cotswold cluster

...How are we going to get there?

3.154 Guiding principles for growth or development within the Cotswold cluster of parishes:

Place-making **Core Policy CP4** (see **Chapter 2**) explains that all development proposals within this cluster of Cotswold parishes are expected to accord with the **Cotswold Mini Vision** and to have regard to the following **Guiding Principles**:

1. This area will see no strategic development over the plan period.
2. Appropriate development will be supported to sustain Painswick in its role as a Local Service Centre, a provider of services and facilities to surrounding communities; and to enhance Painswick's secondary role as a destination town for visitors and tourists
3. Appropriate development will be supported to sustain Miserden, Bisley and Oakridge Lynch in their roles as Tier 3a and 3b Settlements with Local Facilities. As Tier 4 settlements, Eastcombe, Cranham and Sheepscombe will see very limited levels of development, to address specific local housing, employment or community infrastructure needs, including those that may be identified by their communities through a Neighbourhood Plan
3. Support low-impact development which will boost the rural economy: including farm diversification and uses that will bolster tourism, leisure and accessibility to the countryside for visitors and residents.
4. Conserve and enhance the area's heritage assets and secure high quality, distinctive design, in keeping with local identity and character to preserve the individual character and distinctiveness of communities, villages and hamlets - with particular emphasis on the conservation areas at the heart of Painswick, Bisley, Miserden, Pitchcombe & Sheepscombe.
5. Conserve and enhance high quality and distinctive characteristics of the Cotswold AONB. There will be no strategic growth within the AONB, where any minor development must meet specific local needs.





Making Places | Shaping the future of The Cotswold cluster

...How are we going to get there?

Page layout needs work

Key to maps ▼

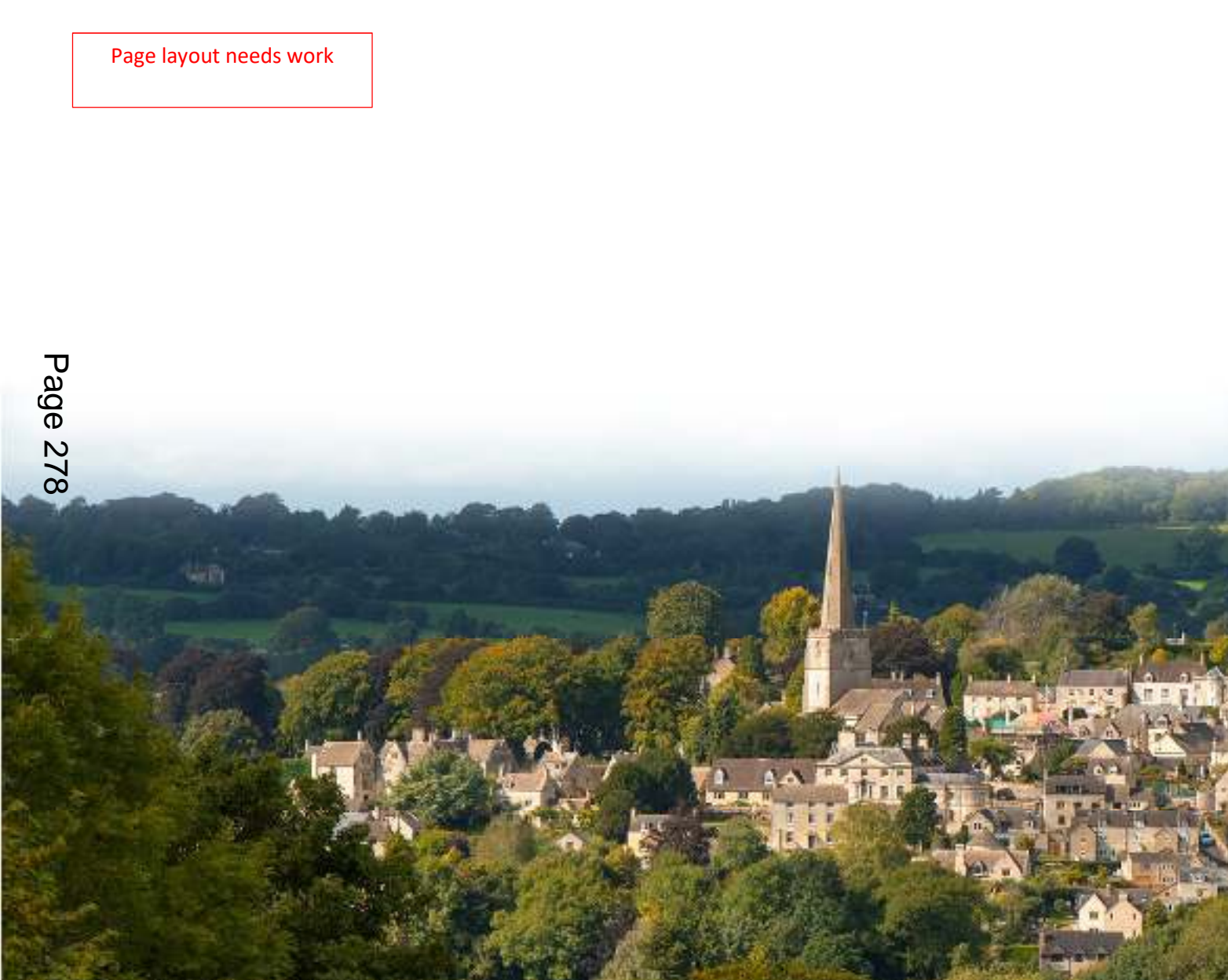
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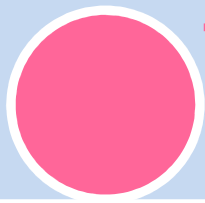
The following pages contain settlement summaries for each of the defined settlements in the Cotswold cluster of parishes ([Core Policy CP3](#)).

The summaries and accompanying maps identify key constraints and designations in and around each settlement and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).

-  Settlement development limit (settlement boundary)
-  Site allocations
-  Committed Development (including site allocations in the 2015 Local Plan and sites already with planning permission)
-  Heritage designations (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

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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.

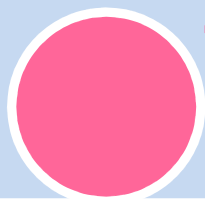
Development strategy

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.





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.

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**.

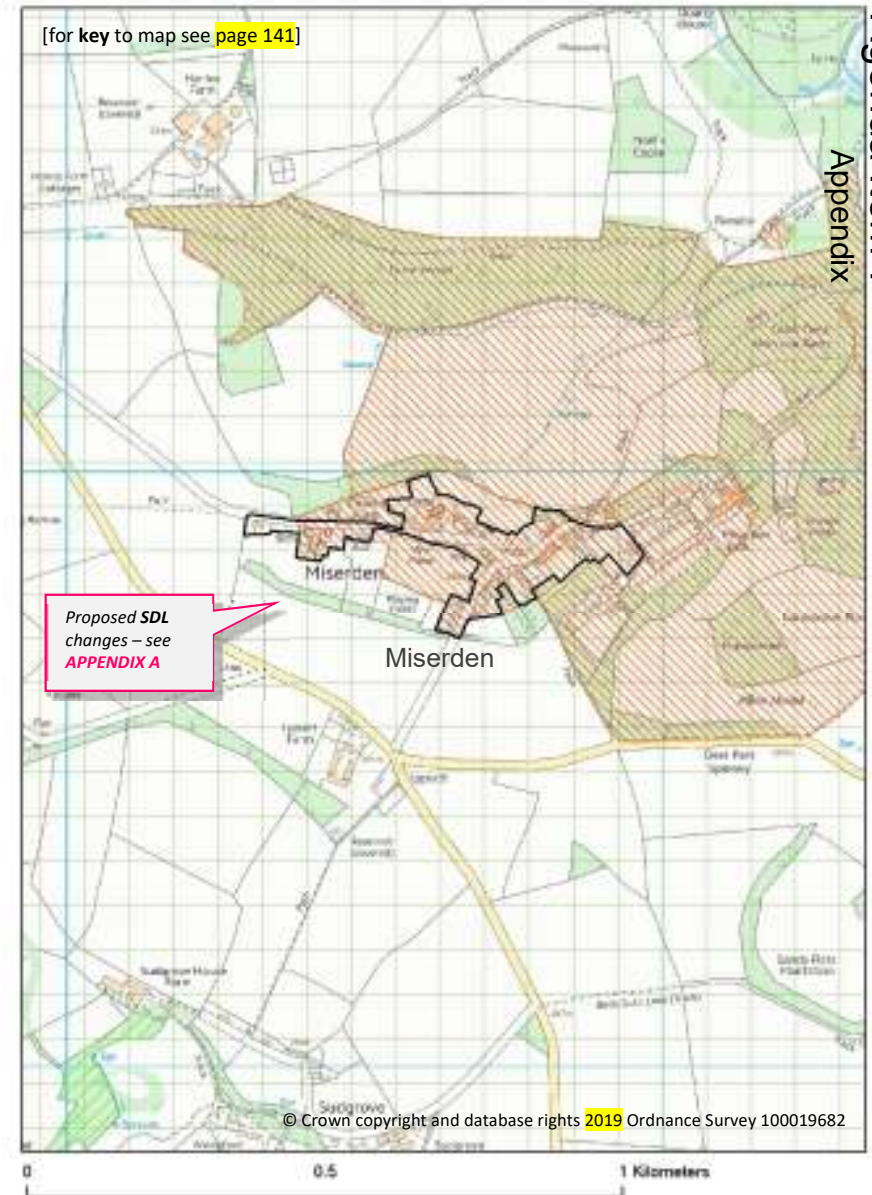
Miserden has **no significant employment role**: its principal role is as a 'dormitory' settlement.

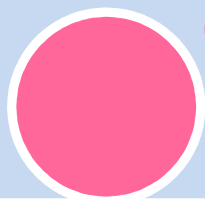
Development strategy

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

[Temporary map]

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**.

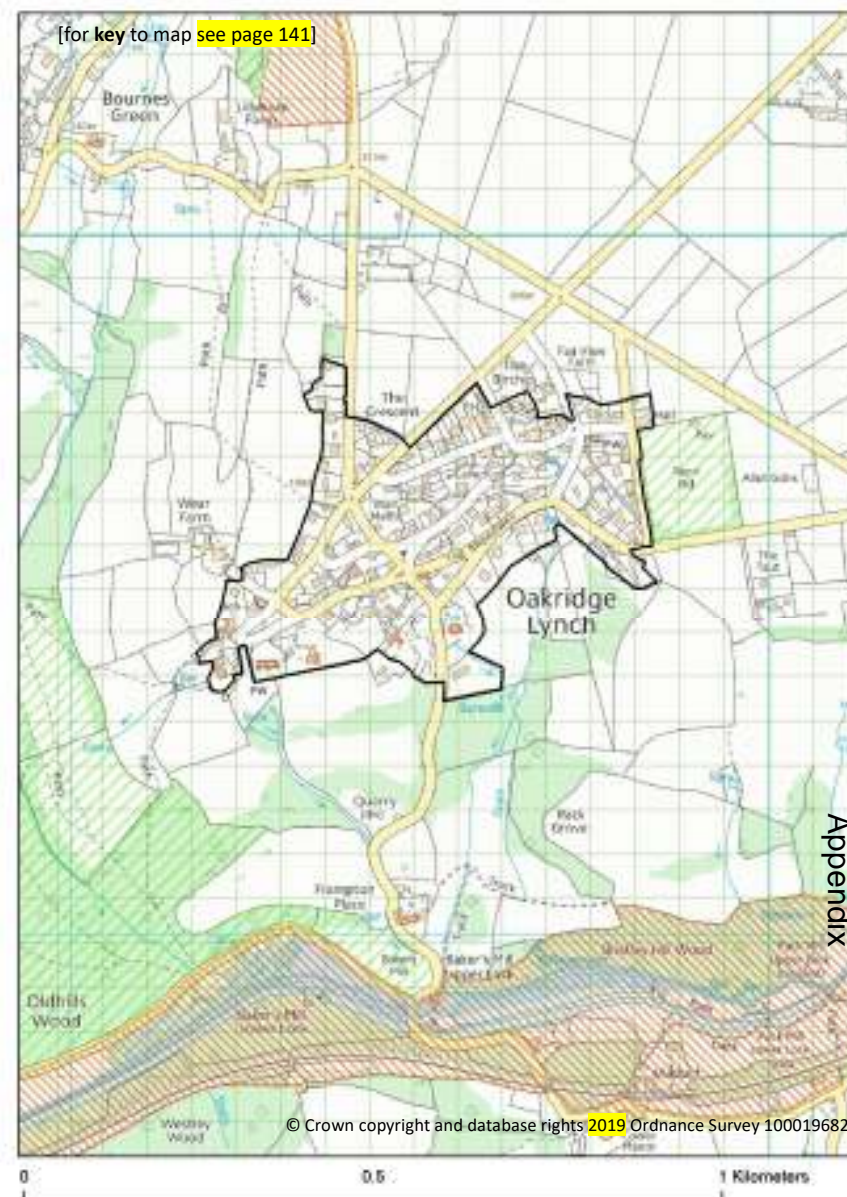
Oakridge Lynch has **no significant employment role**: its principal role is as a 'dormitory' settlement.

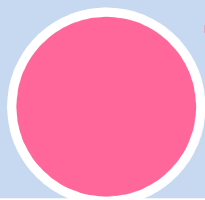
Development strategy

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.





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, formerly 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.

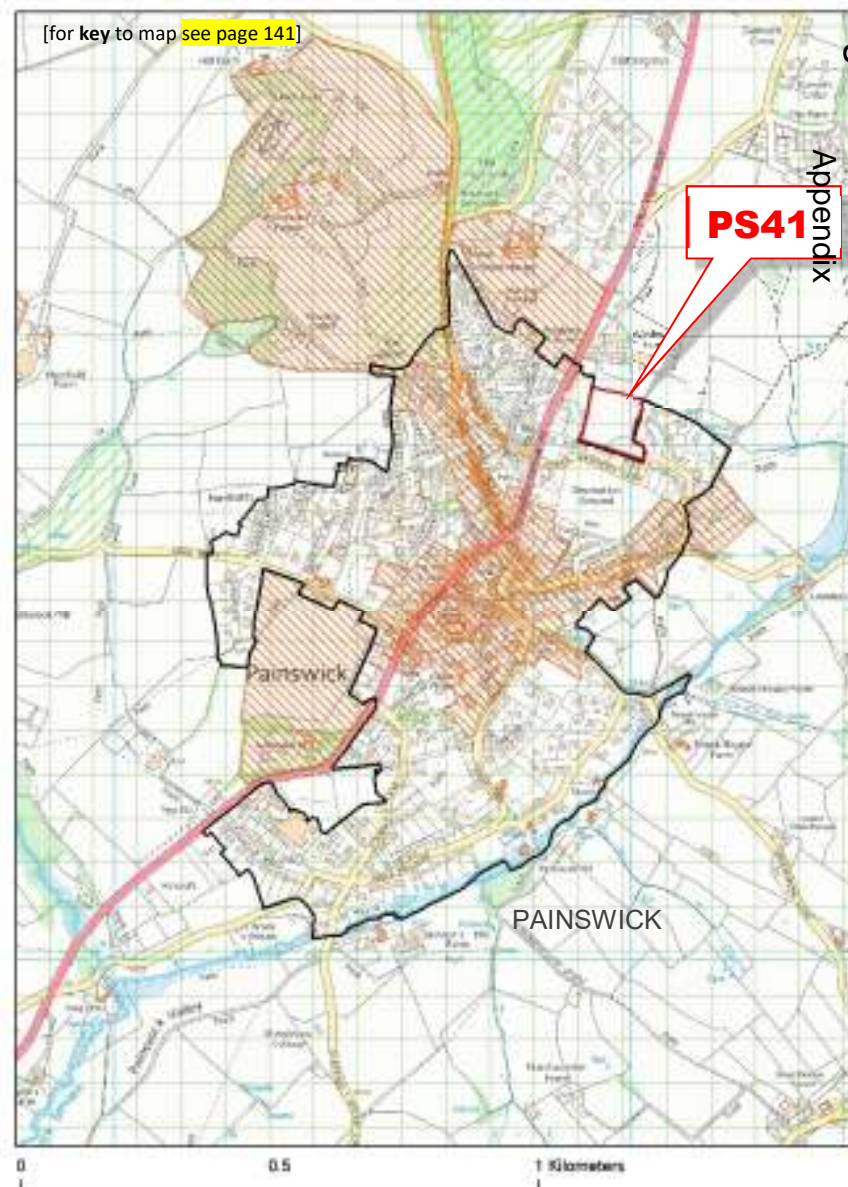
It offers a **very good**, diverse range of **local community services and facilities** (GP and pharmacy, part-time post office, primary school and pre-school, place of worship, pubs, village hall/community centre, sports/playing fields and playground) and has a **very limited role in providing 'strategic'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

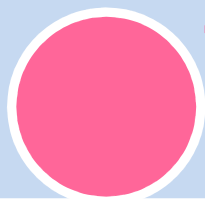
Development strategy

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.



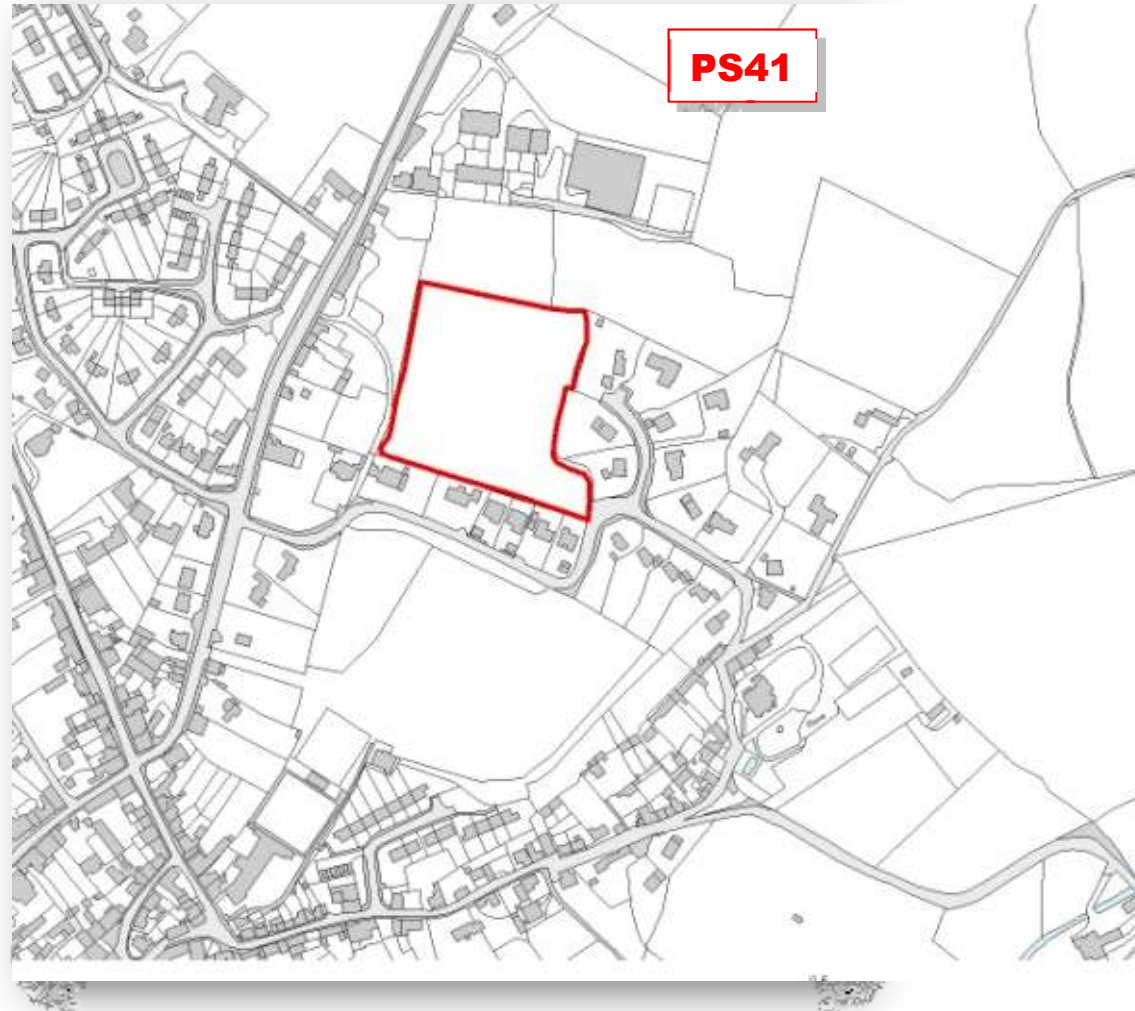


Local Sites Allocation Policy PS41

Washwell Fields, Painswick

PS41 Washwell Fields, Painswick

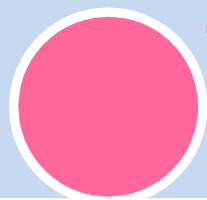
Land at Washwell Fields, as identified on the policies map, is allocated for a development comprising up to 20 dwellings and open space uses. Affordable housing will be for those with a local connection to address local housing needs within the AONB. Particular issues to address include conserving heritage interests and their setting, addressing potential ecological and landscape impacts and achieving an appropriate access. A 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-ordinate manner.



Fields

Washwell Fields, Painswick, is allocated for additional housing, affordable housing to meet local needs and open space. The development will require a suitable scale and a high quality design to ensure a positive relationship with the surrounding landscape and the road. Mature trees should be retained and additional planting should be used to address potential landscape and ecological impacts.

[Temporary map]



The Cotswold cluster| Our towns and villages

... Eastcombe, Cranham, Sheepscombe

Tier 4a settlements in The Cotswold cluster

- Eastcombe

Settlement role and function

This **small/very small** settlement provides only **basic local services and facilities** itself, but Eastcombe has **good access to key services and facilities** elsewhere: this is a relatively accessible settlement, which benefits from proximity and connectivity to higher tier settlements. In particular, Eastcombe has a close functional relationship with adjoining settlements in Chalford parish (in the **Stroud Valleys**). However, the road infrastructure in and around these settlements is very constrained. Eastcombe has no significant employment role and functions principally as a 'dormitory' settlement.

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

Development strategy

Eastcombe 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 Eastcombe's role, function and accessibility as an accessible settlement with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Eastcombe.

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).

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.

▼ Where can I see the settlement boundaries?

Settlement development limits are defined on the current Local Plan maps. You can access these and an interactive online mapping tool via our local plan web page:



www.stroud.gov.uk/localplan



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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.

Achieving healthy and inclusive communities

Core Policy CP7: Inclusive communities ►

- 4.2 Communities will only be sustainable where they are fully inclusive and deliver the necessary standards of services and facilities. Development proposals should contribute towards meeting the needs of all sections of the community and help to encourage social cohesion.
- 4.3 The Council recognises that household size and associated needs varies across social and ethnic groups. The Council recognises that addressing the needs of young people includes those in the care of the County Council due to their vulnerability. Some of the issues in planning for changes in the demography of the District are set out in the evidence base accompanying the Local Plan.
- 4.4 Core Policy **CP7** will apply to all major housing developments of 10 dwellings or more (or an outline application for residential development on a site of 0.5 hectares or larger) and the development of community facilities, including development for health (such as preventative social care and community support services), education, play and leisure or culture together with libraries, village/community halls, religious buildings and burial sites.

Core Policy CP7

Inclusive 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.



- 4.5 The Council will expect major development to provide or contribute to a Community Development Officer, to help communities to establish and improve the quality of life in their local area. They often act as a link between communities and a range of other local authority and voluntary sector providers. They can work with individuals, families and whole communities to empower them to identify their assets, needs, opportunities, rights and responsibilities; to plan what they want to achieve and take appropriate action; and to develop activities and services to generate aspiration and confidence.
- 4.6 In implementing this policy, the Council will consider viability and deliverability aspects in accordance with national advice.

Core Policy DCP2: Supporting older people and people with mobility issues ►

- 4.7 Stroud District has an ageing population; the number of people aged 65 and over is estimated to increase by 12,227 over the Plan period. As the population ages, the occurrence of long-term health conditions is likely to increase, creating complex geographies of need and demand on various services. The prevalence of specific conditions, including physical disabilities, sensory impairments and dementia can trigger the need for specific types of housing. Poor and unsuitable housing is estimated to cost the NHS at least £600 million per year.
- 4.8 Gloucestershire County Council is moving away from the commissioning of traditional residential and nursing homes towards increasing the use of housing with care. Working closely with the District Council, the aim is to provide a range of accommodation for people to help them remain independent and lead fulfilling lives.
- 4.9 Housing with care will not be suitable for everyone; a range of housing options are required. Homeshare, Co-housing and Shared Lives are gaining traction in Gloucestershire, all of which provide a viable, affordable housing solution to support people to maintain independence. Sheltered housing and general needs provision delivered by community housing trusts or through self build or cohousing projects provide further opportunities to meet needs and reduce demand on health and social care services. Providing for more two bedroom dwellings and bungalows as part of the on-site market mix in major developments can also assist in improving housing options for older people.
- 4.10 By aligning commissioning models of care with new housing developments where homes are built to accessible building regulation standards, housing



and care solutions for older, frail or disabled households can be delivered as part of mainstream housing.

4.11 In order to allow older people and those people with mobility problems, to live at home for as long as possible, changes have been made to building regulations providing for optional standards relating to adaptable and accessible homes. Based on the projected household growth and the changing demographics of the area, the **Local Housing Needs Assessment (LHNA)** has established the future need for adapted housing. The evidence supports the need for 67% of all housing to meet M4(2) Category 2 requirements and 8% of all housing to meet M4(3) Category 3 requirements (adaptable for market, adapted for affordable housing). The evidence also supports the need for a target of at least 25% or more of specialist housing for older people to meet M4(3) Category 3 requirements; and all specialist housing for older people should meet M4(2) Category 2 requirements.

4.12 These requirements should be designed into the development at the planning application stage but will be implemented through building regulations. The Council will take account of site-specific factors in applying the requirement and where the requirement would render the development unviable.

* NEW * Core Policy DCP2

Supporting Older People and People with Mobility Issues

There is an overall modelled demand of 3,091 older person homes for the Plan period, split between 2,811 sheltered housing and 280 extra care.

The development of specialist older person housing will be supported within both the owner occupied and rented sectors in accessible locations.

Major housing developments will be expected to provide for a range of house types, including two bedroom dwellings and bungalows, which many older people find desirable and suitable to live in as they age and which will release larger properties which will then be available to families.

Initiatives and developments will also 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".

To support an ageing population and the specific needs of people with mobility problems, 67% of both market and affordable homes market homes should be accessible and adaptable by meeting requirement M4(2) Category 2 of the Building Regulations and 8% of both market and affordable homes should be to M4(3) Category 3 of the Building Regulations. At least 25% of specialist housing for older people should meet M4(3) Category 3 requirements and all specialist housing for older people should meet M4(2) Category 2 requirements.



New housing development

Core Policy CP8: New housing development ►

- 4.13 The Council has produced a new **Local Housing Needs Assessment (LHNA)**, with adjoining Gloucestershire authorities, which identifies the needs for market and affordable housing in the District for the Plan period. It is important that new housing meets the needs of different groups in the community as identified in the LHNA in terms of different types, tenures and sizes.
- 4.14 This Plan establishes a settlement hierarchy (**Core Policy CP3**) to guide development to sustainable and accessible locations. The layout of new housing development should support accessibility by bus, pedestrian and cycle routes to key services and facilities and where possible enhance and extend existing routes to create a connected network for public transport and multi-user active travel modes.
- 4.15 As set out in other proposed policies, developments will be expected to contribute to community infrastructure, including transport.
- 4.16 Good design is also an important requirement to ensure that development respects the local landscape and/or townscape, contributes to a low carbon future and supports more active and healthier lifestyles.
- 4.17 An application for major housing development is defined as:
- an application for 10 dwellings or more; or
 - an outline application for residential development on a site of 0.5

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 must 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. Be designed and built 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

Core Policy CP9: Affordable housing ►

- 4.18 It is important that new residential development meets the identified housing needs in the District. This means providing the right mix of dwelling sizes and tenures, including affordable housing. The Council undertakes **Local Housing Needs Assessments** which evidence the need for affordable housing as well as for market housing. Affordable housing is defined as social rented, affordable rented or other routes to affordable home ownership, as defined in national policy, provided to eligible households whose needs are not met by the market.
- 4.19 The latest **Gloucestershire Local Housing Needs Assessment (LHNA)**, published in August 2020 identified an overall unadjusted need for affordable housing of 424 dwellings per annum after taking into account the committed supply. In terms of tenure, the LHNA indicated that the majority of need for affordable housing is for affordable or social rented properties. However, viability evidence indicates that a tenure split of 50% affordable rent and 50% affordable home ownership tenure would be viable for the majority of sites. There is a requirement in the **NPPF** on major sites for at least 10% of the 30% affordable housing requirement to be available for affordable home ownership, subject to criteria and exemptions.
- 4.20 Affordability is expected to worsen over the next 20 years increasing the impetus for a greater supply of affordable housing within the District. The Council believes that both the very high level of housing need and the limited supply of land for housing justify a low threshold for affordable housing provision. Therefore, the Council will require at least 30% of dwellings to be affordable in all housing, including extra care, schemes meeting the size threshold set out in the policy, unless unusually high costs associated with the development of the site, or the realisation of other planning objectives which take priority, make this not viable.
- 4.21 Other than in exceptional circumstances, affordable housing should be provided on site. This provision should be well integrated with the wider site and indistinguishable by either design or location from the market housing.
- 4.22 The Council has a council house development programme which aims to provide 111 new council dwellings over the period 2020 to 2024.
- 4.23 The Council will prepare a **Supplementary Planning Document** to provide more detail of how this policy will be implemented.



There is an overall unadjusted need for affordable housing of 424 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 areas 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, Nympsfield, 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.

Gypsies, Travellers and Travelling Showpeople

Core Policy CP10: Gypsy, traveller and travelling showpeople sites ▶

- 4.24 Gypsies and Travellers have lived in Britain for at least 500 years and probably longer. Many Gypsies and Travellers continue to pursue an itinerant lifestyle and are generally self-employed people. However, increasingly communities are becoming more settled. Travelling Showpeople are business people who have traditionally been involved in holding fairs and circuses for many hundreds of years.
- 4.25 The Housing Act 2004 requires local authorities to take account of the needs of travelling people and to create strategies to meet those needs. National policy requires local planning authorities to identify and if necessary allocate sufficient sites to meet the needs of these groups within their local plans.
- 4.26 An updated Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment for Gloucestershire was published in 2017 to reflect new national definitions. There is a need for up to 7 additional pitches and 8 to 12 plots to meet the identified needs of Gypsies & Travellers and Travelling Showpeople, respectively, to 2031. Planning permissions have been granted for 16 pitches which will meet Gypsy and Traveller quantitative needs during the plan period but further provision for Travelling Showpeople is required. A new assessment is expected to be published in 2021.
- 4.27 A large proportion of future need arises from the growth of existing families resident within the District. The proposed approach towards meeting remaining needs not satisfied by existing permissions is to seek to

meet needs where they arise. A sequential approach towards future provision will provide for the intensification and then extension of existing suitable sites before new sites are sought. Criteria are identified to guide development to appropriate locations if new sites are required.

- 4.28 The District Council will work actively with communities, the County Council and neighbouring authorities to assess and address community needs, any cross boundary requirements and matters of community cohesion.

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 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

(contd.) ...



Core Policy CP1-

Gypsy, Traveller and Travelling Showpeople sites

... (contd.)

- 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.

[page layout needs work]



Delivery Policies

4.29 These policies add detail to the interpretation and application of the Plan's development strategy and Core Policies.

Residential development at defined settlements and on strategic development sites:

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.

4.30 Our towns and villages provide a range of services and facilities to support new residential development. Small sites within settlements can make an important contribution to meeting future needs and maintaining a vibrant community.

4.31 Settlement development limits have been carefully defined around our towns and villages and are shown on the Policies Map. They are essential to the application of many of the Plan's policies and seek to achieve the following:-

- To direct development to appropriate and sustainable locations across the District;
- To protect the countryside from isolated and inappropriate development;
- To ensure that new development is sympathetic in scale and location to the form and character of our settlements; and
- To prevent the uncontrolled expansion of settlements and potential coalescence.

4.32 However, not all land within these defined settlement development limits may be suitable for further development. For example, the inappropriate development of residential gardens where development would cause harm to the local area. It is therefore important that criteria are established to guide development within defined settlement development limits. Policy **HC1** (page 240) identifies criteria to be considered.

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 3b and 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 as 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.

4.35 It is essential that such small scale developments are located and designed to reflect the settlement pattern, local design vernacular and to respect the landscape setting of the settlement. To avoid sporadic growth beyond the edge of our settlements it is important that the site adjoins settlement development limits or would fill in an otherwise built up frontage close to settlement development limits. Sensitive redevelopment of brownfield sites in particular will be supported adjacent to settlements. Detailed considerations are set out within the criteria for Policy HC1 below.

4.36 In order to maintain the distinct character and appearance of these smaller settlements, it is essential that this policy is subject to active management and control. Proposals must have the support of the local communities concerned and cumulative change through a series of small scale developments should be limited to an increase of no more than 10% of the settlement housing stock within defined settlement limits at the start of this Plan period.

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 or create amenity or parking problems.

4.37 Within many of our town centres, there is a significant amount of vacant or under-used space above shops. Where conversion of such space requires planning permission, the Council will positively encourage a scheme, provided that the buildings to be converted are suitable for that

4.33 At smaller settlements where it may not be possible to identify small sites for development within settlement development limits, some limited extensions may be appropriate if they are to meet specific housing needs identified through parish housing needs surveys or through detailed demographic analysis of the local population. For example, some villages have seen a long term decline in population and an increase in the elderly profile, significantly in excess of District levels.

4.34 In the interests of social sustainability and maintaining a viable and active local community, some small scale market and affordable homes, including homes for older local people wishing to move into more suitable accommodation, will help to address changing local housing needs and support a more varied future population in these rural communities. Subject to local need, self-build, live-work and build to rent properties may form part of the market mix.



purpose and the conversion itself will not lead to harm. Repopulation of our town centres can contribute to their vitality and viability.

4.38 The advantages of conversions are:

- They can contribute to urban regeneration.
- They can help restore buildings that are listed and in Conservation Areas.
- They can reduce pressure for housing on greenfield sites.
- Buildings suitable for conversion are in more sustainable locations, i.e. close to facilities and public transport links.
- They can lead to a greater variety of accommodation available with improved living conditions.

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 adjacent to settlement development limits, subject to satisfying all relevant policy criteria. 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 demonstrated. 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.

At strategic sites, development briefs will set out how the self-build plots will be delivered and integrated into the wider scheme.

4.39 This policy is intended as a mechanism for supporting self-build development in appropriate locations, as sought in national policy. The Council maintains a local register of self-builders who wish to acquire a suitable plot of land to build their own home to evidence demand. The Council will also consider other evidence of local demand. The policy seeks to ensure that a genuinely innovative design approach and a high sustainable construction standard is achieved.

4.40 The Council supports the provision of self-build and custom-build dwellings within settlement development limits and on suitable sites adjacent to settlement development limits, as set out in policies **DHC2** and **HC4**, subject to all relevant policy criteria being satisfied.

4.41 A self-build scheme should be genuinely innovative in its use of materials, methods of construction or its contribution to protecting and enhancing the environment, so helping to raise standards of design more generally in rural areas. The value of such a building will be found in its reflection of the highest standards in contemporary architecture, the significant



enhancement of its immediate setting and its sensitivity to the defining characteristics of the local area. Where more than one dwelling is proposed, opportunities for pooled renewable energy generation facilities should be utilised.

4.42 On allocated strategic sites, the development brief will set out how the self-build plots will be delivered and a design framework should be agreed with the Council prior to the submission of individual applications. The design framework shall set out how a coherent design approach for the development of the site will be achieved. The design framework could take the form of design coding or a detailed design brief with which subsequent applications for the individual self-build dwellings should accord.

4.43 The District Council has joined a **Self Build Partnership** with South Gloucestershire Council, to provide guidance and support for communities and developers to enable the delivery of self build plots. The Council will also investigate opportunities for self-build and custom-build housing on Council owned land. A **Supplementary Planning Document** will be produced to support the delivery of self build and custom dwellings.

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 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. Occupants will be required to evidence their need for affordable housing and their connection to the relevant parish.
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 in perpetuity, 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.
6. Single plot self-build or custom-build affordable dwellings shall be limited to a maximum GIA of 100m². Permitted development rights will be removed from these properties to prevent this maximum being breached.

The Council will consider the inclusion of some market housing on affordable housing sites proposed under this policy where this is required to make the scheme viable. Robust proof will be required to ensure that the level of market housing is the minimum required in viability terms to deliver the affordable housing, including consideration of whether Government grant availability could reduce or negate the necessity for market housing. The inclusion of some market housing for cross-subsidy will not apply to self-build or custom build affordable homes.



- 4.44 An exception site is one that would not usually secure planning permission for market housing. In rural parts of the District, there are particular difficulties in securing an adequate supply of affordable housing for local needs. The Council's local housing needs 'exceptions' policy is an integral part of the corporate approach to meeting housing needs in our rural areas. However, national policy states that entry level exception sites should not be permitted in Areas of Outstanding Natural Beauty.
- 4.45 Rural exception sites should only be used for affordable housing in perpetuity. This policy seeks to address the needs of the local community by accommodating households who have a strong local connection either by current or recent past residency or via an existing family or employment connection. Preference will be given to those with a strong local connection to the parish, followed by those with a strong local connection to the adjoining parishes, then to the Stroud District as a whole. A local Housing Needs Survey produced either by the Parish Council or by a housing provider using a methodology agreed by the District Council provides evidence of the extent and nature of local housing need for affordable housing sites. For single self-build and custom build affordable projects the applicants will need to provide evidence of their need for such a plot by providing information on income and local connection. Entry-level exception sites must meet a proven unmet need for first time buyer or renter properties.
- 4.46 National policy suggests that local planning authorities should consider whether allowing some market housing on affordable housing exception sites would facilitate the provision of significant additional affordable housing to meet local needs. In response, the Council will consider proposals where a majority of affordable homes are cross-subsidised by the provision of a minority of market housing, subject to the production of a detailed viability study demonstrating the requirement for this cross-

subsidy. Although the policy would not preclude any developer carrying out a suitable scheme with appropriate covenants on the land or legal agreements, the Council will require the properties to be managed by a Registered Provider.

- 4.47 Particular importance is given to sustainability considerations including the location of a site in relation to an existing settlement and local services, the scale of development proposed, the impact on the character of surrounding development, the landscape and countryside, as well as other planning criteria. National policy states that entry level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement. Where only a small number of dwellings are proposed, and other suitable sites are not available in the Parish, the requirement to have reasonable accessibility to local services could be outweighed by an identified pressing need for affordable housing.
- 4.48 The Council will prepare a Supplementary Planning Document to provide more detail of how this policy will be implemented.

***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
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.

4.51 The workspace element has to be more than ancillary to the dwelling. Consequently, a live-work unit must establish why it has to be located where it is. It should not generate significant visitor movements. The Council will expect to apply the following principles to live-work units:

- 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
- the residential floorspace of the live-work unit shall not be occupied other than by a person solely or mainly employed, or last employed in the business occupying the business floorspace of that unit, a widow or widower of such a person, or any resident dependants.

Detailed criteria for new housing developments:

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

4.49 National policy encourages flexible working practices, such as the integration of residential and commercial uses within the same unit. Live-work units can have a part to play in the rural economy.

4.50 Any live-work proposal will need to be considered on its own merits, rather than as a residential or employment proposal. Live-work units are emphatically not dwellings where someone works from home. That is why they are sui generis. The rationale includes the stimulation of rural employment opportunities, not just the removal of one person's journey to work. Otherwise dwellings in the countryside could be allowed for anyone who agreed to work from home and yet would still potentially generate partners' trips to work, school run, shopping trips and all the other journeys associated with residential dwellings. As such units will need to consider their impacts such as noise, smell, frequency of visitors on potential neighbours and the environment.



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 or PROW which is important to the character of the settlement unless the benefits of doing so outweigh the harm
5. it would not result in the loss or degradation of locally valued habitat which supports wildlife and would lead to biodiversity net gain
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 and will, where possible, improve local access to walking and cycling routes.

The redevelopment of suitable brownfield land within settlement development limits for housing, including the remediation of contaminated land, is particularly supported.

- 4.52 Good design and landscaping are essential to ensure that new development is successfully integrated into its local context. Good design

and landscaping addresses social and environmental concerns as well as visual and functional ones.

- 4.53 More detailed information on materials used locally, the character of development across the District and broad design guidelines can be sourced currently from a variety of adopted documents such as Neighbourhood Plans, Community or Parish Design Statements as well as national best practice guidance. All will provide a context to any proposed development. These should be taken into account when designing developments to ensure that local characteristics are enhanced and local distinctiveness promoted through design. Compatibility with the character of an area does not require slavish pastiche or replication of standard designs. Innovation and contemporary design features can help to raise the design quality of an area where there is no strong local distinctiveness. Design and Access Statements should indicate how relevant policy has been reflected in a proposed development. The Council will review its Residential Design Guide to provide an up to date Supplementary Planning Document.

- 4.54 Compliance with the criteria in this policy will contribute to the achievement of sustainable forms of development. Natural and built features will be considered on a site by site basis and their merit will also be the subject of other policy considerations in this Plan.

- 4.55 The Council recognises that on smaller schemes capable of less than 4 units it may not be appropriate to have a mix of dwelling types, particularly in the context of criterion 2 of the Policy.



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.

specific grant funding to support these types of projects can be made available by central government.

4.57 Community land trusts are legal entities set up by communities to provide assets such as allotments or affordable housing. Cohousing is a form of housing that promotes a sense of community by providing communal areas such as dining halls. Housing co-operatives are controlled and managed by residents, and self-help housing usually refers to projects bringing empty properties back into use, often using volunteers or trainees.

4.58 The Localism Act allows for certain community organisations to bring forward a Community Right to Build Order (CRTBO) which permits smaller-scale development on a specific site without the need for planning permission, subject to a community referendum. Nailsworth Community Land Trust was one of the first in the county to achieve a CRTBO, which resulted in a new development of affordable homes at Lawnside in Nailsworth.

4.56 Community led housing is a growing movement of communities taking action to develop housing projects that provide decent and affordable homes. Community-led housing can include development (newbuild or refurbishment) by community land trusts, housing co-operatives, self-help housing or cohousing initiatives. From time to time,



Other forms of residential development:

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 not 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). 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
4. the replacement dwelling is located on or overlaps the footprint of the existing dwelling, unless relocation elsewhere within the existing residential curtilage would have positive flood management, landscape or biodiversity benefits, and the design does not detract from the character or appearance of its surroundings
5. the existing dwelling is not a caravan or mobile home.

- 4.59 The erection of replacement dwellings and extensions to existing houses can individually, and cumulatively over a period of years, have an adverse impact both on the character of individual properties and the surrounding countryside. The replacement of small rural dwellings with larger houses can radically change the character of an area to one of a more suburban

nature and also reduce the supply of the smaller rural dwellings. To help protect the character of Stroud's countryside, extensions and replacements of dwellings need to be controlled in terms of scale and design.

- 4.60 This policy aims to give protection to traditional smaller properties in the countryside, therefore helping to meet the objective of providing appropriate housing for the needs of the population. The Local Housing Needs Assessment (LHNA) will continue to be used to monitor the housing market need and demand.

- 4.61 In determining what constitutes "similar size", account will be taken of the extent to which the dwelling has been previously extended, or could be extended under permitted development rights. For the purposes of this policy, "original" is defined as the dwelling as it was built, or as it existed on the 1st July 1948.

- 4.62 Provision of replacement dwellings provides an opportunity to include flood resistant or resilience measures into the design of replacement dwellings in existing flood risk areas. In some instances, there may be an opportunity to re-site the dwelling within the existing residential curtilage to reduce flood risk or to achieve landscape or biodiversity benefits.

- 4.63 Where replacement dwellings are approved, planning conditions may be imposed to remove permitted development rights so that control can be exercised over the future form of the building.

- 4.64 The law defines both 'mobile home' and 'caravan' as "*any structure designed or adapted for human habitation which is capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted*". The connection of mains water / electricity /



sewerage, or the addition of cosmetic skirts that do not fix the structure to the ground, do not prevent it from coming within the definition.

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 cycle and 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.

houses into multiple occupation and the use of first floor premises over shops and offices, as flats, can have benefits. These may include the retention and improved maintenance of a previously under-utilised building and the provision of small units of accommodation.

- 4.66 The conversion of houses into self-contained units of accommodation should only be undertaken with care and should have regard to the amenities of the neighbouring occupiers and the character of the area, whether rural or urban. Attention will be drawn to the provision of a satisfactory standard of parking space within the site curtilage for the increased number of residents and to prevent any potential obstruction of the highway caused by residents parking on the roadside by necessity.
- 4.67 In the rural areas, residential sub-divisions will be discouraged owing to their relative isolation away from services. Proposals must meet the additional criteria of not requiring any further significant extensions or additions to the original building in order to undertake the conversion. The building when subdivided should appear almost identical to its pre-conversion form and any alterations deemed to be necessary must be appropriate in character to the locality. This principle is consistent with the objective of development restraint in the countryside and will prevent the urbanising effect of unrestricted alterations.
- 4.68 Planning conditions may also be imposed to remove permitted development rights, so that control can be exercised over the future form of the building.

- 4.65 The Council will encourage the full and effective use of land in appropriate locations within existing urban areas. In particular, the conversion of



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.

4.69 A residential annex is taken to be accommodation that is ancillary to the main dwelling, which lies within the residential curtilage; and it must be used for this purpose. The resident of the annex should be clearly associated with the occupants of the principal dwelling house e.g. dependent relatives or domestic staff working for the residents of the principal dwelling. It is acknowledged that an extension of the house or conversion of an outbuilding may provide an opportunity to accommodate others within the curtilage of the main dwelling, whilst giving them some degree of independence.

- 4.70 However, the annex should form part of the same “planning unit” by sharing the same access, parking area and garden. A planning unit usually comprises the unit of accommodation, i.e. the residential unit and its

surroundings. This is because the Council would wish to avoid the annex becoming a self-contained dwelling, separate and apart from the original dwelling house, particularly where located in open countryside. Consequently, the Council may attach a legal agreement to prevent this occurring.

- 4.71 If the applicants’ wish is to separate off part of their curtilage to form a new planning unit, then there may be an acceptable way of doing so within defined settlement limits – this should be discussed with planning officers and several other policies in this Plan will be relevant (particularly **HC8**). But policy **HC7** is designed principally to address the creation of a residential annex *outside* a defined settlement and in open countryside, where new dwellings are not usually permitted.
- 4.72 The layout, design and physical relationship between the house and the proposed annex will be important considerations for the Council in deciding such planning applications, as will the size and scale of the accommodation to be provided. It is unlikely that a large annex would receive permission if its size is out of proportion to its intended use. As a guide, the scale should be such that the annex could be used as a part of the main dwelling once the dependency need has ceased.
- 4.73 Existing detached buildings within the curtilage of a dwelling house, such as stables, coach-houses, garages etc, can be used as annexes as long as they do not become a separate self-contained unit and thus a separate planning unit (primary residential accommodation). They should not have separate boundary demarcation and amenity space should be shared.



Extending your home

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 subservient to the original dwelling, and 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 appropriate additional opportunities to enhance the sustainability and energy efficiency of the existing dwelling or unit are taken, including the use of permeable paving.

- 4.74 The extension of existing dwellings is often an effective means of improving the housing stock. The Council is committed to allowing people to improve and extend their property, but will seek a high standard of design, which complements the scale and style of the house to be

extended and others nearby. Four main principles should be followed, to achieve a well designed home extension:

- Respect the appearance of the site and local area;
- Ensure the extension does not adversely affect your neighbours' amenities, including parking;
- Avoid potential impact on local community socio-economic needs, including housing mix; and
- Minimise the impact on the environment, taking account of accessibility and other sustainability considerations.

- 4.75 Guidance to help applicants to determine what may be acceptable can be found in adopted **Parish or Community Design Statements, Conservation Area Statements and Neighbourhood Plans**. Good design and use of quality materials may sometimes seem expensive but in many cases will reduce maintenance costs and increase the value of property.

Planning for healthy communities:

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 including through the provision of allotments and community orchards
2. Provide layouts that support the mental and physical wellbeing of residents and encourage healthy, safe and active lifestyles (including for those with disabilities) including through a network of multi-functional green infrastructure and safe, off-road multi-user tracks for walking/cycling/riding/mobility scooters
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.

4.76 Gloucestershire is generally a healthy county, but not everyone experiences good health and wellbeing and this is influenced by a wide range of factors, including our environment. **Gloucestershire Joint Health and Wellbeing Strategy** supports the **Vision 2050** ambition of Gloucestershire as a place where everyone can live well, be healthy and thrive and sets priorities for tackling health inequalities and addressing the wider determinants of health and wellbeing in our local communities including physical activity, mental wellbeing, social isolation and loneliness and healthy lifestyles.

4.77 **Active Gloucestershire** identifies one in five people in Gloucestershire is inactive and a third don't move enough to benefit their health. You are more likely to be inactive if you are older, on a low income or are disabled.

This puts you at greater risk of high blood pressure, heart disease, type two diabetes, depression and some cancers.

4.78 **Health Impact Assessment (HIA)** provides the framework to support the creation of healthy communities and embed opportunities for healthy lifestyles, physical activity and social interaction, accessible to all, in the design of new development.

4.79 The co-location of health facilities with other community services and facilities, including the provision of accessible and Changing Places toilets at key strategic community locations, will be supported to help tackle identified health inequalities and promote wider accessibility within the local community. The layout and design of new developments can also help to support healthy lifestyles through increasing space for growing food, facilitating multi-functional space and promoting social 'hubs' and community interaction.

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 or, devaluation of, or loss of accessibility to, 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.

to major leisure centres, also provide a focus for the wider social health and wellbeing of communities. It is important to prevent the loss of open space and built facilities where this would harm their important recreation functions or the character of a settlement or the visual or biodiversity quality of the locality.

4.82 The Council has completed a comprehensive audit of recreation provision across the District which is set out in the Stroud District **Open Space, Green Infrastructure, Sport and Recreation Study**. Having regard to existing provision, local views through surveys and stakeholder engagement and national best practice, this major study has recommended defining new local minimum standards for play, recreation space and built and indoor sports facilities and incorporating these within the Local Plan. The Study has used the Local Plan's 'parish clusters' set out in Chapter 3 to assess provision across the District.

4.83 The Council will have regard to the **Open Space, Green Infrastructure, Sport and Recreation Study** when determining whether development proposals which may affect existing open space and built and indoor sports facilities are acceptable. Applicants are expected to supplement this Study with additional robust assessment work to satisfy the policy criteria if a replacement facility is proposed, to demonstrate the net benefit to the community in terms of recreation opportunities from their proposals.

***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

4.80 Open space, sport and recreation are important for our quality of life. Sports facilities and outdoor green spaces help us to enjoy more active and healthy lives, whilst also making our local areas more attractive places to live. Maintaining and enhancing recreation opportunities will contribute to opportunities for pursuing healthier lifestyle and improving our local places.

4.81 The current network of open spaces and recreation facilities within Stroud's towns and villages makes a significant contribution to their character and attractiveness. Open space takes many forms including parks, village greens, play areas, sports pitches, allotments, undeveloped parcels of land, semi-natural areas and substantial private gardens. Many provide important recreational and sporting facilities and whatever their size, function and accessibility they all contribute to local amenity and biodiversity. Built facilities, from local sports clubs and community centres



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 Grounds	1.20 ha/1000 population	600m (12-13 minutes 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	3.92ha/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 where possible and link well with any existing green infrastructure features in the local area and with the wider green infrastructure network. Where the achievement of these standards is unrealistic or inappropriate within the boundaries of the development site, a financial contribution will be secured through a legal agreement or Community Infrastructure Levy 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.

- 4.84 More people than ever before are participating in both organised and informal recreation activities and there is an increasing awareness of the importance recreation facilities play in the life of the community. The demand for additional recreation facilities is likely to grow because of greater participation in leisure and increase in the overall population size.



- 4.85 The Council's Open Space, Green Infrastructure, Sport and Recreation Study (2019) identifies new quantity, quality and accessibility minimum standards of provision for the District. Many areas of the District are currently deficient against these standards. New residential development will add to the demand for recreation facilities in an area and needs to be provided in step with new housing.
- 4.86 Of particular concern in Stroud District is the need to ensure that adequate outdoor playing space for children is provided in association with new residential developments, and that appropriate contributions are made to the provision of larger areas of youth and adult play space which serves the new development. Wherever possible, the provision of outdoor playing space should be made on-site as an integral part of the development. It should be of an appropriate type to serve the needs of the development, and in a location well related to the proposed residential properties. The detailed requirements of any outdoor playing space provision will vary between sites and depend upon the needs of the residential development proposed and the level of existing recreational provision.
- 4.87 Natural greenspaces are very important to our quality of life. They provide a wide range of benefits for people and the environment. Access to natural greenspaces for fresh air, exercise and quiet contemplation has benefits for both physical and mental health. Natural England Research provides good evidence of reductions in levels of heart disease, obesity and depression where people live close to greenspaces. In addition to their potential ecological value, greenspaces also help us adapt to changes in climate through their role in reducing the risk of flooding, and by cooling the local environment. Where trees are present they also act as filters for air pollution. Therefore, the Council places emphasis on providing natural and semi-natural open space at the levels set out in the

policy; and on providing space that is of high quality, both for biodiversity and as a multifunctional resource for communities. As such the planting will primarily be native species and provide an opportunity to create linked networks of natural spaces. Sites should be easily accessible, welcoming, well maintained and managed, should provide ecosystem services (e.g. urban cooling and shading, flood water retention, carbon storage, climate change alleviation) and should provide a real increase in the quality of life for those living nearby.

- 4.88 The Council will produce a Supplementary Planning Document to provide information on how policies for protecting and enhancing existing open space and recreation provision and for the provision of new facilities will be implemented.



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).

Economic growth and strategic employment needs

Core Policy CP11: New employment development ►

- 5.2 The Council promotes and supports job growth in the District not only through provision of opportunities in the traditional employment land use categories of business use, general industrial use and storage/distribution use and “Sui Generis” industrial uses, but also in tourism, retailing, health care, education and leisure facilities. These are significant employment generators and are important to the functioning of the District’s economy.
- 5.3 Consultants completed an **Employment Land Review (ELR)** in March 2021 for the Council. This takes the employment land requirements, set out in the **Gloucestershire Economic Needs Assessment (ENA)** which is detailed in **Chapter 2.6 Local economy and jobs**, and identifies a supply of suitable land to meet the needs of the District to 2040. The employment strategy for Stroud provides for new growth, protects key employment sites whilst allowing regeneration opportunities on poorly performing sites.
- 5.4 It is important to ensure that strategic housing growth is coupled with the delivery of significant employment development of the right type to help improve self-containment of communities. Policies for employment development in the Local Plan will have regard to both strategic and local business needs, and will aim to facilitate a flexible supply of land moving

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

(contd.)...



Core Policy CP11

New employment development

... (contd.)

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.

towards a low carbon economy. They will aim to both increase the number of jobs available locally that are currently lower than the number of available workers and provide for jobs that more readily match the broad skills of the workforce. Too few jobs and provision for a lower skill base are factors that have led to considerable movement of higher skilled workers out of the District to other places of employment. The District already has a reputation for advanced engineering, green technologies and creative skills that should be built upon. Further sites in locations that are accessible to the existing and proposed labour supply are proposed, but with a focus on urban areas in order to help reduce out-commuting from the District.

- 5.5 Stroud is predominantly a rural district however, and it is recognised that employment growth will also take place away from traditional business parks and industrial estates – for example through the diversification of the rural economy, and the growth of leisure and tourism and increase in home working. Appropriate proposals to make provision for jobs in these areas will be supported. Opportunities for industrial symbiosis will be sought. This is the interaction and association between various companies and industries in which by-products and waste materials can form the raw materials and resources for other industry. Encouragement of these principles will contribute to a more sustainable, circular economy.
- 5.6 The District contains a number of key employment sites that provide a good range of premises for existing and new businesses. The **ELR** has assessed the role of these employment sites and has recommended that these are protected as they form the basis for the Council's employment role. However, some employment sites are relatively run down, under-used and would benefit from regeneration. The area requires more jobs and the more intensive use of much of this land for higher density employment development, coupled where appropriate with enabling development and environmental improvements, complements the overall strategy for growth.



Retail and town centres

Core Policy CP12: Town centres and retailing ►

- 5.7 This core policy seeks to protect and bolster the role that our town centres play in providing jobs and contributing to a strong local economy.
- 5.8 A countywide hierarchy of retail centres was first established through the adopted **Gloucestershire Structure Plan** (1991). For this Local Plan, the hierarchy has been examined and a revised hierarchy established to serve the needs of retail and town centre development in Stroud District. The **Stroud Town Centres and Retailing Study 2010**, as amended by the **Retail Study Update 2013** and **Retail/ Town Centre Planning Policy Advice 2021**, identifies and assesses the higher levels of this hierarchy and this is reflected in **Core Policy CP12**. The hierarchy reflects the scale, nature and role of the centres and their importance within the retail and leisure offer in the District.
- 5.9 The Town Centres are shown on the **Policies Map**, including the Primary Shopping Areas. Primary Shopping Areas are defined as where retail development is concentrated. Primary Shopping Areas are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Greater opportunities for a diversity of uses such as restaurants, cinemas and businesses are provided within the defined Town Centre outside of the Primary Shopping Area. The town centres identified comprise **Berkeley, Dursley, Minchinhampton, Nailsworth, Painswick, Stonehouse, Stroud** and **Wotton-under-Edge**. All typically comprise a diverse range of town centre uses with a retail focus and can include ancillary social, leisure and cultural and other uses.
- 5.10 The role of the identified retail centres will be maintained to ensure they provide an appropriate range of facilities and services which serve each

town, community or rural hinterland. The hierarchy of centres will serve to sequentially guide appropriate retail, leisure and commercial development to help maintain and, wherever possible, enhance those centres. Development in these centres should seek to serve the needs of the residents within their hinterland or catchment, although some centres may also serve passing trade. Town and district centres should be, or have the potential to be, well served by public transport. Local centres should be easily accessible by cycling and walking. Local centres and neighbourhood shopping, identified as lower-order local centres, should be maintained and protected, in order to ensure all residents in the District have access to a basic range of small shops and services of a local nature.

- 5.11 On allocated strategic sites, the development brief will set out the expected content of the planned new centre and the level of detail and analysis required at the planning application stage including:
- an analysis of the proposed main town centre uses in relation to their scale and format
 - the likely catchment of the proposed new centre
 - an analysis of the accessibility to existing stores and centres in the wider area
 - the spending power of the new development that the new centre seeks to serve
 - an assessment of financial impact
 - an assessment of the likely scale of trading overlap with existing centres in the surrounding area.



5.12 In implementing this policy, the vitality and viability of the town centres will be assessed against the following criteria (drawn from other policies in the Plan):

- The location and prominence of the premises within the primary shopping area;
- The floor space and length of frontage of the premises;
- The number, distribution and proximity to other non-class E premises, or with planning permissions for such use, within the primary shopping area in question and throughout the town centre;
- The particular nature and character of the use proposed, including the level of pedestrian activity associated with it;
- The level of vacancies in ground floor properties; and
- Whether the proposed use will give rise to noise, smell or other environmental problems.

5.13 For clarity of implementation of this policy, bulky goods are defined as durable goods that are too large and/or heavy to be taken away by shoppers and usually have to be delivered (e.g. furniture/ fridges/ freezers/ cookers/ building materials).

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, Nailsworth, Stonehouse, Wotton-Under-Edge
District Centres	Berkeley, Cam, Minchinhampton, Painswick
Local Centres	Cainscross (Stroud), Great Oldbury (<i>anticipated</i>), Hunts Grove (<i>anticipated</i>), Kings Stanley, Sharpness new settlement (<i>anticipated</i>), Whaddon (<i>anticipated</i>), Whitminster, Wisloe new settlement (<i>anticipated</i>)
Neighbourhood Shopping (Lower-order Local Centres)	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 and leisure 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, leisure, service and employment facilities to meet the day-to-day needs of residents.

(contd.) ...



Core Policy CP12

Town centres and retailing

... (contd.)

- 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 and leisure 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, leisure and other uses (including 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 primary shopping areas, 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;
 - 2. would not lead to unsustainable trip generation from outside their catchments and;
 - 3. are in accessible locations with good connections to town centres.
- 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

Core Policy CP13: Demand management and sustainable travel ►

- 5.14 Our District supports a network of market towns, well connected to their rural hinterlands and interspersed with villages and employment centres. Combined with the sparsity of roads and the hilly topography, this presents a greater range of challenges when trying to improve the transport network, and is a factor in the dominance of car travel as the preferred mode of transport. 75% of commuters in the Stroud District travel by car whilst 27% of people travel less than 5km to work, of which two thirds travel by car (**Stroud Sustainable Transport Strategy, 2019**)
- 5.15 Whilst car travel will continue to be a part of the transport strategy, its role has to be set against the relevant **Strategic Objectives** of the plan, namely **SO4: Transport and Travel**, and **SO5: Climate change and environmental limits**, underpinned by the Council's aim to become carbon neutral by 2030. This will require policies which reduce the need to travel by locating complementary uses close to each other and by seeking the improvement of public transport systems, pedestrian and cycling facilities. This has to be complimentary with a policy to encourage the reduction of the impact of vehicular traffic in terms of both congestion and carbon emissions.
- 5.16 **Highways England** operates, maintains and improves the strategic road network in England. The **Local Highway Authority** (LHA) manages and maintains roads within Gloucestershire (outside the strategic road network) and provides public transport and promotes safe and sustainable travel. In addition, Highways England and LHA consider and provide advice on the impact that development may have on the highway. The Council, in cooperation with both Highways England and Local Highway Authority, has produced a **Sustainable Transport Strategy** and **Traffic Forecasting**



Report to accompany the Local Plan. These reports have considered the traffic generation and distribution arising from the developments, to determine how to deliver the connectivity and mobility needed to support growth in as sustainable a manner as possible and the ability of the existing highway network to accommodate additional traffic and whether junction mitigation is required. The results of this assessment are important considerations in the policy here.

- 5.17 There are currently two major gliding clubs within the District; The Cotswold Gliding Club (CGC) based at Aston Down Airfield, and The Bristol and Gloucester Gliding Club (BGGC) based at Nympsfield. In addition, there are several hot air balloon and paragliding sites. The Gliding clubs generate 22,500 aircraft movements per annum. Ensuring the safety of such aircraft movements is therefore a consideration that can impact on the planning process. The regulation and management of air safety in the United Kingdom is the responsibility of the **Civil Aviation Authority (CAA)**. In addition, gliding is further regulated by the **British Gliding Association (BGA)**. These statutes, regulations and advice prescribe the routes and heights that aircraft can use, both on route to, and in the vicinity of aerodromes. The Council will seek to ensure that any risks between aircraft movements and proposed developments are removed, both for the safety of the general public and aircrew alike. Both the CGC and BGGC have agreed safeguarding areas. The Council will expect planning proposals to address any relevant potential air safety and or aerodrome operation issues in the vicinity of these airfields.

Core Policy CP13

Demand management and sustainable travel measures

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 effects 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

- 5.18 These policies add detail to the interpretation and application of the Plan's development strategy and core policies.

Protection and development of employment sites

Delivery Policy EI1

Key employment sites

The key employment sites listed below will be retained for B and E(g) 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
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

- 5.19 In order to create the right conditions for economic prosperity, it is very important that an adequate supply of land to meet development needs is provided. National policy advises councils to ensure that there is sufficient land available, which is readily capable of development and well served by infrastructure, on a variety of sites, as far as possible providing a balance between employment and population.

- 5.20 The latest **Employment Land Review (ELR)** (2021) assessed 46 employment sites across the District, comprising 345.04 ha of land mostly



in active E/B class use. Employment sites were scored according to criteria such as location, quality of buildings, access, growth prospects and site constraints. The findings demonstrate that almost all sites are actively in use, well occupied and should be protected in the Local Plan. Sites range from high quality, modern business premises to more moderate quality sites to some very modest accommodation. However, almost all continue to meet business needs and even lower scoring sites continue to have a role, providing the budget accommodation which many micro businesses require.

- 5.21 In response to the **ELR**, employment sites within the District will be protected therefore from changes of use requiring planning permission to maintain economic prosperity. The policy approach retains land as key employment sites and seeks to protect existing employment uses and also directs new employment uses to these areas. Employment uses on these sites include offices, factories, warehousing and light industrial.

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
ER3	Brimscombe & Thrupp	Ham Mills
ER7	Rodborough	Daniels Industrial Estate

ER8	Stroud	Stafford Mills Industrial Estate
ER9	Stroud	Lodgemore & Fromehall Mills
ER10	Kingswood	Orchestra Works

- 5.22 The 2021 **ELR** recognises that on certain sites there is scope for regeneration and investment through mixed-use re-development, with the aim of providing jobs on site in improved premises. In some cases, a more intensive mixed-use development could provide greater benefit to the local community than if the site was retained solely in employment use. Mixed-use re-development offers the opportunity to contribute to the creation of a resilient, high value employment base, capitalising on Stroud District's existing specialisms in high tech manufacturing niches, environmental technologies and digital technologies, for example. This approach offers the potential to tackle the local skills gap and, in addition, to contribute towards resolving issues of suitable sites/premises. Mixed uses providing employment could include leisure, tourism, shopping associated with the restoration and reopening of the Cotswold Canals.

- 5.23 Policy **EI2** aims therefore to regenerate sites which would otherwise remain under-used or might potentially be lost entirely to alternative uses, such as housing. The policy underpins the aim of providing sustainable development within the District. It will aid the provision of both homes and jobs within the area. It will also aid the regeneration of the canal corridor and/or bring about environmental and conservation benefits. Environmental benefits include the removal of redundant structures in watercourses and the provision of enhanced fish passage, the opening up of culverted watercourses and the removal of obstructions to flood flow routes. These aspects can contribute to the achievement of good ecological status and help avoid deterioration of water quality in line with the requirements of the **Water Framework Directive (WFD)**.



- 5.24 Mixed-use redevelopment will be expected to provide important community and/or regeneration benefits. The development should aim to provide at least the same employment opportunities as existed when the employment space was previously used, subject to viability and site specific circumstances. In circumstances of site vacancy over a long time period, an employment densities guide shall be used as a basis to model traffic generation related to the last authorised employment use. An appropriate model shall be agreed with the Council.

Delivery Policy EI2a

Former Berkeley Power Station

The site will be retained for office, B2 and 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.

- 5.25 The former Berkeley Power Station site includes the **Nuclear Licensed Site** subject to the decommissioning process and also de-licensed office and laboratory accommodation.
- 5.26 Proposals for operations and uses associated with decommissioning, waste management and land remediation on the **Nuclear Licensed Site**, in line with national strategies and policies and regulatory requirements, will be supported.
- 5.27 The de-licensed site, which includes office and laboratory accommodation, is now subject to ongoing re-use and redevelopment as the **Gloucestershire Science and Technology Park**. The Park will include a

range of educational, training and research facilities related to the renewable energy, engineering, digital technologies, advanced manufacturing and nuclear sectors with room for expansion. Proposals for continued office, B2 and B8 uses and ancillary uses, or those associated with the Science and Technology Park (including forms of renewable and low carbon energy generation) will be supported.

- 5.28 The District Council, the County Council and neighbouring South Gloucestershire Council, are supporting a bid being put forward by Western Gateway, for Berkeley and nearby Oldbury power stations to host a prototype fusion power plant and associated facilities as part of the **STEP (Spherical Tokamak for Energy Production)** UK programme. If selected, the nomination would create thousands of highly skilled jobs, and create a world leading fusion cluster, requiring support from our aerospace, marine, digital, cyber, phototonics and construction sectors, significantly boosting our economy. The Government will select the successful site by December 2022.

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.

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 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.

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5.29 The Council recognises the importance of sustainable economic development to the rural economy and the role of established enterprises in these rural areas. Therefore, some weight should be given to the benefits of the extension and intensification of existing sites. Policy E14 sets out this approach. Where there is sound justification for employment development in the countryside and a new building or buildings are required, the applicant will need to demonstrate that there are no existing buildings in the locality that could be used for the proposed use. This is because of the general policy of development restraint in the open countryside. This policy excludes farm diversification proposals and associated development which is covered under Policy E15.

Delivery Policy E15

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

5.30 National policy promotes the development and diversification of agricultural and other land-based rural businesses. Diversification can be described as any proposal which seeks to supplement farm income on working farms. These are usually categorised into E(g), B2& B8 employment uses, tourism, services, sport and recreation and other employment uses appropriate to a rural area. The conversion of disused farm buildings for tourism accommodation can usually be supported;



whilst sport and recreation projects that do not have an adverse impact on the landscape or biodiversity can be encouraged, subject to adequate safeguards.

5.31 The choice to diversify does not necessarily mean that farm business stops operating in the traditional way. Any new activity will provide additional income and potentially create more employment opportunities. This in turn will help sustain rural communities and the succession of younger people in rural enterprises. Appropriate investment in the rural economy will also assist in the sustainable management of the countryside, which will bring about wider conservation and community benefits. Production of food for local consumption will be encouraged as well as organic and permaculture farming methods. Diversification schemes can also provide an assured future for traditional farm buildings.

5.32 The Council believes that Farm Business Plans should support applications for diversification. Such plans can demonstrate how the diversified activity fits into the wider farming picture, and set out its environmental consequences highlighting how any significant adverse effects will be mitigated. It is unlikely that proposals for farm diversification could be supported for smaller tracts of land which are not part of a working farm.

5.33 The proposal should be a secondary activity to the main farm enterprise and ideally will complement the daily farm activity. The scale of any proposal will be important. Too large a project may overwhelm an existing farm enterprise in terms of size or its financial contribution to the business. On the other hand, there may be economic benefits in supporting expansion of an existing business which has become very successful. Again good design can be very important in overcoming potential problems of scale. The agricultural operation should remain the

main business and the diversification proposal shall be subservient to the main farm business.

5.34 Preference will be given to the sympathetic conversion of existing buildings and an applicant will have to demonstrate why it will not be practical to use an existing building in preference to new build. Where it has been successfully demonstrated that a new building is required, this should be for the sole use of a diversification project and not for any other purpose. It should also be in scale with its surroundings and appropriately designed for its intended use. Well proportioned buildings, which take into account their setting and use of materials, are more likely to be acceptable. Many farming enterprises have sufficient space next to existing buildings to enable any new building to be properly assimilated into the farm complex without causing undue harm.

5.35 The change of use of an existing agricultural building to a non-agricultural use, which subsequently gives rise to demand for a new building to meet the original use, will not be supported, unless there is clear evidence of changing farming practices that can justify further expansion or change.



Shopping, leisure, tourism and community facilities

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.

5.36 National policy acknowledges that the planning system can play an important role in creating healthy, inclusive communities. This policy seeks to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

5.37 The Council will therefore seek to ensure that established individual and village shops, facilities and services are retained for the benefit and accessibility of the community, for their continued vitality and well-being. Community facilities provide for the health and wellbeing, social,

educational, spiritual, recreational, leisure and cultural needs of the community. The provision of these small-scale local use facilities helps to ensure that residents have convenient access to a reasonable range and choice of facilities, including arts and cultural activities, whilst helping to reduce travel and car use. 800 metre distance represents the maximum distance from a local facility that can be considered convenient to walk for everyday activities.

5.38 A reasonable period may be dependent on the specific circumstances of the case. The Council will generally consider a reasonable period to be one where marketing has been sustained for a period of 12 months. The applicant's financial and marketing evidence may be subject to independent examination and this data will be handled with commercial sensitivity.

5.39 The marketing evidence should be on a reasonable commercial basis. A community use viability model may not be on the same commercial profitability margins and this should be taken into account when determining viability of the existing use. A change of use may be considered on part of the site to enable a continued community use.



Delivery Policy EI7

Primary Shopping Areas

Within Primary Shopping Areas, the change of use from Class E uses at ground floor level to other uses will only be acceptable if compatible with the focus of the Primary Shopping Area as the heart of the town centre assessed against the following criteria:

- The location and prominence of the premises within the primary shopping area;
- The floor space and length of frontage of the premises;
- The number, distribution and proximity to other non-class E premises, or with planning permissions for such use, within the primary shopping area in question and throughout the town centre;
- The particular nature and character of the use proposed, including the level of pedestrian activity associated with it;
- The level of vacancies in ground floor properties; and
- Whether the proposed use will give rise to noise, smell or other environmental problems.

5.40 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:

5.41 Primary Shopping Areas are at the heart of the town centre, they contain streets that are dominated by shops and have the greatest pedestrian footfall. It is important to retain the function of Primary Shopping Areas as dominant shopping areas, as large numbers of shops in close proximity to each other are important to the attractiveness of the centre and its convenience to shoppers. These areas can also have a valuable social role

as an accessible central place to meet other people and a carbon reduction role with multi-purpose journeys being undertaken.

5.42 The delivery of town centre schemes will be private sector led, but the Council will assist in negotiating appropriate proposals; it will seek to focus retail and leisure activity in the town centres and will resist permanent losses from Primary Shopping Areas (as defined on the Policies Map).

5.43 Within these areas, proposals for ground floor Class E uses will be supported. A proposal for ground floor uses outside Class E will only be allowed if the development does not harm the character of these areas as the heart of the town centre. On upper floors, there will be support for a diverse range of uses (such as residential).

Delivery Policy EI8

Town centres

Within Town Centres (as defined on the Policies Map) and outside the Primary Shopping Areas, the change of use from Class E at ground floor level to pub or drinking establishment, amusement centres/arcades, laundrettes, community use, leisure and recreational uses, and residential uses, will be acceptable in principle, provided that:

1. the overall town centre 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.

5.44 Within Town Centres (as defined on the Policies Map) and outside of the Primary Shopping Area, there are greater opportunities for a diversity of



uses such as restaurants, cinemas and businesses that are complementary to the wider town centre function. Nevertheless, care is needed to avoid a cumulative impact that could result from a material or permanent loss to the diversity of retail units and other town centre uses normally expected to be found in these locations. Such an impact could be damaging to the vitality, focus and character of that town centre.

Delivery Policy EI9

Floorspace thresholds for 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 and leisure floorspace, including cafes, restaurants, drive through restaurants, bars and pubs 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 an 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 (Stroud), Great Oldbury (<i>anticipated</i>), Hunts Grove (<i>anticipated</i>), Kings Stanley, Sharpness new settlement (<i>anticipated</i>),	500 sq m

Whaddon (*anticipated*), Whitminster, Wisloe new settlement (*anticipated*)

Neighbourhood Shopping (Lower-order Local Centres)

Brimscombe, Kingshill, Manor Village, Woodfields

500 sq m

Outside the identified retail hierarchy

500 sq m

The Council will expect Impact Assessments to include assessment of:

1. The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
2. the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).

Exceptionally an 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.

Where Impact Assessments present evidence of significant adverse impacts on an existing centre, development will be refused.

- 5.45 Within Stroud District, a network of centres has developed and evolved over time, providing facilities and services to communities. National policy encourages local planning policies to support a competitive town centre, providing consumers with a diverse range of retail offer and individuality. The evidence base suggests that whilst most of the District's town centres are reasonably healthy, some are relatively small and others lack the ability to develop with existing constraints. These town centres

could be vulnerable to the impacts of inappropriately scaled proposals. A gross floorspace threshold of 2,500 sq m recommended in the NPPF would not be sufficient to assess the impact of convenience retail proposals on the District's centres. The majority of proposals over the last 10 years have fallen below this threshold. The rural nature of the District and the size of its smaller centres, justifies a need to also look at the impact of any significant in-centre proposals, as these could also detract from the High Street and have an impact on its viability.

5.46 The thresholds do not imply that anything above them are of an inappropriate scale and should not be permitted, but simply that anything at or above these would need to demonstrate that there would not be a significant adverse impact.

5.47 Applicants for new floorspace proposals within Class E and also including pub or drinking establishment, are strongly encouraged to work with the Council from an early stage to agree the scope of Retail Impact Assessments, prior to the submission of planning applications. Both parties can benefit from such a joined-up approach. The health of town centres (including vitality and viability indicators) and town centre or retail strategies should be considered as part of any assessment.

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.

5.48 Tourism covers a wide range of activities and types of development. As part of the local economy it has significant employment (5% of all employment) and is worth over £180 million a year (**The South West Research Company**, 2018).

5.49 Stroud District has a wealth of natural and heritage assets which attract visitors from home and abroad that range from Berkeley Castle, to renowned attractions such as Wetlands and Wildfowl Trust Centre on the Severn Estuary to our industrial heritage, country houses, commons,



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.

museums and gardens. Rural countryside within the Cotswolds AONB, Stroud's canal network, historic villages and other farm, market and animal attractions also draw visitors to the area. Stroud is also well placed for visiting attractions such as Gloucester Docks, Cheltenham Spa, Bristol, Bath Spa, Swindon and Forest of Dean. Stroud District's built and natural environment is a key part of the tourism product and the future success of the area's tourism industry is, in many ways, dependent on the effective management and conservation of the environment.

5.50 The Council wishes to see the local tourist industry flourish in response to market demand. At the same time, it wishes to protect the special environmental qualities that attract visitors in the first place. Such development should take place within settlement development limits, to maximise any tourism benefits to local people. In applying general sustainability considerations to development, the Council will sequentially guide tourism to more accessible locations, where appropriate (**Core Policy CP3** sets out a **settlement hierarchy**, to which this sequential approach relates). It is reasonable to expect that visitors have access to a basic range of goods and services nearby and that the benefits of tourism are reflected in the local economy. In lower tier and unclassified settlements or countryside, the Council favours the principle of re-use, rather than new-build or the provision of temporary structures such as tents, caravans or glamping pods. Tenting and touring caravan sites provide the cheapest accommodation and in suitable settings can sit into the countryside without unsightly intrusion.

5.51 The Council recognises the importance of our heritage assets and will promote appropriate uses to generate tourism opportunities within the District.

5.52 Leisure and recreation are important for our quality of life. Leisure and sports facilities and outdoor green spaces help us to enjoy more active and healthy lives, whilst also making our local areas more attractive places to live.



- 5.53 More people than ever before are participating in both organised and informal recreation activities and there is an increasing awareness of the importance recreation facilities play in the life of the community. The demand for additional recreation facilities is likely to grow because of greater participation in leisure and increase in the overall population size. Leisure pursuits encompass a range of activities, including indoor and outdoor sports and recreation, entertainment, cultural interests and tourism.
- 5.54 There is often an overlap between leisure facilities and community facilities. Both provide important facilities and services for local people, as well as a focal point for community activities. Leisure facilities are taken to be those available for formal and informal sport, recreation, entertainment, play and cultural activities.

Travel and transport

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 Sustainable



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 and cycle parking standards and principles for new development should be provided in accordance with adopted standards, as set out in **Appendix C** 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.

- 5.55 The prosperity, vitality, amenity and accessibility of Stroud's communities depends on residents and workers being able to move about and to transport goods and materials. Developing transport networks which are both accessible to all and deliver a high level of accessibility to key health, employment, leisure, education and retail services and facilities will support economic performance, social cohesion and a healthy environment in Stroud District.
- 5.56 The problem of over-dependence on motorised modes of transport has resulted not just in congestion, but in issues that extend from unpleasant street environments right up to global concerns about emissions, fuel availability and fuel affordability. Maintaining, improving and delivering multi-modal accessibility for the residents of Stroud District are important factors to ensure that key services, facilities and destinations which are essential for everyday quality of life can be easily accessed. The existence of realistic travel options other than the private car is critical in encouraging the use of more sustainable modes of transport.
- 5.57 The policy refers to major development proposals or those that are likely to have a significant impact on the local transport network. As regards the latter, the Council recommends early discussion with the relevant highway authority officers, to identify potential impacts and necessary measures. An application for major development is defined as:
 - a residential application for 10 dwellings or more; or

- an outline application for residential development on a site of 0.5 hectares or larger; or
- an application for offices, general industrial, storage and distribution or shops, where the floor space exceeds 1000sqm.

5.58 Transport isn't just about getting from A to B – it is an essential part of business and the quality of life. A travel plan is a long term management strategy for an occupier or site, which seeks to deliver sustainable transport objectives through positive action, and is articulated in a document. Travel plans should develop a set of clear outcomes that link to an appropriate package of measures, aimed at reducing single occupancy car use and encouraging sustainable travel. Each and every travel plan should be unique, as different sites will have different circumstances. Measures should include both “carrots” and “sticks” to encourage changes in travel behaviour; this may require incentives such as travel discounts, and movement restraints, such as restricting car parking or charging for its use. Travel plans should be relevant to residents, workstaff and visitors and should encourage them to travel more sustainably more often. Travel plans are “living documents” and to ensure they stay relevant and remain effective they should be updated regularly, which will usually be subject to a legal agreement to secure implementation.

5.59 The Council's adopted vehicle and cycle parking standards are set out in **Appendix C** to the Local Plan. The number of vehicular parking spaces in a new development will be a matter of negotiation and assessed according to individual circumstances. The proposed provision will need to be demonstrated to be suitable based on the following:

- the accessibility of the development;
- the type, mix and use of the development;

- the availability of and opportunities for public transport;
- local car ownership levels; and
- the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles (ULEV).

5.60 The Council will seek to maximise opportunities to secure ULEV parking and charging points to meet the Council's carbon neutral objectives.

Delivery Policy DE11

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.

5.61 This policy is designed to underpin the objectives of the **Sustainable Transport Strategy 2019** to achieve modal shift away from the private car and to give priority to sustainable transport improvements above additional road infrastructure. The Council, working with key partners, will seek to develop the following strategies:

5.62 **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.

5.63 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.

5.64 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.

5.65 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.

5.66 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.

Delivery Policy EI13

Protecting and extending our walking and cycling routes

The Council will support and encourage proposals that develop and extend our walking and cycling network. Major development should provide new walking and cycling routes within the development and connect to nearby established and proposed walking and cycling routes.

Development adjacent to walking and cycling routes will be required to provide convenient access points for both walkers and cyclists. Development should provide cycle parking where appropriate and in accordance with the adopted standards as set out in **Appendix C** of this Local Plan.

Development will not be permitted where it significantly harms an existing walking or cycling route or prejudices the future implementation of the following proposed routes:

1. The Eastington-Stroud-Chalford route (both the canal towpath route and the proposed Chalford to Stroud utility route)
2. The Eastington-Stonehouse-Nailsworth route
3. The Cam-Dursley-Uley route
4. The Wotton-Kingswood-Charfield route
5. Links between established and proposed walking and cycling routes within Stroud District and the National Cycle Network Route 41 (Bristol to Stratford) and Route 45 (Salisbury to Chester) which cross the District
6. Any part of the walking and cycling network highlighted through the Local Transport Plan or a district-wide walking and cycling strategy.
7. Any route identified as part of the regeneration of the Stroudwater canal and towpath
8. Any route identified through future cycling initiatives to create an integrated cycling network in the district

5.67 Walking and cycling are convenient, cheap and environmentally friendly means of transport and exercise. As well as environmental benefits, a modal transport shift towards walking and cycling for local journeys would provide health and well-being benefits

5.68 Walkers and cyclists are the most vulnerable groups of road users. Walking and Cycling routes will be planned with the following principles in mind:

- vehicle speeds should be kept down where there are significant numbers of cyclists;
- conflict between cycles and motor vehicles should be minimised;
- safe and convenient crossing points should be provided at busy roads and junctions;
- parking for cycles should be secure and convenient; and

- potential conflict between cyclists and pedestrians should be avoided where possible.

5.69 The District Council is working with local communities, Gloucestershire County Council and other stakeholders to deliver an ambitious strategic network of walking and cycling routes across the District, focussed along key movement corridors, joining up our main settlements and key employment areas, to provide safe and sustainable travel routes as well as supporting wider health and wellbeing, leisure and tourism objectives. These routes will be protected and new development will be required to support their development and extension where appropriate.

5.70 Sustrans continues to implement the **National Cycle Network**, with Route 41 (Bristol to Stratford) crossing the Severn Vale through Berkeley and Frampton and Route 45 (Salisbury to Chester) linking Nailsworth and parts of the A419 with Stroud. Parts of these routes will be useful for local journeys as well as for recreation. The District Council, in conjunction with the County Council, will investigate connecting links with these routes (some are already part funded and partially in place) through the Stroud Valleys and from Cam and Dursley. The restoration of the **Cotswold Canals** provides an opportunity to enhance this network.

5.71 The District Council will continue to work with Parish Councils and local cycling and walking groups to identify and implement cycling and walking routes to ensure as many residents as possible have convenient access to the cycling and walking network.



Delivery Policy EI14

Provision and protection of rail stations and halts

Land at Bristol Road, Stonehouse is identified on the Policies Map for the delivery of a new passenger rail station on the Bristol-Birmingham line. The re-opening of the Sharpness branchline to passenger services and the provision of new stations/halts is also supported.

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.

- 5.72 The District Council will support proposals for making more effective use of the rail network to encourage and support the delivery of sustainable modes of transport. This includes support for additional and more frequent services, the provision of new stations, the re-opening of passenger stations and halts and the provision of rail freight facilities. As potential sites are identified that can be developed over the Plan period, the Council will safeguard them from inappropriate development.
- 5.73 The Council will continue to identify a site at **Stonehouse** (Bristol Road) and will actively support the re-opening of a station here. As part of the wider regeneration strategy for **Berkeley/Sharpness**, the Council will actively support the restoration of passenger services to the Sharpness branchline and the necessary infrastructure including stations and passenger facilities. South of Gloucester, the **Hunts Grove** development has safeguarded 2.5ha for future use as a main line rail facility. The County Council is examining options for a new station south of Gloucester. The

Council will continue to safeguard this land and to explore opportunities to deliver this facility.

- 5.74 The re-opening of previous stations may not be feasible for a variety of reasons. The District Council will support alternative sites should they come forward in association with development proposals and other stakeholders' plans, including Network Rail and the County Council.

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.

- 5.75 Stroud District includes significant port facilities at Sharpness Docks. **The Canal and River Trust vision for the Sharpness Docks Estate** identifies land to the south of Sharpness Docks having the potential to be developed as an integrated distribution hub, with a rail freight terminal and good links to the M5 motorway.
- 5.76 To support the new vision for Sharpness Docks, the Council will continue to support the regeneration and rejuvenation of Sharpness Docks south of the lower swing bridge for dock related freight uses.
- 5.77 Any major development proposal should explore the use of the railhead facility for freight. The freight-only line to Sharpness Docks remains open, and there are plans to reopen the line to passenger services associated with the development of the new settlement at Sharpness. In the future,



the line could also potentially take freight off the roads and alleviate some of the issues associated with the highway network, its capacity and use. The majority of local commercial shipping is catered for at Sharpness itself and therefore does not progress along the Gloucester and Sharpness Canal. Nevertheless, any potential future use in association with the rail link could offer the potential for tri-modal transport facilities.

‘smart’ travel behaviour change measures. These can comprise a combination of physical interventions, such as cycle parking facilities or cycle lanes, combined with improved public transport services backed up by information and marketing campaigns.

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.

5.78 Expanding the availability of, safety of, and access to a variety of transportation options will contribute to a sustainable transport network, as well as stimulate economic development, ensuring access for all. This policy seeks to support a modal shift away from the car. Specific interventions to support public transport are identified within the policies relating to the large strategic allocations in the Plan, but the principles equally apply to smaller development sites and consequently the Council will support layouts and facilities which encourage sustainable modes of transport.

5.79 Provision of public transport will not, of itself, guarantee that travel patterns are sustainable. Other aspects outside land-use planning can all play in the modes of transport people choose. The District Council can influence travel patterns by a requirement for developers to implement





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).

Page layout to be
adjusted

A 'checklist' for quality design and development

Core Policy CP14: High quality sustainable development ►

- 6.2 Every building and development project in Stroud, whether it is for a new house, office block, car park, retail store, or other, will have to be designed and constructed to the highest quality so that it is an asset to the environment in its widest sense. Development in the District will be required to satisfy policy requirements to ensure that it is sustainable, addresses climate change, achieves high standards of design and layout and contributes to a sense of place-making. The Council also seeks to reduce the impact of roads and traffic, and this policy requires that layouts and design provide convenient access via footways, cycle paths and, wherever possible, public transport to shops and services that provide for everyday needs, reducing the need to travel locally by car.
- 6.3 In responding to the policy criteria, reference will be made to any relevant technical reports that could include Flood Risk Assessments, Water Framework Directive Compliance Assessments, Air Quality Assessments, Preliminary Risk Assessments (for land contamination), Environmental Statements and Ecology Assessments in addition to those referred to in the final paragraph of the policy.



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 and collection 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 appropriate SuDS measures that 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. Avoids areas at risk of flooding unless it is necessary and is made safe for its lifetime without increasing flood risk elsewhere
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 effect on the amenities of neighbouring occupants
8. Contributing to the retention, conservation and enhancement of important landscape and geological features and biodiversity interests (including ecological networks resilient to current and future pressures and where appropriate contribute to green infrastructure)

9. Contributing 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

Core Policy CP15: A quality living and working countryside ►

- 6.4 Preventing the proliferation of development in areas away from existing settlement development limits is important, as they are not generally well located for the facilities and services their users need. In the Stroud countryside, proposals for additional development outside settlement development limits are likely to lead to increased use of the private car as the rural areas are poorly served by other transport modes. Such development would be contrary to national policy. Proposals may be able to address deficiencies in accessibility to services through the provision of new infrastructure. The countryside in some locations may be important to avoid the coalescence of towns and villages and to retain their individual character. These areas should be protected to retain visual and physical separation.
- 6.5 The Council will facilitate and promote sustainable patterns of development and sustainable communities in rural areas. The policies in this plan are intended to sustain, enhance and, where appropriate, revitalise country towns and villages (including through the provision of affordable housing) and for strong, diverse, economic activity, whilst maintaining local character and a high quality environment. Delivery policies elsewhere within this Plan address the specific forms of development set out within the principles 1 to 9.
- 6.6 Proposals for agricultural workers' dwellings will need to demonstrate that they comply with these policies. Community facilities include development for health (including preventative social care and community support services), cemeteries, education, play and leisure or culture together with libraries, village/community halls, public houses and religious buildings. The Council recognises the role of leisure and recreational activities (that do not require significant buildings) to support small rural communities. To ensure these policies are relevant and effective, the Council will work with parish and town councils, rural communities and businesses to establish their needs and priorities.



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 3b, 4a or 4b settlement, to meet identified housing needs or address demographic imbalances and is 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, PROW 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 text, 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 redundant or disused rural buildings, these should be capable and worthy of conversion without substantial reconstruction or significant alteration. Any such conversion will involve a building that positively contributes to an established local character and sense of place and the conversion should maintain the character of the original building and provide an enhancement of its immediate setting. 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

- 6.7 These policies add detail to the interpretation and application of the Plan's development strategy and core policies.

A sustainable future: living, working and growing within our environmental limits

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 by incorporating water efficiency and water reuse measures 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.

- 6.8 Designing new development to reduce carbon emissions and energy demand will play an essential part in Stroud District becoming carbon neutral by 2030. Whilst today's new homes and businesses are energy



efficient with lower heating bills compared with existing properties from the past, they are still not fit for the future, either in terms of their emissions or their adaptation to our likely future climate.

- 6.9 The Government is planning on introducing a **Future Homes Standard** by 2025. However, local authorities retain the power under the **Planning and Energy Act 2008** to stipulate energy performance standards that exceed the Building Regulations. Armed with such powers, efforts from leading planning authorities to accelerate the pace of carbon emission reductions within their local areas are valuable and contribute to national strategies, some of which are currently in danger of failing to meet agreed targets. Additionally, emissions from buildings have not been falling at the pace required, with the **Committee on Climate Change** finding in 2019 that buildings emissions in 2018 remained higher than 2015 levels.
- 6.10 Low carbon energy efficient homes have already been built at scale within the country and the standard can be met using traditional construction methods and materials without adding substantial development costs. **Policy ES1** provides a feasible method for developers to achieve Net Zero Carbon by allowing carbon offset payments to mitigate any remaining emission reductions that cannot be achieved onsite. Detailed guidance will be produced to explain how the enhanced standards can be complied with. Statements will be required from developers at the planning application stage to demonstrate how these standards will be met and the Council will put in place monitoring and reporting arrangements to ensure policy compliance and to assist with reviewing the effectiveness of the policy.
- 6.11 The Council currently operates a **Sustainable Construction Checklist**, which will be updated to reflect the latest standards and best practice. The purpose of the checklist is to highlight sustainable construction matters

that developers can consider. It is not intended to duplicate the elements of sustainable construction that are incorporated into the building regulations. It will enable the Council to assess which sustainable construction principles have been considered in development proposals for new build and/or refurbishment of existing buildings, but does not seek to prescribe a set standard or requirement. The Council encourages a holistic approach where sustainable construction considerations are taken fully into account from initial project thinking through to development completion. This approach should achieve high quality sustainable development which is responsive to people's needs and can help avoid unnecessary project delay.

- 6.12 In taking a pro-active approach to energy efficiency and sustainable construction developers will be expected to provide details of how buildings may be economically retrofitted to achieve the latest standards.
- 6.13 All major development applications shall include a waste minimisation statement in accordance with **Core Policy 2** of the adopted **Gloucestershire Waste Core Strategy (WCS)** or its successor.

Delivery Policy ES2

Renewable or low carbon energy generation

Decentralised renewable and low carbon energy schemes will be supported and encouraged, and will be approved where their impact is, or can be made, acceptable.

In determining applications for renewable and low carbon energy, and associated infrastructure, the following issues will be considered:



- a) the contribution of the proposals, in the light of the Council's pledge to be carbon neutral by 2030, to cutting greenhouse gas emissions and decarbonising our energy system.
- b) the impact of the scheme, together with any cumulative issues, on landscape character, visual amenity, water quality and flood risk, heritage significance, recreation, biodiversity and, where appropriate, agricultural land use, aviation and telecommunications.
- c) the impact on users and residents of the local area, including where relevant, shadow flicker, air quality, vibration and noise.
- d) the direct benefits to the area and local community.

Ground-mounted solar energy developments are more likely to be supported in areas identified as suitable in principle as set out on the Policies Map. Outside these areas, applicants will need to provide a clear justification for the suitability of the chosen development site for solar development at the relevant scale. Ground-mounted solar developments are more likely to be supported if they fall within Landscape Character Areas of lower sensitivity to the relevant development scale.

Proposals for renewable energy proposals within the AONB will be encouraged, however, where development proposals will affect the AONB, the benefits of development must demonstrably outweigh any harm to the designated area or its setting.

Additionally, proposals for wind energy development:

- should be located within a suitable area as indicated on the Policies Map;
- are more likely to be supported if they fall within Landscape Character Areas of lower sensitivity to the relevant development scale;
- may also be suitable in principle if they are located in large new development sites, existing industrial estates or if they are proposed in neighbourhood plans or through community energy schemes; and it can be clearly demonstrated that the scale of the development is appropriate to the site, the benefits of the development outweigh any

harm to the local community, and that the development complies with the relevant criteria in Policy ES2.

Where appropriate, provision should be made for the removal of the facilities and reinstatement of the site should it cease to be operational.

Particular support will be given to renewable and low carbon energy generation developments that are led by, or meet the needs of local communities.

- 6.14 Increasing the use of renewable and other low carbon energy technologies will be a key means of delivering the challenging CO2 emissions reductions targets set by the Government. As well as incorporating low and zero carbon energy production into new development, Local Authorities will need to encourage stand-alone schemes that contribute to national commitments to cut greenhouse gases and meet increased energy demand from renewable sources.
- 6.15 Such development can have positive effects upon local communities, as well as natural resource use and building resilience to future climate change. For example, photovoltaic arrays at the Dursley swimming pool and at Cam - Winterbottom Memorial community hall; which all generate an income source for those facilities.
- 6.16 The Council will encourage low or zero-carbon energy generating projects that contribute positively to the aim of reducing CO2 emissions and to national commitments to increase renewable electricity production, provided that they meet the criteria set out in **Policy ES2**. In the case of wind energy development, the planning impacts identified by affected local communities should be fully addressed to ensure that the proposal has their backing.

6.17 Developers will be required to provide information on the justification for and likely impact of proposals, including:

- the appropriateness of the location for the specific technology involved and what reasonable alternatives have been considered;
- the nature and extent of early engagement with local communities and how this engagement has informed the evolution of the proposal;
- local amenity implications and how an acceptable living environment will be maintained;
- information on noise and emissions generation;
- a visual impact assessment incorporating an analysis of landscape character and the relationship to any significant heritage assets;
- appropriate ecological surveys, following the most recent national guidance and best practice; and
- in the case of hydropower schemes, a **Water Framework Directive Compliance Assessment** and evidence of discussions with the Environment Agency about requirements of the **Environmental Permitting Regulations**.

6.18 As set out in the **NPPF**, Local Planning Authorities should only grant planning permission for wind development in identified suitable areas. However, wind is a highly constrained development type, with the appropriateness and viability of development at particular sites often requiring investigation through lengthy site-specific surveys. It is not feasible for the Local Plan to identify particular site allocations for wind development that would have a sufficiently evidenced reasonable prospect of delivery, and that would demonstrably support a sufficient deployment of onshore wind in the light of the District's target of achieving carbon neutrality by 2030.

6.19 Therefore, the approach taken in **Policy ES2** is to identify all land with technical potential according to the District's Council's **Renewable Energy Resources Assessment (RERA)** (2019) as suitable for wind development; but to require that all proposals on this land also satisfy a variety of criteria that will ensure that impacts upon the environment and amenity of the district can be adequately controlled. These criteria are set within the policy which are an additional requirement to being in a suitable area on the **Policies Map**.

6.20 As part of the Council's **RERA**, a strategic **Landscape Sensitivity Assessment (LSA)** seeks to provide an initial indication of landscape sensitivity but should not be interpreted as defining the suitability of individual sites for a particular development. The **LSA** does not replace the requirement for more detailed **Landscape and Visual Assessment (LVA)** for any proposed development. It is often the case that there are pockets of land within **Landscape Character Areas (LCAs)** which have higher or lower landscape sensitivity to a given renewable development scenario. These will tend to only be revealed through detailed **LVA** at planning application stage.

6.21 **Policy ES2's** spatial provisions relating to ground-mounted solar are similar to those relating to wind, but, consistent with the provisions of the **NPPF**, are more flexible, defining areas as potentially suitable and allowing consideration of developments outside these areas where clear justification can be provided.

6.22 The Council will require site maintenance and management measures to accompany a planning application. This shall include removal of any development structures and where appropriate restoration of the land or building upon cessation of that use.



Delivery Policy DES3

Heat supply

Development proposals should include a communal low-temperature heating system where viable.

The heat source for the communal heating system should be selected in accordance with the following heating hierarchy:

1. connect to local existing or planned heat networks
2. use of zero-carbon renewable heat or CHP
3. use of local ambient or secondary heat sources (in conjunction with heat pumps*, if required)

*heat pumps assumed to become zero-carbon when grid decarbonises.

Where a local heat network is planned but not yet in existence or connection is not currently viable, but may become viable in the future, the development should be designed to allow for the cost-effective connection and supply at a later date. In this case the heat should be supplied according to steps 2 and 3 of the above hierarchy

6.23 Communal heating is a technology which uses one heat source to provide heat to two or more properties. Instead of each property having its own heating system separate from any other property, a group of properties connected to a district or community heating network all receive heat (in the form of hot water or steam) from a central source, via a network of insulated pipes. This can be more efficient than each property having its own heating system, because heat generation is more efficient at larger scales.

6.24 **The Committee on Climate Change's** core Net Zero Carbon scenario suggests that around 5 million homes across the UK will need to be

connected to heat networks by 2050. In this context, the Government's **Clean Growth Strategy** suggests that around one in five buildings will have the potential to access a largely low carbon heat network by 2050.

- 6.25 The heat source of a communal heating system is traditionally a basic boiler, although more recently higher efficiency Combined Heat and Power (CHP) systems are used. CHP produces both heat (sometimes with cooling) and electricity, so with a CHP district heating system, as well as a network of pipes distributing heat/cooling, there is also a grid connection or network of wires to distribute electricity to one or more local users. In the latter case, where the output is not grid-connected, this is referred to as a private wire network.
- 6.26 A large part of the cost of developing a heating network is laying pipes, due to the need to excavate roads or other land, which is expensive. An energy centre, which houses the heat source, also needs to be established; this could be located within one of the buildings in the network or it could be in its own separate building. Overall costs vary widely depending on the number and type of buildings connected and the area covered. Installing a heat network in a new development is usually cheaper than installing it in an existing development because pipes can be laid at the same time as other infrastructure when roads are built. In this way, new developments often act as a trigger for a network, but with the potential to also supply existing heat demands from buildings in the vicinity which may improve economic viability.



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 (including Public Rights of Way)
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.
8. loss of healthy soils and in particular to the best and most versatile agricultural land and the economic and other benefits it offers

- 6.27 The Local Plan provides environmental criteria against which individual development proposals can be assessed to seek to maintain the quality of life of residents, workers and visitors alike. This approach seeks with other policies to ensure the delivery of sustainable growth within our environmental limits.

- 6.28 The effect of a development on the safety and/or amenities of any residents, visitors or occupiers of adjacent land and premises are a consideration as part of living within our environmental limits. The likelihood of development on particular sites causing harmful or disturbing effects will vary greatly, depending on the nature of the development proposed, and the number and proximity of nearby residential properties and other occupied property. The important point is that such effects should be considered when putting forward a scheme.

- 6.29 Our industrial heritage means that there are many sites that have had one or more industrial or commercial uses, which may have resulted in soil and water contamination that may need to be addressed. Sites which pose a current and imminent hazard to health, buildings, water or the environment can be managed under the contaminated land provisions of the **Environmental Protection Act 1990**. The implementation of satisfactory investigation, risk assessment, remediation and validation of sites subject to historic contamination is managed through the planning process. On a precautionary basis, the possibility of contamination should be assumed when preparing plans or considering planning applications in relation to all land subject to or adjacent to previous industrial use and also where uses are being considered that are particularly sensitive to contamination, for example, housing, schools, hospitals and children's play areas.

- 6.30 Overbearing is a term used to describe the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect.

- 6.31 Healthy soil is fundamental to Britain's farming system and to producing the food we eat. It provides the means for plants to grow, which also helps to create the oxygen we breathe and clean the water we drink. British



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 maintenance of existing defences that benefit the site, development or maintenance of existing flood warning services, development of future flood alleviation projects and/or provision of 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 ecological and 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

farmers work hard to protect and maintain healthy soils. Without fertile soils, farmers would not be able to grow crops productively, or support their livestock effectively. Soil can also increase our resilience to climate change, by storing carbon, locking in greenhouse gases that would otherwise be released into the atmosphere, and helping to prevent flooding. Soil health can be defined as a soil's ability to function and sustain plants, animals and humans as part of the ecosystem. High quality agricultural land (grades 1,2 and 3a) is therefore an important resource. Once developed, even for other open space uses, the return to viable agricultural use is rarely feasible. It is important to protect, as far as practicable, the best and most versatile agricultural land from development.

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). Flood risk should be considered at an early stage in deciding the layout and design of a site to provide an opportunity to reduce flood risk within the development.

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



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
7. Consider measures to help bring the waterbody to a good ecological status.

6.32 Water is a vital resource and its management is fundamental to sustainable development. The way in which water is managed can determine whether new development, land management, water usage, mineral working and waste management have a positive or negative impact on people and the environment. Good planning of water issues can provide us with clean and reliable water supplies, areas for recreation, habitats for wildlife and flood mitigation. Stroud District has an intricate network of rivers, streams and pools which contribute to the richness, diversity and beauty of our District. With a legacy of industrial infrastructure and historic water management issues, opportunities will be sought that can offer hydro morphological and ecological improvements e.g. removal and modification of barriers to habitat connectivity and fish movement such as weirs and culverts and achieving riparian improvements that contribute to natural and structurally diverse river corridors and floodplains. Within the natural environment woods and trees can play in delivering positive water quality and water flow outcomes. They offer opportunities to make positive water use change whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure. Rivers can offer the multi-functionality with recreation, amenity and environmental purposes, allowing the preservation of flow routes and flood storage, and at the same time providing valuable social and environmental benefits contributing to other

sustainability objectives. it is important functionality for this purpose should not compromise natural habitats One of the many benefits of woods and trees is their ability to help us respond to a changing climate. Trees, in the right places, help us to adapt to climate change by reducing surface water flooding; reducing ambient temperature through direct shade and evapo-transpiration; and by reducing building heating and air-conditioning demands. Therefore, the Local Plan seeks to adapt to climate change by minimising and militating against future flood risk and by managing its water resources.

6.33 Flood risk should be considered at an early stage in deciding the layout and design of a site to provide an opportunity to reduce flood risk within the development. When determining planning applications, the Council shall ensure flood risk is not increased elsewhere, and only consider development in flood areas where informed by a site-specific Flood Risk Assessment, following the Sequential Test and Exception Test if it should be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location;
- development is appropriately flood resilient and resistant, including safe access and escape routes where required in accordance with DEFRA guidance;
- where necessary, it is accompanied by a Flood Evacuation Plan in consultation with the Emergency Services;
- any residual risk can be safely managed; and
- it gives priority to the use of sustainable drainage systems.



6.34 The **Level 1 SFRA** makes use of existing information to allow the application of the sequential test and to identify where the exception test is likely to be necessary. The **Level 2 SFRA** involves a more detailed review of flood hazard (flood probability, flood depth, flood velocity, rate of onset flooding) taking into account the presence of flood risk management measures such as flood defences.

6.35 Historically surface water drainage systems have been designed to remove surface water from a site as quickly as possible by means of underground piped systems. This has the potential to increase flooding problems downstream and does not contribute to the natural recharge of groundwater levels. Such systems contribute to the transport of pollutants from urban areas to watercourses and groundwater. With concerns surrounding the impacts of climate change and the requirements of legislation including the Water Framework Directive, a more sustainable approach to drainage is required to reduce flood risk, manage water quality and provide integrated amenity benefits.

6.36 The favoured approach in Stroud District is **Natural Flood Management** for dealing with surface water. **Sustainable Drainage Systems (SuDS)** aim to mimic natural drainage processes and remove pollutants from urban run-off at source. They comprise a wide range of techniques, including:

- Green Roofs
- Permeable Paving
- Rainwater Harvesting
- Swales
- Detention Basins
- Ponds
- Wetlands

6.37 This is not a comprehensive list and applicants should identify the most appropriate scheme, or combination of schemes to suit the proposed development. The multi-functional role of **Natural Flood Management** and **SuDS** should be considered in developments. They can provide, alongside flood alleviation measures, green corridors and wildlife habitat creation and therefore could provide holistic solutions for development sites as part of a wider green infrastructure network. Waterside areas, or areas along known flow routes, can act as Green Infrastructure, being used for recreation, amenity and environmental purposes, allowing the preservation of flow routes and flood storage, and at the same time providing valuable social and environmental benefits contributing to other sustainability objectives.

6.38 In the case of multiple development sites (sometimes part of a single allocation or multiple nearby allocations) a site drainage masterplan will be expected to ensure that multiple developers across different development sites work together towards an approved overall drainage strategy. Agreement of an overall master plan for the development will enable strategic infrastructure to potentially serve multiple development parcels and be designed appropriately to provide wider benefits and efficiencies in design that would not otherwise be possible. The drainage masterplan should also outline key milestones that need to be achieved for critical infrastructure prior to the commencement of some phases. This will help to align programmes between multiple stakeholders.

6.39 Consultation and discussion should take place with the **Lead Local Flood Authority (LLFA)** which is the County Council in relation to assessing SuDS. Such discussions should focus upon the run-off destination hierarchy set out in the National Standards for Sustainable Drainage Systems.



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.

- 6.40 Air quality is a measure of the degree to which the air in a given location is free from any chemical, physical or biological agent that modifies the natural characteristics of the atmosphere. Key sources of air pollution in the UK include transport, energy production, industry and manufacturing, domestic combustion, and farming. The health impacts of poor air quality have long been established, especially with regard to respiratory conditions such as asthma and emphysema, which can be exacerbated by air pollution. Air quality in Stroud District is predominantly good with the majority having clean unpolluted air. At present there are however a very small number of potential individual locations where the combination of

traffic, road layout and geography could possibly result in exceedences of the annual average for nitrogen dioxide (NO₂) and fine particulates (PM₁₀).

- 6.41 This Local Plan seeks a multifaceted approach to minimising any potential air quality issue as acknowledged in the **Habitat Regulations Assessment** by locating new development where there is a viable range of transport choices, seeking to boost the self-containment of settlements to reduce commuter flows and through seeking to utilise the benefits from managed development and growth. The **Gloucestershire Air Quality and Health Strategy** describes the strategic approach in Gloucestershire to improving air quality and mitigating its impact on health as it relates to nitrogen oxides and particular matter (with recognition that this scope may increase as evidence and priorities develop). The strategy has been developed to be delivered through a partnership approach across agencies, professionals and members of the public who are active in Gloucestershire.
- 6.42 **Policy ES5** requires that all development which either because of the size, nature or location will have the potential to exacerbate known areas of poor or marginal air quality, is required to overcome this barrier to development by demonstrating the measures they will take to help mitigate these impacts. Development which could potentially impact upon **Natura 2000** sites through contributions to aerial deposition e.g. industrial process within 10km of a **Special Protection Area (SPA)** or **Special Area of Conservation SAC**, will require an assessment of the likely impacts. Trees can improve air quality through the adsorption of particulates from vehicle emissions and other sources. Temperature differences can be controlled through woodlands. Woodland contributes towards delivering and improving both physical and mental health. The Council will take account of air pollution (CO₂, ammonia, methane, NO_x,



particulates for example) that arise from some farming activities. Combinations of these gases along with traffic pollution has the potential to cause harm to human health and wider environmental harm.

Delivery Policy DES1

Conversion of redundant agricultural, forestry and rural buildings

The conversion of redundant agricultural, forestry and rural 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.

- 6.43 Changes in the agricultural industry have led to large numbers of rural buildings becoming surplus to requirement as new, comparatively much larger, buildings are constructed to help reduce labour costs and address changes in animal welfare standards. The traditional rural building is now frequently used for low key storage and other uses, but inevitably without an economically sustainable use, many now suffer decay which can lead to demolition or collapse. Hence many rural buildings may be suitable for conversion to alternative uses when they are no longer required for agricultural or forestry purposes. These buildings include both modern and traditional structures, although the uses appropriate for these different types of building will inevitably vary because of their size and character.
- 6.44 The key to delivering a successful conversion is ensuring that any rural building is re-used or adapted in a way that retains its integrity and local distinctiveness. These objectives echo the **National Planning Policy Framework (NPPF)**, which places good design, enhancement of local distinctiveness and the conservation of the historic environment at the heart of sustainable development in rural areas. There is a clear tension in trying to find a new sustainable use for a traditional rural building, which at the same time helps sustain its character and contribution to the landscape. Preserving the character of typical or traditional rural buildings



is important, as such buildings can be considered to make a significant and valuable contribution to the rural landscape character and its sense of local distinctiveness. They should be considered as reminders of the evolution of the rural landscape.

6.45 The usual harmonious relationship that traditional rural buildings have with their surroundings can be considered to contrast dramatically with their modern and much larger pre-fabricated replacements. These modern buildings tend to possess a utilitarian character, which can sometimes appear as visually intrusive in a rural landscape; but any potential harm caused by their scale, form and materials has to be balanced with the functional need for these buildings to support an agricultural holding/rural enterprise. Therefore, while their presence in the rural landscape may be accepted as part of modern farming practices, these modern pre-fabricated farm buildings may not follow historic disciplines set by the availability of local materials, traditional construction techniques and other location factors.

6.46 In the case of more modern structures, it will be necessary to demonstrate that the building has been properly used for agricultural purposes for a substantial period of time, prior to any application being submitted for an alternative use. This is to prevent buildings being constructed under false pretences, merely to secure a non-agricultural use in a rural location, contrary to the Local Plan Strategy and accompanying policies.

6.47 There is a wide variety of alternative uses for rural buildings, which may be considered appropriate, depending on the character and location of the existing building. **Policy DES1** sets out a hierarchy of alternative uses, which should be considered in turn, only proceeding with uses lower down the hierarchy if higher uses are demonstrably not viable or possible.

6.48 Barns and other rural buildings may also provide habitat and shelter for protected species such as owls and bats for example. An assessment by a qualified ecological surveyor should be carried out and options explored to both conserve and secure appropriate biodiversity net gain in that location.

Protecting our built and natural heritage

Delivery Policy ES6

Providing for biodiversity and geodiversity

Development proposals shall provide a minimum of 10% 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.

6.49 Mechanisms for delivering **Biodiversity Net Gain (BNG)** can be on site, off site, in full or combination. Onsite can be delivered using habitat creation/enhancement via landscaping/green infrastructure. Offsite can be delivered through habitat creation/enhancement on land holdings or via habitat banks. The mitigation hierarchy is also applied and some irreplaceable habitats such as ancient woodland will not be eligible for offsetting. Existing mechanisms for protecting ecology will remain in place and BNG will not apply at SSSI's.

6.50 Developers will be required to maintain their improvements for at least 30 years and this may involve the use of conservation covenants described as private voluntary legal agreements between a landowner and a responsible body that will safeguard the land for conservation. Conservation covenants will continue to apply even if the land changes hands. The wider valuable natural environment includes not only nationally protected species and sites, but also **Local Wildlife Sites, Regionally Important Geological/Geomorphological Sites** and other features of nature conservation value, including:

- priority species and habitats of conservation concern (those listed on the English List – section 41 of the **Natural Environment and Rural Communities Act**)
- areas of habitat with restoration potential (particularly those identified on the **Gloucestershire Nature Map** or identified through



other landscape scale projects and within any ‘Nature Improvement Area’ recognised by the **Local Nature Partnership**); and

- features that provide an ecological function for wildlife (such as foraging, resting and breeding places) – particularly wildlife corridors of all scales, which provide ecological connectivity, allowing species to move through the landscape, and which support ecosystem functions.

6.51 The Council is working with the **Gloucestershire Local Nature Partnership (LNP)** to deliver a **Local Nature Recovery Strategy (LNRS)**, which will provide a spatial strategy for nature. It will identify opportunities and priorities for enhancing our natural environment in Gloucestershire and assist implementation of the **Nature Recovery Network (NRN)** and ecosystem services. Local Nature Recovery Strategies (for delivering the Nature Recovery Network) will enable opportunities for the delivery of multiple benefits to be identified and should provide the best value for time and money invested.

6.52 It is vital that all stages of sustainable development are informed by relevant ecological information, from site selection and design to planning decisions and long-term management. All effects should be considered, including positive and negative, direct and indirect, cumulative, and on- and off-site impacts over the lifetime of the development (including construction, operational and restoration phases), also giving consideration to disturbance effects such as noise, lighting, recreational pressures, trampling, traffic, domestic pets, vandalism etc. All effects upon the natural environment should be addressed sequentially in accordance with the principle of the ‘mitigation hierarchy’:

- avoid
- reduce, moderate, minimise
- rescue e.g. translocation

- repair, reinstate, restore compensate or offset.

6.53 Compensation is a last resort, but will be necessary in some instances where other approaches cannot guarantee a minimum 10% net gain in biodiversity. Such measures should be delivered within the development site where possible; however, where this is not feasible, it may be more appropriate to deliver offsite measures through legal agreements and landscape scale projects. The District Council with the **Gloucestershire LNP** are investigating mechanisms to deliver off-site compensation. Appropriate compensatory measures should demonstrate net gain of at least 10% of the biodiversity resource over a thirty year timeframe, and be delivered as close to the development site as possible to avoid the degradation of local ecological networks or ‘ecosystem services’.

6.54 In addition to the existing **Mitigation Strategies** being operated on the **Rodborough Common SAC** and the **Severn Estuary SAC, SPA and Ramsar**, the **Habitats Regulations Assessment (HRA)** of the Local Plan has identified measures that will be required now for the **Cotswolds Beechwoods SAC** over the Local Plan period, to ensure no adverse effect occurs on the SAC due to the expected population increase in the County and the associated increase in recreational activity. A core catchment zone has been defined around this SAC, to reflect the current patterns of activity based on settlements. Development proposals within this core catchment zone will be required to contribute to mitigation measures. The Council commits to jointworking with partners on this cross boundary issue, in order to avoid an adverse effect on the integrity of the SAC associated with increased recreational activity over the relevant plan periods. The initiatives will be funded principally through s106 contributions that contribute towards an agreed **SAC Avoidance and Mitigation Strategy**. Where, instead of a bespoke solution, provision is made for contributions to be paid and pooled towards implementing the



Avoidance and Mitigation Strategy (upon which Natural England has been consulted), the District Council will not require an **Appropriate Assessment** of the planning application.

- 6.55 Where a development includes specific measures to avoid and mitigate its impact upon the **Special Area of Conservation (SAC)** or **Special Protection Area (SPA)**, the District Council will, in consultation with Natural England, undertake an **Appropriate Assessment**. This will consider the effect of the proposal on the SAC or SPA and the avoidance and mitigation measures, including size and location of any proposed semi-natural open space.

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 special qualities of the AONB, including landscape quality / landscape beauty, tranquillity; dark skies; natural heritage and cultural heritage. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB should have regard to, be compatible with and reinforce the landscape character of the location. 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 for its own intrinsic beauty and for its benefit to economic, environmental and social wellbeing. Development will only be permitted if all the following criteria are met:

1. The development will protect or enhance landscape character; and

2. Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development will be both retained and managed appropriately in the future; and
3. Detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement or area will be avoided.

Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.

Proposals will have regard to the local distinctiveness of the different landscapes in the District, drawing, as appropriate, upon relevant assessments, including: Stroud District Landscape Character Assessment (2000), Cotswold AONB Landscape Character Assessment(2000), Stroud Landscape Sensitivity Assessment (2016) and the Cotswolds AONB Landscape Strategy and Guidelines (2003).

- 6.56 **Landscape Character Assessments (LCA)** are a nationally recognised tool to help us understand and describe landscapes in an objective way to define distinctive characteristics, inform policy development, planning and land management decisions, and assist in monitoring change. Landscape Character Assessments can also assist with the process of assessing the sensitivity and capacity of places to change, and the impacts and significance of potential development. Landscape Character Assessments can be prepared on different scales, ie at national, district, neighbourhood and site level.
- 6.57 The **Stroud District Landscape Assessment (2000)** provides a comprehensive statement of landscape character and quality across the entire District. Issues relating to key characteristics, landform and context, land use and landscape patterns, settlement and vernacular character, human response and sensitivity to change are identified for the 12



Landscape Character Areas, together with key priorities for action. These remain relevant to this Local Plan. Further evidence gathering work for this Local Plan has included the **Landscape Sensitivity Assessment** (2016), which has examined the landscape sensitivity around our larger villages and towns to potential housing and employment development.

6.58 The **Cotswolds Area of Outstanding Natural Beauty (AONB)** covers 15 local authority areas including Stroud District. The special qualities of the Cotswolds AONB are the key attributes for which the AONB is considered to be important. Most unique to the Cotswolds AONB is the unifying character of the limestone geology, including its visible presence in the landscape and its use as a building material. Other special qualities of the AONB include its internationally important, flower-rich grasslands and ancient, broadleaved woodlands; escarpment; dry stonewalls; river valleys; high wolds; tranquillity and dark skies; vernacular architecture and distinctive settlements; accessible landscape offering quiet recreation; and significant archaeological, prehistoric, historic and cultural associations. **The Cotswolds AONB Management Plan** ('the Management Plan') is a statutory plan, which sets out the vision, outcomes and policies for the management of the Cotswolds AONB and has been prepared by the **Cotswolds Conservation Board**. This is a material consideration when considering development proposals within the AONB. Other documents prepared by the Board may be relevant, including position statements, woodland and biodiversity strategies, landscape sensitivity dark skies and tranquillity studies.

Delivery Policy ES8

Trees, hedgerows and woodlands

Development will seek where appropriate to enhance and expand the District's tree, hedgerow and woodland resource, which will contribute to:

- health and wellbeing
- carbon sequestration; and
- climate change mitigation and adaptation.

There should be no net loss of hedgerows as they form a key component of local ecological networks and ecosystem services.

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 utilises local and native 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.

6.59 Trees, woodlands and hedges make an important contribution to the beauty, diversity and distinctiveness of our rural landscapes and the beauty and liveability of our townscapes. Tree and woodland canopies



create shelter and shade, contribute to carbon sequestration, intercept rainfall and airborne pollutants. Trees and hedges can regulate the movement of water through river catchments, reducing soil erosion and the leaching of pollutants into surface and ground waters. The Council will use the **Gloucestershire Local Nature Partnership (LNP) Tree Strategy** to guide woodland conservation and creation. The vision is to achieve thriving network of sustainably managed trees and woodlands covering at least 20% of the county, delivering resilience and connectivity for people, wildlife and the economy. This strategy will help co-ordinate actions across the County working with partners and stakeholders. The Council will work with the LNP and partners to develop an implementation and delivery action plan. Woodland ecosystems are a key component of the County's biodiversity providing habitats for both rare and common species. Trees and woodlands take many years to mature: ancient woodlands and veteran trees in particular are irreplaceable. There should be no net loss of hedgerows, due to the importance of this feature as components of local ecological networks and ecosystem services. Hedgerow replacement should align with local ecological networks wherever possible. If any hedgerow removal has to take place it should take place outside of bird nesting season to avoid the need for exclusion netting that can impact wider functioning of this ecological corridor. In summary, these natural features improve our health and wellbeing, help mitigate climate change effects and provide eco-system services, both on the national scale and at the local level.

- 6.60 Mature trees, woodlands and hedges are sensitive to the impacts of development, either directly through their removal or indirectly through the impacts of construction. Due to the length of time and the cost taken to replace mature features, and the contribution they can make to the quality of development, they should be retained and protected where possible. Surveys and assessments carried out in accordance with

recognised standards should be used to inform the design process and minimise impacts. Where their loss is unavoidable they should be replaced with suitable new planting either within the site or in the locality if this is more appropriate. Development can make a positive contribution to the tree and hedgerow resource in the locality through new planting or the restoration and improved management of existing features. Native indigenous species planting will be encouraged where they respect and enhance the local landscape character.

- 6.61 Where trees within or adjoining a site could be affected by development, a full tree survey and arboricultural implications assessment to **BS 5837** will be required as part of the planning application. This needs to be carried out at a sufficiently early stage to inform the design of the development. The implementation of any protective measures it identifies will be secured by the use of planning conditions

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.

6.62 Horses have been an important part of the rural landscape for hundreds of years. Originally they were work animals that contributed to the farming economy. Today the majority of horses in the AONB and Severn Vale are kept for recreation and leisure purposes. Development related to equestrian businesses as well as the keeping of horses for personal use is an increasingly popular activity in the District. To date, equestrian development has had little impact on landscape character due to the relatively sparse distribution of these types of development. However, there is increasing concern that the cumulative impact of equestrian development and the management of land for horses may adversely change the character of the landscape and hence affect the natural beauty of the District.

6.63 In addition to licensed riding schools and livery yards, horses and ponies are kept for personal use throughout the District. In several areas the presence of an equine activity is apparent due to the visible signs of development e.g. outdoor exercise arenas/ménages, buildings, field divisions, overgrazing, field shelters, jumps and other equine use related equipment, etc.

6.64 The number of developments involving a small number of horses for personal enjoyment is numerous whereas the number of larger scale developments such as livery yards, riding schools and training and competing establishments is fewer. The potential impacts (including cumulative impacts) of all scales of development need to be considered:

- Change in character of existing buildings and settlements as a result of change of use of buildings.
- Introduction of uncharacteristic new buildings to the landscape and settlements would affect landscape character and natural beauty.
- Changes in landform to accommodate new buildings and exercise areas may adversely impact upon landscape character.
- Changes in grazing regime may affect ecological diversity of grassland and subdivision of fields may affect landscape character.
- Paraphernalia related to equestrian development e.g. horse boxes, jumps, manure heaps, and temporary structures may become more visible in the landscape.
- Potential erosion of bridleways and roadside verges as a result of intensive use.
- Horse manure heaps can be unsightly and cause problems if lit.
- Horse riding is a sustainable way to enjoy the AONB and Severn Vale reducing the impact of tourism and recreation.
- Appropriate tree and woodland planting to mitigate the impacts of development creates new opportunities for wildlife.
- Equestrian related activities contribute to the District economy and as a result the management of the natural environment.

6.65 The Council (working with relevant stakeholder interests) will seek to produce further advice or a policy statements that will cover the following equine development/activities: stabling and ancillary buildings (including accessibility and location), field shelters, indoor and outdoor exercise areas and facilities, other exercise activities and grazing/field management that is appropriate to the landscape character and biodiversity.



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's 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. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, this will not be viewed as a justification for loss or alteration.

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, this shall be implemented through measures secured by planning condition(s) or through a legal agreement.

6.66 The historic environment is important for its own sake. It is also central to the character and identity of the District. It is a source of immense local pride, as well as being a valuable educational and economic resource. The historic environment should also act as a positive stimulus and inspiration to place making in all parts of the District so that it can reinforce local identity and play a part in increasing the appeal of the area as a place to live, work, visit and invest in. New development should seek opportunities to draw on the historic environment in order to maintain and enhance local character and distinctiveness.

6.67 National planning policy provides guidance on the identification, significance, and protection of heritage assets – from sites and buildings of local historic value to listed buildings, conservation areas, historic parks and gardens and archaeological remains. National policy expects that the

contribution of such heritage assets to local character and sense of place is recognised and valued and that policies ensure they are conserved in a manner appropriate to their significance.

6.68 Stroud District has an important legacy of heritage and cultural assets, including over 3,300 listed buildings, 41 conservation areas, 14 registered historic parks and gardens and 68 scheduled monuments. There are additionally a wide range of undesignated historic buildings, archaeological sites and remains, and historic parks and gardens, as well as places, areas, landscapes and structures of local historic interest. Undesignated local heritage assets may be identified locally, including through the definition of 'local listing' criteria in **Neighbourhood Development Plans**, as well as incidentally through the development management process. Information about heritage assets can be found in the **Gloucestershire Historic Environment Register (HER)**.

6.69 The Council has produced a **Heritage Strategy** to positively address the issues and pressures that are facing our heritage assets, including a programme for the appraisal and management of our conservation areas and the monitoring of any heritage assets "at risk". The strategy is framed around four priorities:

- Understanding our heritage and its significance
- Capitalising on our heritage
- Positive management
- Raising our heritage up the agenda

6.70 Applications for development that affects heritage assets and their settings directly or indirectly will need to describe the nature of the significance of the assets affected (including any contribution made by their setting), and set out how development will conserve or enhance the heritage assets and their settings in a manner appropriate to that

significance. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on its significance.

6.71 A **Heritage Statement** will be required for development proposals that will have a potential impact on any of the designated or undesignated assets listed in (i)-(vi) and for any major development proposal:

- i. conservation areas; listed buildings and scheduled ancient monuments;
- ii. the character of the historic cores of the market towns and villages;
- iii. landscape features, including ancient woodlands and veteran trees; field patterns; watercourses; drainage ditches and hedgerows of visual, historic or nature conservation value;
- iv. archaeological remains;
- v. historic parks and gardens; and
- vi. assets of local heritage significance.

6.72 Development proposals that involve any harm to or loss of a heritage asset would require clear and convincing justification, in accordance with the **NPPF**. A development proposal will not be permitted where substantial harm to a designated heritage asset is likely to occur unless demonstrably outweighed by substantial public benefits, which cannot be realised in any less harmful way.

6.73 As an irreplaceable resource, the historic environment is crucial to sustainable development in Stroud District, ensuring that our heritage can be enjoyed for its contribution to the quality of life of existing and future generations. The Council recognises that in some instances the pursuit of carbon neutrality and energy efficiency will be difficult in the historic environment. Nevertheless, the criteria contained in this policy will apply,



where such measures require permission. As a general principle, alterations will be viewed more favourably where:

- measures can be reversed or removed, as and when the technology becomes obsolete or is superseded; and
- alterations are designed and located to be as visually inconspicuous as possible.

The Council will seek to produce further advice on achieving carbon neutrality and energy efficiency in the historic environment.

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 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.

6.74 Within Stroud District, the **Gloucester & Sharpness Canal**, the **Stroudwater Navigation** and the **Thames & Severn Canal** provide a valuable resource for the public to enjoy both active and passive recreational activity. The latter two canals are now known collectively as **The Cotswold Canals** and are subject to an ongoing restoration project, led by Stroud District Council, to reconnect the canals with the Gloucester & Sharpness Canal at Saul Junction and to reconnect with and restore the former canal basin at Brimscombe Port to the east of Stroud. There are longer term aspirations to continue the Thames & Severn Canal east of Brimscombe Port to reconnect with the Thames at Lechlade.

6.75 **Policy ES11** supports the restoration of the canal network and for functional improvements to facilitate canal based tourism, including the widening of stretches to achieve the required width of at least 10 metres, permanent and visitor moorings, services such as water, pump out and power points and other visitor facilities. The policy also supports proposals for wider canal side regeneration, subject to respecting the historic built environment and the natural environment.

6.76 Stroud's **Industrial Heritage Conservation Area (IHCA)** runs the entire length of the Cotswold Canals, from Sapperton in the east to Saul in the west – some 14 miles (23km). As well as their historical, architectural and educational value, the District's canals are important landscape features, with biodiversity interest. Our canals are already an important part of the District's green infrastructure network and with maintenance they provide

green corridors for wildlife, as well as playing a role in conveying flood waters, in association with the often adjacent river network.

- 6.77 The canals contribute towards economic and regeneration objectives by providing attractive locations for canal-side development, but this must be carefully balanced with their conservation and enhancement. The **Industrial Heritage Conservation Area** has an adopted **Design Guide** and **Management Proposals SPD**, which provides guidance. The contribution that canals and canal towpaths can make in achieving more sustainable patterns of movement is worthy of note, including opportunities to create and improve links with other walking and cycling routes. Consequently, the Council will support appropriate measures to improve access to the canals for active travel and transportation purposes.

- 6.78 The Council is producing a **Canal Strategy** to develop a whole corridor approach to the District's canals. The Strategy will identify further opportunities to develop the canals as a resource to maximise the social, economic and environmental wellbeing of the District and its communities.

Quality of design: places and spaces

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 and carbon neutrality.

'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.

- 6.79 The quality and success of new places is ultimately judged by how enjoyable it is to use or visit, how easy it is to find your way in and through, how safe and secure it feels, how the buildings and adjacent spaces relate to each other and how attractive it looks as a whole. These responses are important in all developments, whether a small infill



development or an extensive development scheme. The main way that people experience buildings from day-to-day is from public streets or spaces. Therefore, the contribution new development makes to the quality of the public realm is of considerable importance.

- 6.80 An important part of making high quality places is to ensure that new buildings are well designed. This means making buildings attractive in their own right, appropriate in their setting and fit for their purpose. Buildings and layouts need to embed both the Council and **NPPF** commitments to securing carbon neutrality. It is also important that buildings are designed in an adaptable way, to ensure there is flexibility in their potential use and function across the life of a building. Proposals should accord with relevant local design planning documents or advice. The Council will particularly encourage the use of **Design Codes** forming part of any **Neighbourhood Development Plan**.

Delivery Policy DES2

Green Infrastructure

All development proposals should, where 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.

- 6.81 **Green infrastructure (or GI)** is recognised as a cornerstone of sustainable development and communities. It is considered essential with the many economic, social and environmental benefits it offers. It is therefore important to the quality of life of residents, business and nature, contributing towards creating places where people and the environment can thrive.

- 6.82 Green infrastructure is the network of green spaces and natural elements that intersperse and connect our towns and villages. GI is the term used to describe the network of natural and semi-natural spaces and corridors in a given area. These include open spaces such as parks and gardens, but also



allotments, woodlands, fields, hedges, lakes, ponds, playing fields, coastal habitats, footpaths, cycle routes and watercourses. Crucially, GI provision is not limited to traditional green spaces such as parks and other open spaces, but can involve various interventions to thread nature into streetscapes, or provide corridors of connectivity between GI 'assets'. GI is defined by its multifunctionality. A single GI asset can deliver a range of benefits to people (both physical and mental well-being), as well as biodiversity and landscape.

6.83 GI can help to create high quality, attractive and functional places that will provide a setting for day- to-day living. It can also address the negative impact of habitat loss and fragmentation by promoting habitat creation, enhancement and connectivity (on site as part of development or through any biodiversity off-setting), and plays an important role in reducing local temperatures, climate change adaptation and mitigation, and alleviating flood risk and soil erosion. As a largely rural District, Stroud can be considered rich in GI assets of various kinds, and has a valued landscape that gives the District its identity and provides the context for our natural and heritage assets such as Rodborough Common, the Cotswolds' Beechwoods and the variety of mills adjacent to the Cotswold Canal network.

6.84 This policy is designed to reflect the changed policy landscape since the previous **Green Infrastructure County-wide Strategy** prepared in 2015. In particular, this includes an increased emphasis on the importance of GI in responding to concerns over health, wellbeing, habitat fragmentation and climate change resilience. Against a backdrop of future growth and development within the District, a revised strategic framework is needed to ensure that the existing GI network is protected, strengthened and expanded to deal with future challenges. The Council has produced an evidence base on District GI needs and requirements with work

undertaken by our consultants. The Council will consider the requirements for GI, in line with evidence (including the **LNP Nature Recovery Network**) and relevant **Local Plan** policies, when determining planning applications.

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.

6.85 The Stroud District has a long cultural and arts heritage with clear associations with the Arts and Crafts movement for example. This tradition in the District is thriving and it continues to be a great place to live or visit with festivals, shows, colleges, galleries arts and crafts workshops. Any search will reveal that the District is full of colourful and creative attractions and activities.

6.86 The provision of public art can contribute to this cultural and artistic heritage and assists in enhancing the distinctiveness of developments. The Council supports the **Create Gloucestershire** aim to make arts 'everyday' for local people. Such initiatives can positively assist the establishment of



a sense of place and identity. Art can help in enhancing the appearance of both buildings and their setting, the quality of the environment and can help promote culture and civic pride, benefitting general health and wellbeing. Public art may take many forms including art installations and sculptures, seating, signage and landscape design or it may be integrated as a functional element of a development through metalwork, lighting, floor and window designs. The Council will encourage the involvement of local artist(s) at an early stage of design. This will ensure that any artistic feature is incorporated into the scheme from the outset, rather than being added as an after-thought within new development. The Council will encourage the provision of new works of art as part of any development scheme and, in determining planning applications, will consider the proportionate contribution made by any such works to the appearance of the scheme and to the amenities of the area in accordance with **NPPF** tests and requirements. Any potential contribution to future maintenance of a public art feature will be considered on a case by case basis.



7

■ Delivery and monitoring

7.0 Delivery and monitoring

Implementation

- 7.1 The 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.

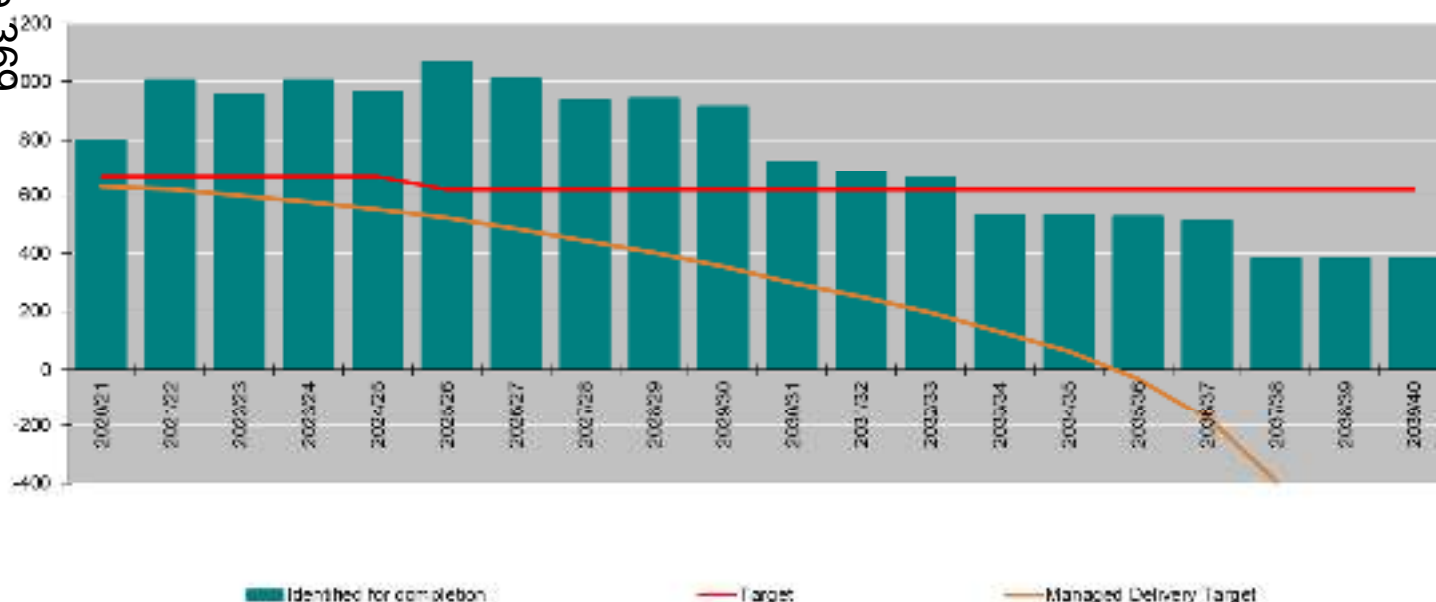
Delivery of growth

- 7.6 **Table 6** (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
	2020 to 2025	2025 to 2030	2030 to 2035	2035 to 2040	
Commitments (2019)	3,840	755			4,595
Cam North West		50	130		180
Cam North East Extension	200	700			900
South of Hardwicke	166	550	34		750
Hunts Grove Extension	110	112	78		300
Sharpness Docks		500	750	1,150	2,400
Sharpness	100	375	225		700
Stonehouse North West		600	600	150	1,350
Wisloe	50	565	660	225	1,500
Local development sites	116	290	290	289	985
District Total	4,582	4,497	2,767	1,814	13,660
Small sites windfall	150	375	375	375	1,275

- 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 is expected to be achieved by 2036.
- 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.



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



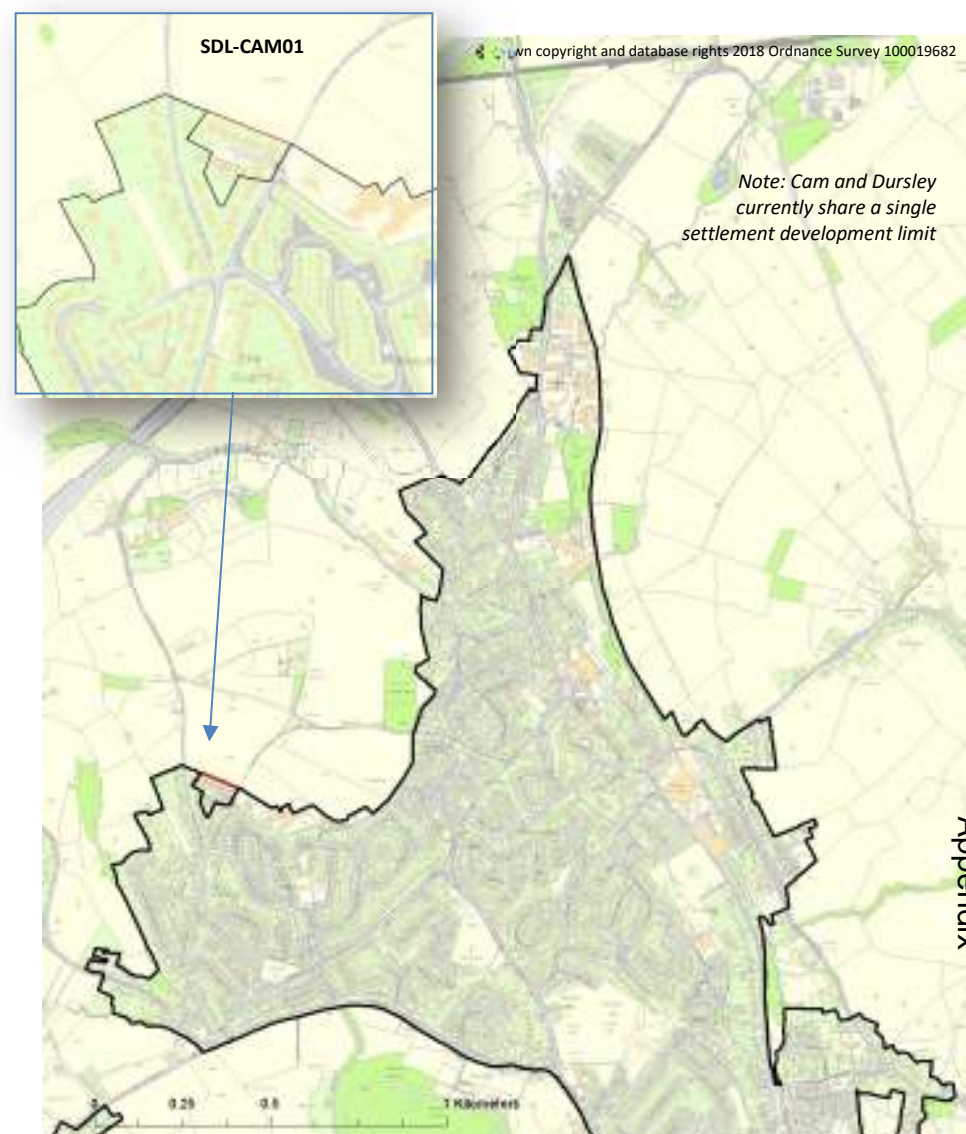
Appendices



- Appendix A** Proposed changes to the **Local Plan Policies Map**, comprising potential amendments to some **Settlement Development Limits**.
- Appendix B** Proposed changes to the **Local Plan Policies Map**, comprising suitable areas for renewable energy development, as referenced in proposed revised **Delivery Policy ES2 Renewable or low carbon energy generation**.
- Appendix C** Proposed parking standards, as referenced in proposed revised **Delivery Policy EI12 Promoting Transport Choice and Accessibility**.
- Appendix D** Other proposed changes to the **Local Plan Policies Map**.
- Appendix E** Glossary



Note: SDL 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.



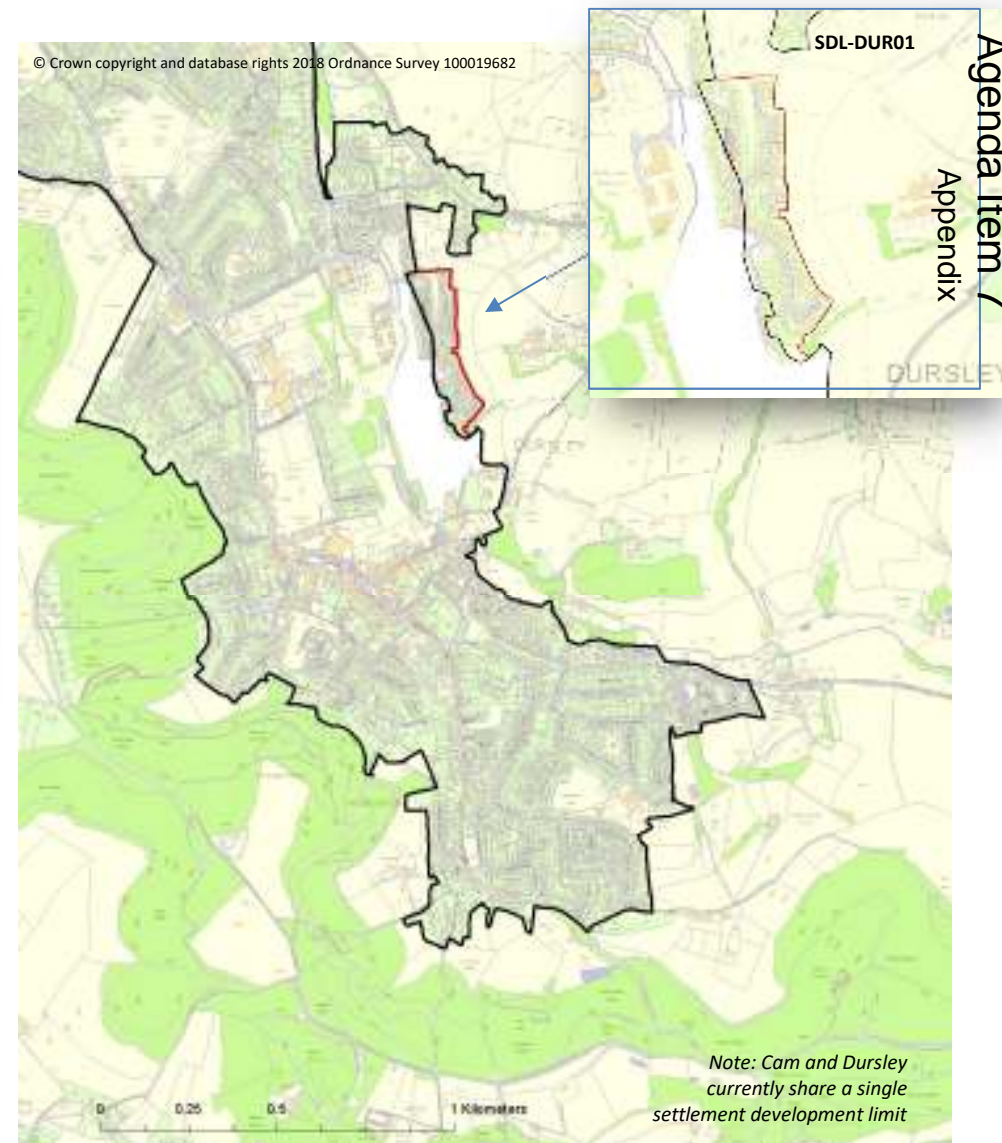
▲ **Berkeley:** ref. **SDL-BER01** at Lynch Road

▲ **Cam:** ref. **SDL-CAM01** at Strawberry Field / Elstub Lane

Note: SDL 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

Note: SDL 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.



- ▲ **Eastington:** ref. **SDL-EAS01** at Swallowcroft
ref. **SDL-EAS02** at Alkerton Farm, rear of Bath Road



- ▲ **Hardwicke:** ref. **SDL-HAR01** at Sellars Road

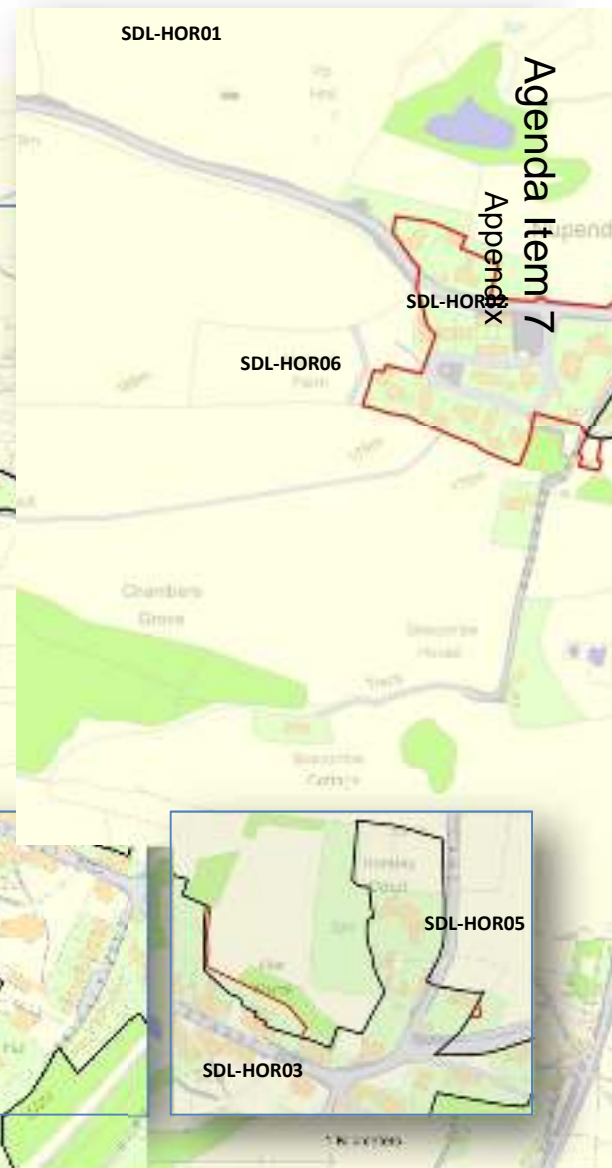
Note: SDL changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



▲ **Hillesley:** ref. **SDL-HIL01** at no.s 1-3 Alderley Road

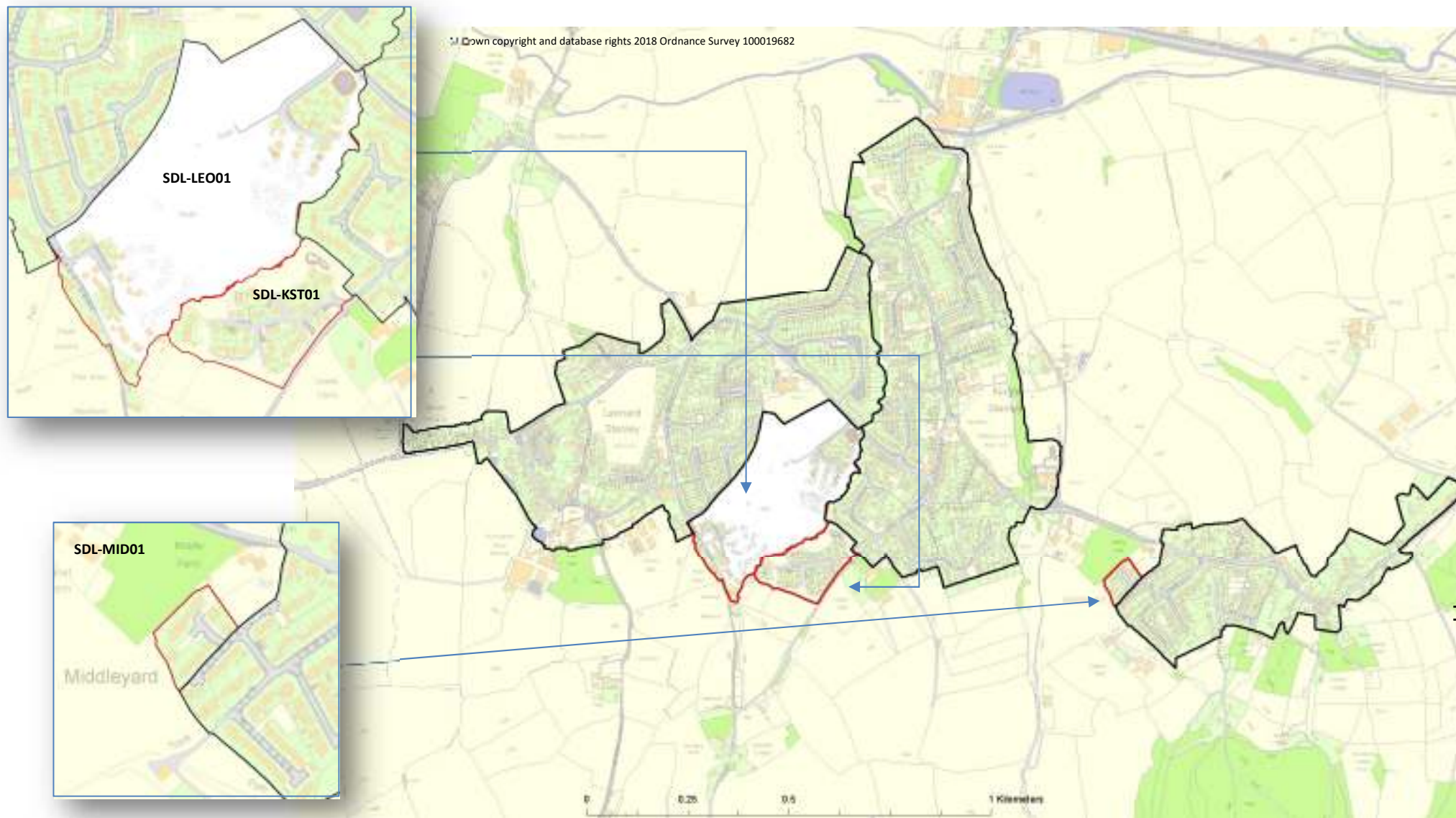


▲ **Horsley:** ref. **SDL-HOR01** at end Farm; ref. **SDL-HOR02** at The Chooks / Willow Barn; ref. **SDL-**



ref. **SDL-HOR03** at The Priors; ref. **SDL-HOR04** at The Priors

Note: SDL 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.



▲ **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



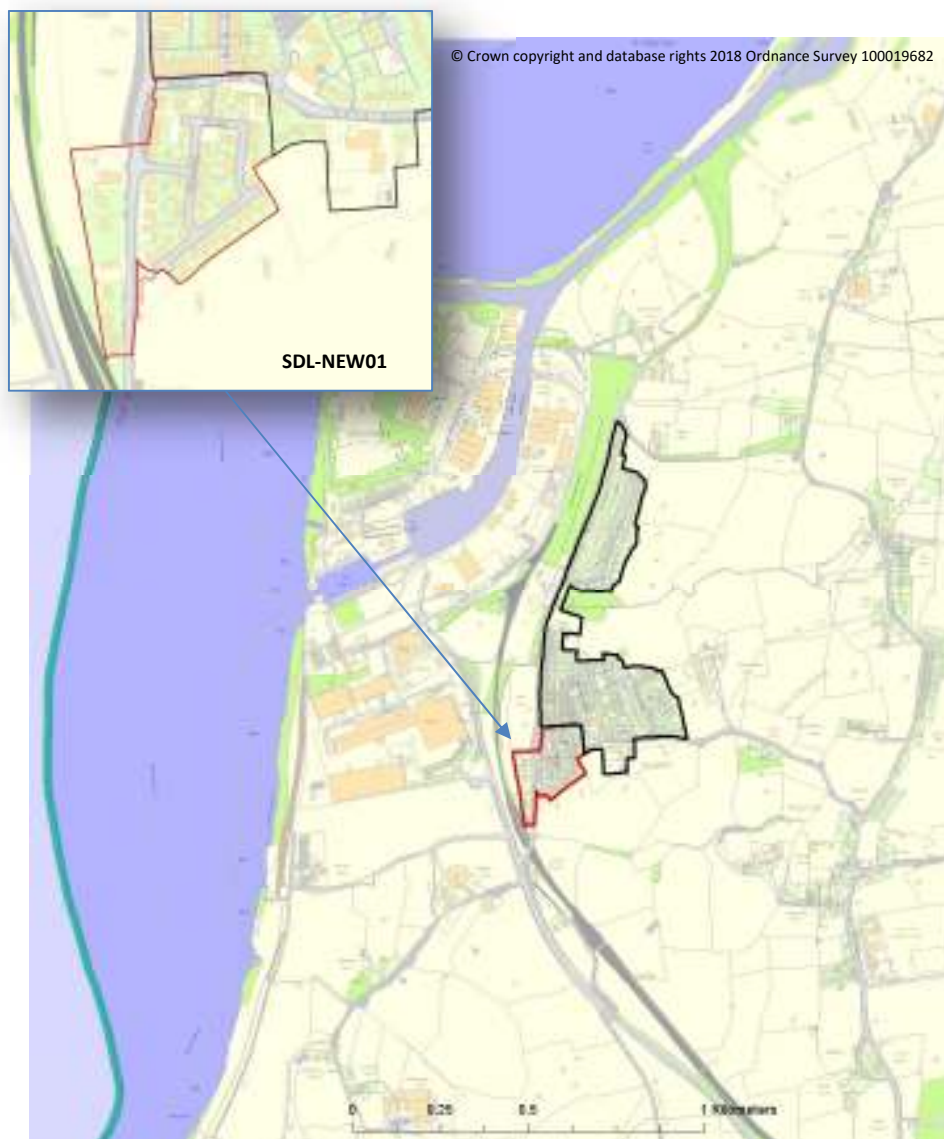
Note: SDL changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



▲ **Miserden:** ref. **SDL-MIS01a:** An entirely new settlement development limit.



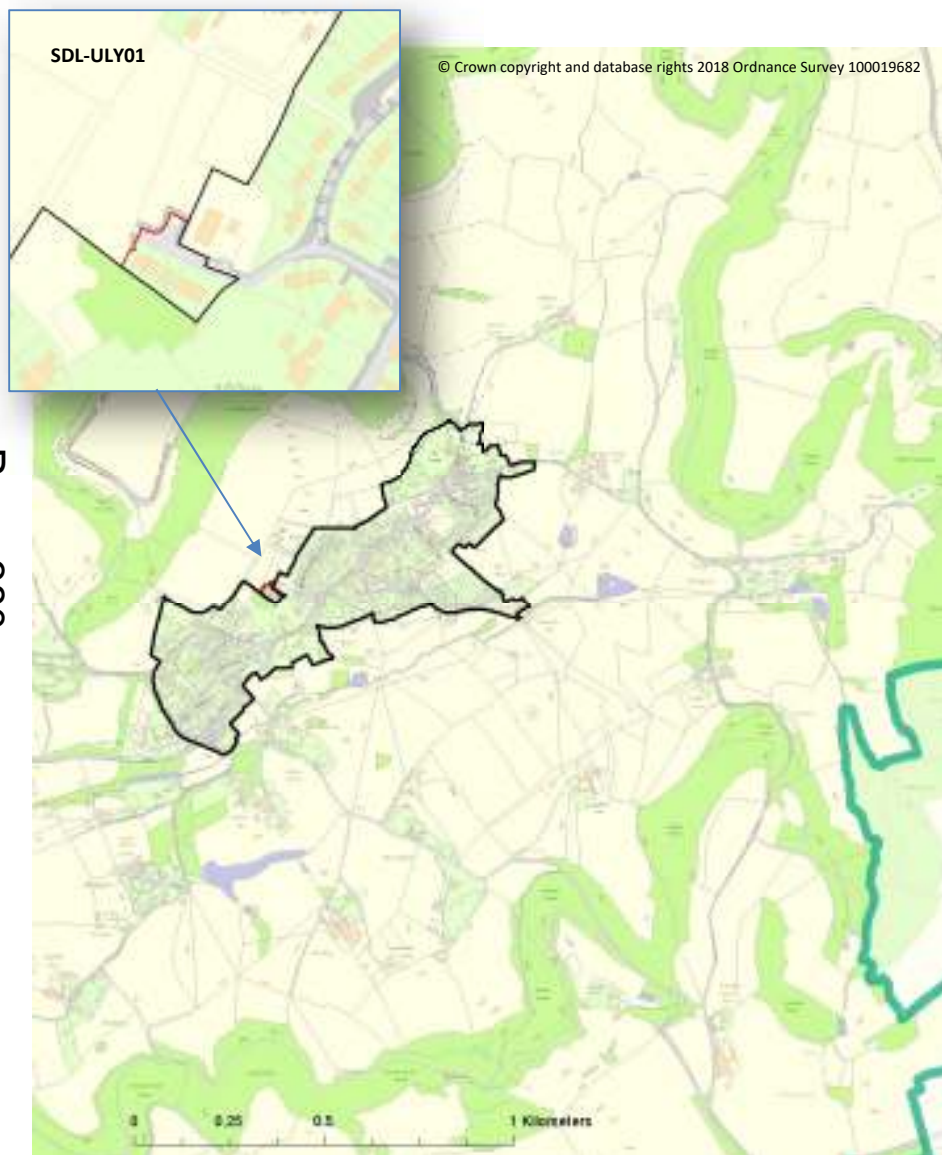
Note:SDL changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



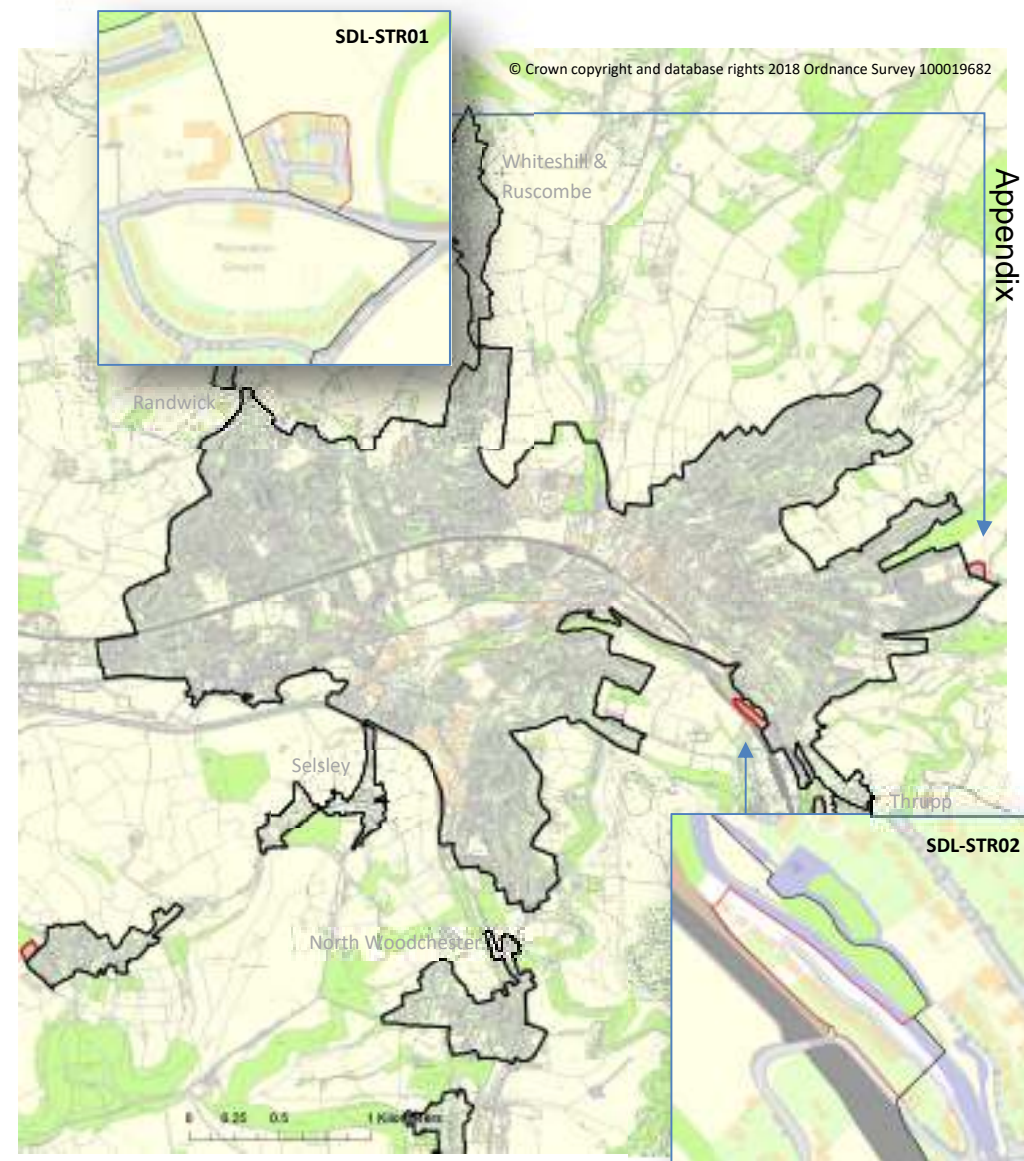
▲ **Newtown:** ref. **SDL-NEW01** at Cromwell Close / south of Gloucester Road

▲ **Stonehouse:** ref. **SDL-STO01** at Brunel Way / Oldends Lane

Note: SDL 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.

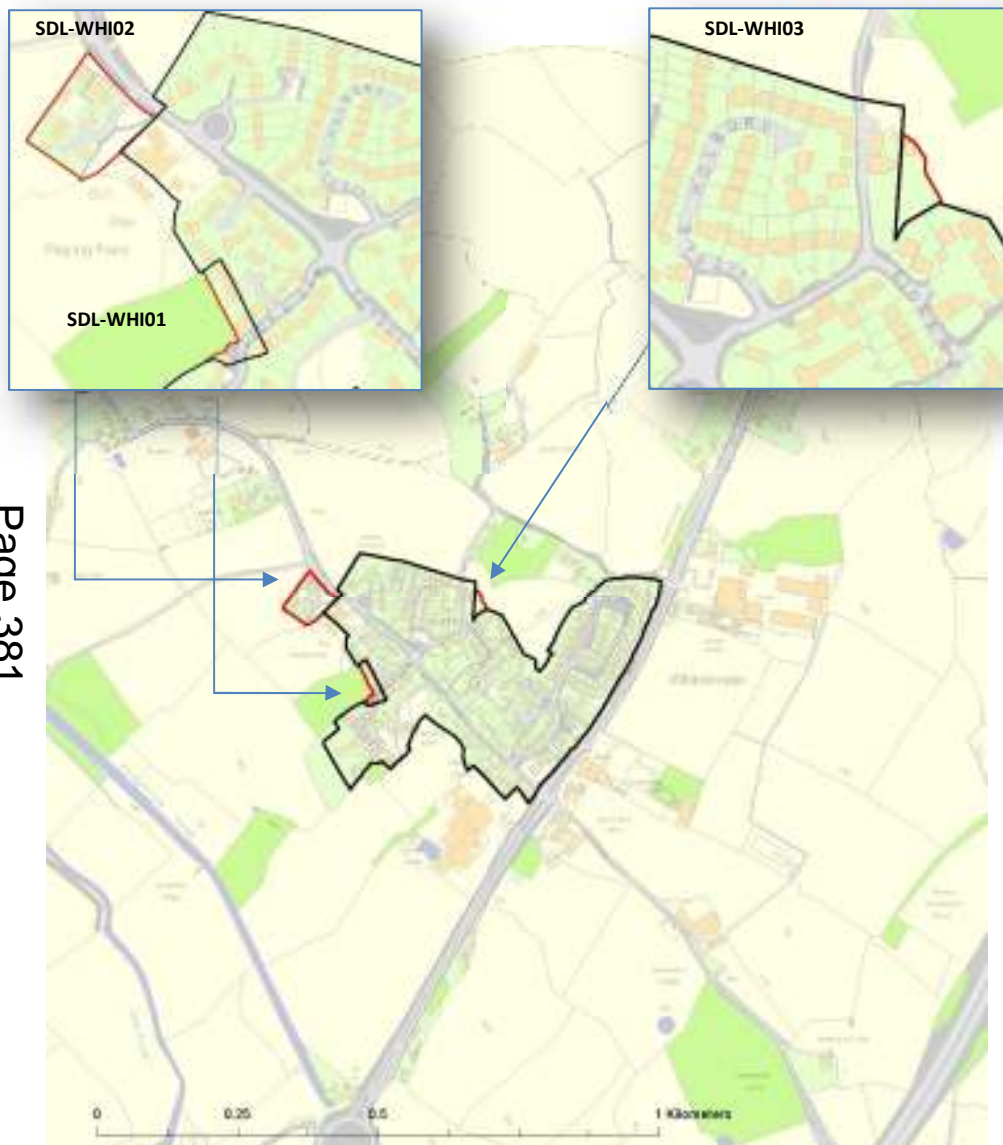


▲ **Uley:** ref. **SDL-ULY01** at Goldingham Close



▲ **Stroud:** ref. **SDL-STR01** at Margaret Hills Place / Bisley Old Road
ref. **SDL-STR02** at Bowbridge Wharf

Note: SDL 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.



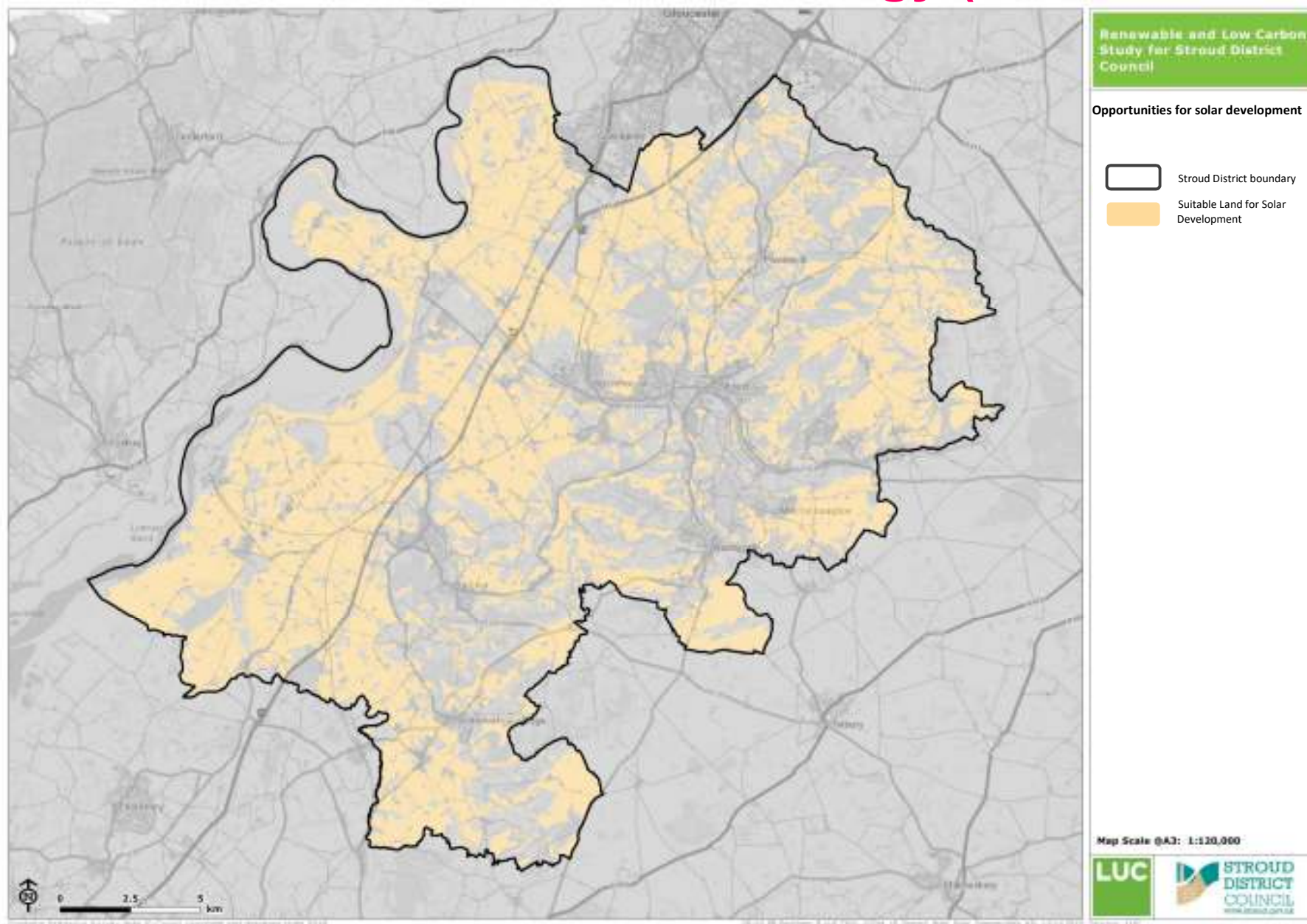
In response to public consultation and our evidence base, additional SDL changes (**maps to follow**) will be made at the following settlements, where recent development has been completed since the Draft Local Plan consultation in 2019:

- **Coaley:** ref. **SDL-COA01** (north of Betworthy Farm)
- **Kingswood:** ref. **SDL-KIN01** (Chestnut Park)
- **South Woodchester:** ref. **SDL-SWD01** (Bospin Lane)
- **Whitminster:** ref. **SDL-WHI04** (Parklands Farm)

▲ **Whitminster:** ref. **SDL-WHI01** at Schoolfield Close; ref. **SDL-WHI02** at Upton's Garden; ref. **SDL-WHI03** at Wheatenhurst Cottage, Hyde Lane.



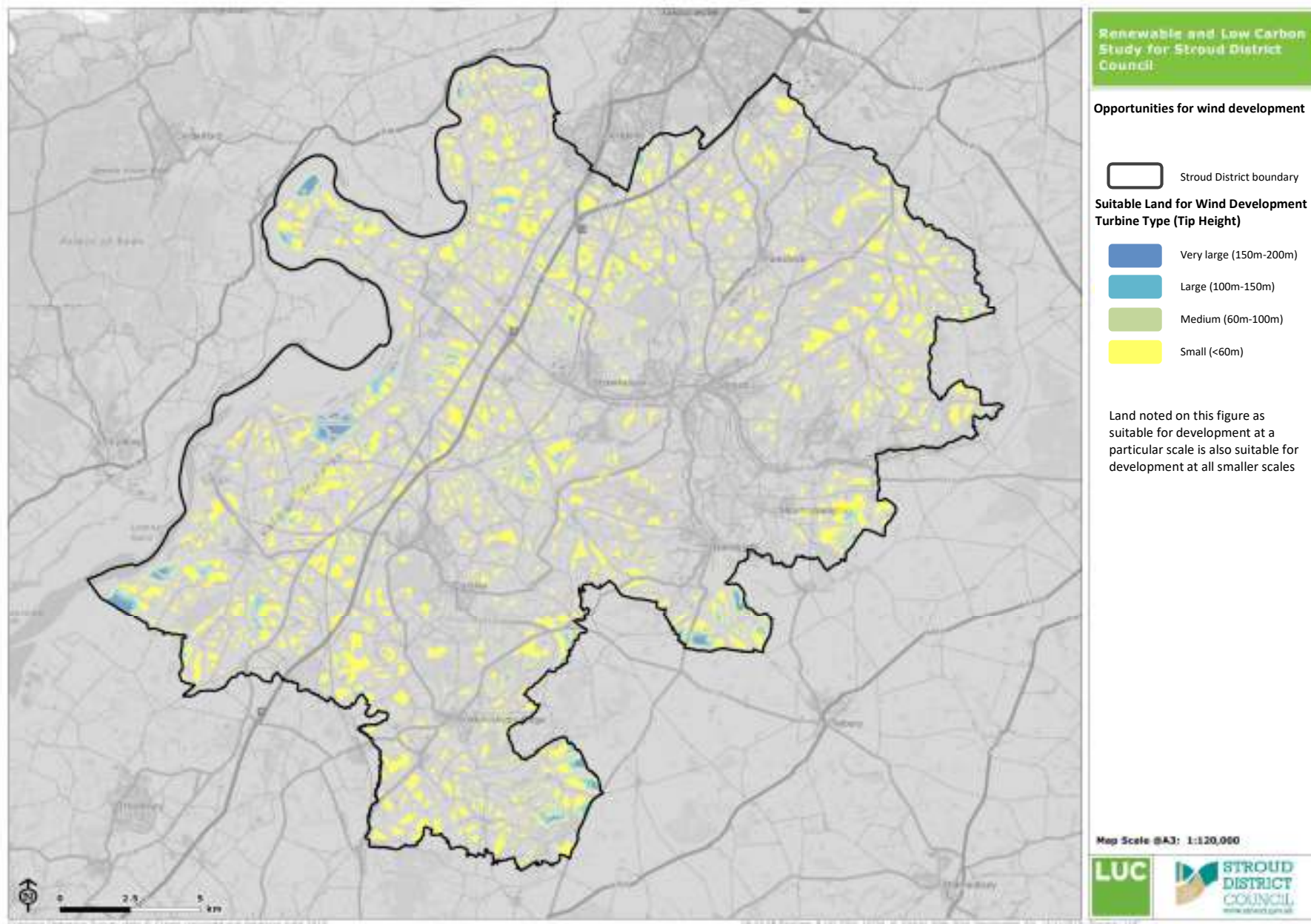
Suitable areas for renewable energy (solar and wind)



◀ Opportunities and constraints for solar energy developments Stroud District.

Agenda Item 7
Appendix

Suitable areas for renewable energy (solar and wind)



◀ Opportunities and constraints for wind energy developments in Stroud District.

Note: the map on this page shows a corrected key, with height ranges that differ from the key contained in some printed (hard) copies of this Draft Plan document.

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	Parking standard
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.



Changes to the Policies Map

Employment:

- Amend boundary of Key Employment Site **EK17** Renishaw New Mills, Kingswood (**Policy EI1**)
- Delete **EK20** Orchestra Works, Kingswood (**Policy EI1**)
- Identify employment site EK20 Orchestra Works, Kingswood as Regenerating Employment Site **ER10** (**Policy EI2**)
- Amend boundary of Regenerating Employment Site **ER9** Lodgemore & Fromehall Mills (**Policy EI2**)
- Add Ham Mills, Thrupp as Regenerating Employment Site **ER3** (**Policy EI2**)
- Delete Regenerating Employment Sites **ER4** Dockyard Works, and Dudbridge Industrial Estate **ER5** (**Policy EI2**)

Retail and town centres:

- Include as new **Local Centres** (**Policy CP12**): Great Oldbury; Hunts Grove; Sharpness new settlement; Whaddon; Wisloe new settlement
- Remove Primary Retail Frontages and replace with **Primary Shopping Areas** (**Policy CP12**)
- Remove Secondary Retail Frontages (Stroud Town Centre) and include within Stroud's **Primary Shopping Area** (**Policy CP12**)

Walking and cycling routes:

Identify walking and cycling routes (**Policy EI13**):

- Eastington-Stroud-Chalford route
- Eastington-Stonehouse-Nailsworth route
- Cam-Dursley-Uley route
- Wotton-Kingswood-Charfield route

Settlement development limits:

Amend settlement development limits at the following settlements (as **Appendix A**):

- | | | |
|--------------|-------------------|---------------------|
| • Berkeley | • Hillesley | • Newtown |
| • Cam | • Horsley | • South Woodchester |
| • Cambridge | • Kings Stanley | • Stonehouse |
| • Coaley | • Kingswood | • Stroud |
| • Dursley | • Leonard Stanley | • Uley |
| • Eastington | • Middledyrd | • Whitminster |
| • Hardwicke | • Miserden | |

Site allocations:

- Add strategic site allocations, as identified in **Chapter 3 | Making Places**
- Add local site allocations, as identified in **Chapter 3 | Making Places**
- Add safeguarded area **PS05a** in Minchinhampton, as identified in **Chapter 3 | Making Places**
- Add strategic site allocation **G2**, as identified in **Chapter 3 | Making Places**: land safeguarded to help meet Gloucester's future housing needs, if required.

Rail:

Identify Sharpness railway branch line as subject to proposals for rail improvement (**Policy EI14**)

Mitigation areas:

Identify catchment zones for Rodborough Common SAC; the Severn Estuary SAC, SPA and Ramsar; and the Cotswolds Beechwoods SAC (**Policy ES6**)

Renewable energy:

Add landscape sensitivity to solar and wind renewable energy (**Policy ES2**) (as **Appendix B**)



Image credits and information

Front cover:
Credit: Martin Fry. View from Sesley Common.

1. Setting the scene

Page 4:
Ham Mill at Thrupp, one of many former historic industrial and sites within the Stroud valleys that are awaiting regeneration and redevelopment.

Page 11:
[1] © Nick Turner. Stroud farmers market.
[2] Frampton on Severn
[3] The Severn estuary
[4] Stroud town centre

Page 13:
[1] © Nick Turner. Saul Junction.
[2] © Nick Turner. Bourne Mill, Brimscombe.
[3] © Nick Turner. Cyclist on Stinchcombe Hill
[4] *Credit: Martin Fry.* Cowslips on Selsley Common
[5] © Nick Turner. Cotswold Way fingerpost.
[6] © Nick Turner. Dursley town centre.
[7] © Nick Turner. Stroud Fringe Festival

Page 16: 40 Key Issues
[1] *Credit: Assael Architecture.* This scheme for Ham Mill, Thrupp, was recently granted Planning Permission. Site section.
[2] *Credit: Assael Architecture.* This scheme for Ham Mill, Thrupp, was recently granted Planning Permission. Street scene.
[3] *Credit: Tomas Millar.* Architectural practice Millar Howard Workshop is one of many creative industries, particularly in the Stroud Valleys, now putting former industrial buildings to new use as modern work space.
[4] Young people grow up and need homes too.

[5] Wotton-Under-Edge, the town centre is a focus for the rural communities around it.
[6] Residents have begun to move into new social rented and shared-ownership Council homes in Stroud this year. New homes have been built to replace old, poorly insulated concrete section houses.
[7] New energy efficient homes being built in Leonard Stanley, to replace older concrete section Council homes.
[8] Littlecombe (Dursley) in 2017.

Page 18: 40 Key Issues

[8] Solar panels on a traditional stone roof.
[9] Stonehouse railway station. Is there potential to improve links to Bristol, South Wales and the Midlands?
[10] A new build home in Frampton-on-Severn. Modern oak framing techniques can be extremely energy efficient, whilst reflecting the architectural heritage of the Gloucester Vale.
[11] Extracts from the Stroud Industrial Heritage Conservation Area character appraisal.
[12] Westmorland Gloucester Services, designed by Glenn Howells Architects with AFL Architects, won several Royal Institute of British Architects (RIBA) awards in 2016.
[13] Rural Suds Project: Stroud District Council is pioneering an approach to natural flood management in the River Frome catchment.
[14] The Severn Estuary is subject to multiple national and international landscape and habitat designations. Impacts on the estuarine environment of leisure use and development need to be managed and mitigated.
[15] © Nick Turner. Block Party at Stroud Fringe Festival. The District, and Stroud Town in particular, has a great deal of artistic and cultural capital.
[16] Neighbourhood Development Plans (NDPs) adopted so far.
[17] © Nick Turner.
[18] Caring for the Commons 'til the Cows Come Home. The Rodborough Common Mitigation Strategy helps to deliver infrastructure and mitigation measures, funded through a

charge levied on some new development within the Common's catchment area.

[19] Rush Skate Park, Brimscombe Port.
[20] The Cotswold Canals restoration project.

2. Making Places | the development strategy

Page 20:
View towards Painswick, "Queen of the Cotswolds"

Page 37: Economy and jobs

[1] *Credit: Megan Crouse.* Millar Howard Workshop.
[2] Littlecombe (Dursley) in 2017.
[3] © Renishaw.
[4] *Credit: SpaceHoppers Co-Working*
[5] Discover Stroud District www.visitthecotswolds.org.uk

Page 41: Our town centres

[1] © Nick Turner. Dursley town centre.
[2] Stonehouse town centre
[3] Stroud Valley Artspace (SVA)
[4] © Nick Turner. Stroud's night time economy.
[5] © Nick Turner. Stroud's Farmers Market
[6] © Nick Turner. Stroud's Farmers Market
[7] © Nick Turner. Wotton-Under-Edge town centre.

Page 43:
© Nick Turner. Nailsworth town centre.

Page 45: Local green spaces and community facilities

[1] Brimscombe Port, one of the Draft Plan's proposed site allocations
[2] A restored section of The Stroudwater Navigation – part of the Cotswolds Canals project



- [3] Horsley Play Project, completed two years ago, was first dreamed up several years earlier by local parents. Working with the Parish Council, they secured funding from several sponsors to update facilities and re-landscape the space, so that it now caters for a wider age range, as well as providing enhanced habitats for wildlife.
- [4] *Credit: Rob Thorne.* Paragliders over Selsley Common.
- [5] *© Countryside Agency / Nick Turner.* Walkers on the Cotswold Way.
- [6] The cricket ground at Cam Everlands.

3. Making Places | Shaping the future

Page 56:
© Nick Turner. Picnic on Selsley Common. A view over the Severn Vale.

7. Delivery and monitoring

Page 191:
Lawnside in Nailsworth, under construction.

8. Appendices

Page 195:
© Nick Turner. Wotton-Under-Edge town centre.



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visit www.stroud.gov.uk/localplanreview



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Stroud District Local Plan Review

**Draft Plan for Consultation
November 2019 Consultation Report**

April 2021

Development Services
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visit www.stroud.gov.uk/localplanreview



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7	Level of support for potential site allocations in the Stroud Valleys
8	Level of support for potential site allocations in the Stonehouse cluster
9	Level of support for potential site allocations in the Cam and Dursley cluster
10	Level of support for potential site allocations in the Gloucester fringe
11	Level of support for potential site allocations in the Berkeley cluster
12	Level of support for potential site allocations in the Severn Vale
13	Level of support for potential site allocations in the Wotton Cluster
14	Level of support for potential site allocations in the Cotswold Cluster
15	Level of support for other sections of the Draft Plan

1. Introduction

- 1.1 In November 2019 Stroud District Council consulted on its Draft Plan as part of the Local Plan Review. This report provides an overview of the Draft Plan public consultation including quantitative analysis and summaries of public comments submitted in response to the Draft Plan Public Consultation November 2019. A Council response to issues raised details how comments have been taken into account in the Pre-submission Plan.
- 1.2 Further focussed consultation on Additional Housing Options was carried out in October 2020, in response to proposed changes to the way the Government calculates the minimum housing requirement for each local authority area in the country and a potential need for additional land within the District for housing. A separate report analysing responses to the Additional Housing Options consultation is available to view on the Council's website at www.stroud.gov.uk/localplanreview

2. Draft Plan Consultation

Stroud District Local Plan Review

- 2.1 The Council started the process of reviewing the current Local Plan in 2017 with an Issues and Options consultation stage, followed by an Emerging Strategy consultation in 2018. Full details of previous consultation stages and accompanying reports on the main findings are available to view on the Council's website at www.stroud.gov.uk/localplanreview

Consultation document

- 2.2 Comments from consultation on the Emerging Strategy Paper helped inform the Draft Plan for Consultation which was published in November 2019. The document sets out the Council's preferred development strategy for meeting the District's needs for the plan period to 2040, the spatial vision for each of the eight parish cluster distinct parts of the District identified in the adopted Local Plan and policies for protecting and conserving the natural and built environment.
- 2.3 The paper was made available in hard copy to view at the 24 deposit point locations throughout the District, including Stroud District Council offices at Ebley Mill, town and parish council offices open to the public and public libraries.
- 2.4 The paper was published on the Council's website, www.stroud.gov.uk/localplanreview along with links to a range of background information and relevant online resources.
- 2.5 Public consultation on the Draft Plan took place over a period of nine weeks from 20th November 2019 until 22nd January 2020.

Making representations

- 2.6 Feedback on the Draft Plan was invited across a range of formats:
- By online questionnaire
 - Policies questionnaire
 - Sites questionnaire
 - Other sections questionnaire
 - By email
 - By letter
 - An online call for sites: site submission form



- 2.7 The online questionnaire comprised three short questionnaires seeking comments on distinct sections of the Draft Plan. The questionnaire was designed to make it easier to respond to the consultation online, in response to feedback from the Emerging Strategy consultation.

Publicity and notification

- 2.8 Advance publicity of the forthcoming public consultation was included in the SDC News; the Council's annual newsletter sent to every household in the District in September 2019.
- 2.9 The nine-week consultation was advertised in the local press in November 2019 and was also the subject of additional media coverage online and in print. Social media publicity of the Draft Plan press release achieved a reach of 5,000+ on Facebook.
- 2.10 Posters and leaflets were sent to all town and parish councils and deposit point libraries to give local publicity to the consultation and associated public exhibitions.
- 2.11 Email notification was sent to all statutory consultees, together with interest groups, local organisations, businesses, land agents, developers and local residents signed up to the Planning Strategy consultation database to be kept informed of the Local Plan process.

Public engagement

- 2.12 In line with the Council's Statement of Community Involvement (SCI) and previous consultation stages, a wide variety of methods were used to promote the consultation and engage with interested parties:

Public exhibitions

- 2.13 Eleven public exhibitions were held around the District during December 2019 and early January 2020, the first half of the 9-week consultation period. Events were located in town and parish offices or community halls and were held on weekdays (during the day and early evenings) and Saturdays to provide a variety of opportunities to attend. The exhibitions were designed for people to drop-in and read more about the Local Plan Review process, talk to officers and also to informally feed-back their views. Promoters of proposed strategic Draft Plan allocation sites were also invited to be part of the exhibition events, display promotional material and provide representatives to discuss their site proposals with people on the day.

2.14 Table 1 below lists the date, time and location of the 11 public exhibitions.

Date	Time	Venue	No. of people
Monday 02/12/2019	14:00 – 18:00	Brookthorpe Village Hall	26
Tuesday 03/12/2019	14:00 – 18:00	Stroud Sub Rooms	55
Wednesday 04/12/2019	14:00 – 18:00	Stonehouse Pavilion, Oldends Lane	13
Friday 06/12/2019	14:00 – 18:30	Cam Parish Hall	38
Saturday 07/12/2019	09:30 – 12:30	Cam Parish Hall	33
Tuesday 10/12/2019	14:00 – 19:00	Hardwicke Village Hall	41
Friday 13/12/2019	14:00 – 18:30	Sharpness Village Hall	51
Saturday 14/12/2019	09:30 – 12:30	Sharpness Village Hall	70
Monday 16/12/2019	14:00 – 18:30	Slimbridge Village Hall	71
Tuesday 17/12/2019	09:30 – 12:30	Slimbridge Village Hall	27
Saturday 11/01/2020	12:00 – 16:00	Berkeley Town Hall	229
Total attendance			654

Table 1: List of public exhibitions

- 2.15 Printed panels were set up at each exhibition, detailing the preferred development strategy and the spatial vision for each parish cluster area in response to local priorities, issues and needs. These were interspersed with interactive activities for people to leave comments on post-it notes. In response to a request from a member of the public, PDFs of the exhibition board content were published on the Council's Stroud District Local Plan Review pages for reference. Laptop computers were available at each venue with Wi-Fi capability for officers to provide guidance on completing the online consultation questionnaire and to show how to access supporting evidence base documents and resources.
- 2.16 Comment forms and site maps of proposed strategic sites were provided at each venue for people to record and submit their informal views. An additional map based activity was available seeking feedback on preferred broad locations in the District for tree planting, wind and solar power development in support of Stroud District Council's pledge and overarching priority of the Draft Plan to become carbon neutral by 2030.

Social media

- 2.17 A continued social media presence, to promote public engagement throughout the nine-week consultation period, included:
- Facebook diary dates for each of the public exhibitions, achieving a reach of 8,000 on Facebook;
 - Twitter, published #Stroud2040 content, highlighting specific elements of the Draft Plan and particular issues relevant to public exhibitions, achieving 10,000 impressions on Twitter.



Stakeholder meetings

- 2.18 At each stage of the consultation process to date the Council arranged individual meetings with a range of statutory consultees and other public bodies to brief them on the Local Plan review process and encourage their engagement. At the Draft Plan stage the Council met with the following:

Association of Severn Estuary Relevant Authorities (ASERA)
Council for the Protection of Rural England (CPRE)
Gloucestershire County Council (GCC)
Gloucestershire Transport Group
Highways England
Gloucestershire Local Authorities
Gloucestershire Severn Estuary Stakeholders Group
Kingswood Parish Council
Kingswood Primary School/ KLB School/ Gloucestershire Education
Local Authority Planning and Biodiversity Group
Local Nature Partnership (LNP)
Severn Estuary Coastal Group
South Gloucestershire Council
Stroud Building, Design and Architecture (BDA)

Health Impact Assessment (HIA)

- 2.19 A workshop was held on 16th January 2020 with Gloucestershire County Council Public Health to pilot Health Impact Assessment of the Draft Plan and its policies as part of developing a toolkit for wider use across Gloucestershire to support the creation of healthy communities at the plan making stage. The findings from the workshop have been included as part of the evidence base for the Draft Plan available to view on the Council's website at www.stroud.gov.uk/localplanreview

Other groups

- 2.20 Earlier stages in the Local Plan Review focused on engaging with young people in the District, working with Stroud District Youth Council and secondary school pupils at Katharine Lady Berkeley (KLB) and Rednock Schools. As part of the Draft Plan consultation, opportunities were investigated to work with health and well-being groups providing support in local communities to identify wider community needs and opportunities to be addressed in the new Local Plan.
- 2.21 Officers attended the Know Your Patch (Stroud) Network Partnership meeting at Forest Green Rovers conference facility on 30th January 2020 to promote the Draft Plan public consultation amongst Adult Social Care front line services and voluntary sector organisations.
- 2.22 A Planning for Inclusive Communities Workshop was held on 5th February 2020 with invited representatives from health and community groups working in the District. The session focused on



understanding the health and well-being needs of the District's local communities and identifying opportunities for creating integrated, successful communities. Group discussion and a facilitated exercise explored how to improve accessibility, create social interaction and promote physical and mental health and well-being in the design and layout of new strategic development, community facilities and Green Infrastructure.

- 2.23 Officers also met with local community groups including BaSRAG (Berkeley and Sharpness Residents Action Group) and WAG (Wisloe Action Group).



3. Key findings

Level of response

- 3.1 In total, 868 respondents submitted their comments on the Draft Plan consultation. Responses were received from a variety of stakeholders including individuals, town and parish councils, statutory and non-statutory organisations, landowners and developers and local community groups. The majority (80%) of responses submitted were made by individuals. The full breakdown is shown below in Figure 1.

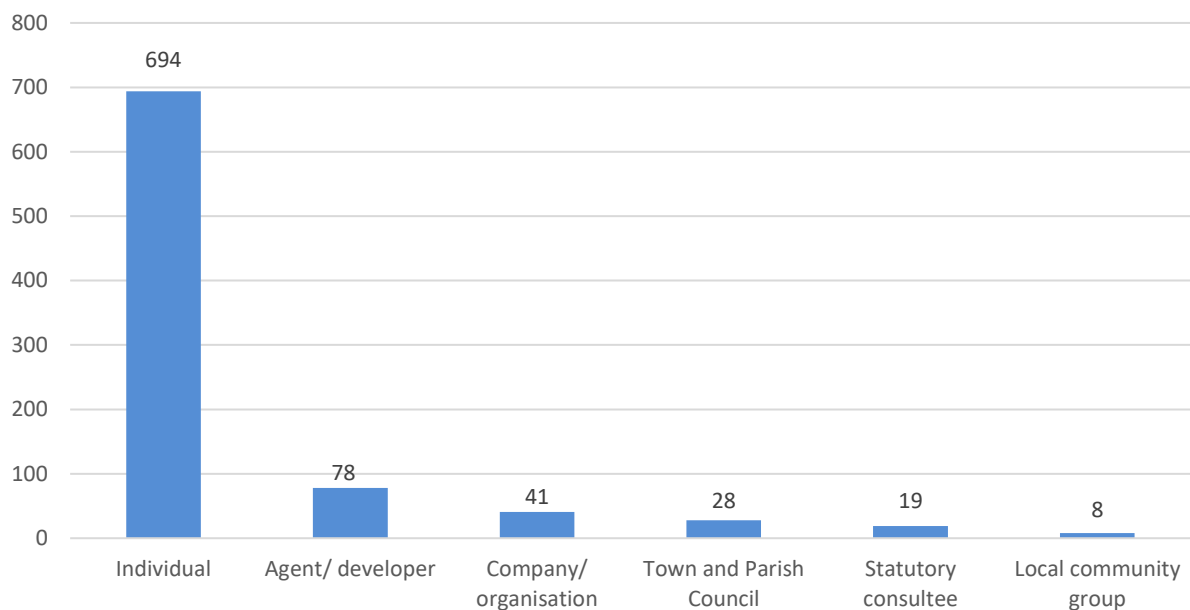


Figure 1: Type of response

- 3.2 Representations were received from 19 statutory consultees:

Canal and River Trust	Natural England
Cotswold District Council	Network Rail
Department of Education	NHS Property Services Ltd
Environment Agency	Nuclear Decommissioning Authority
Forest of Dean District Council	Severn Trent Water
Gloucestershire County Council	South Worcestershire Councils
Gloucestershire Joint Core Strategy (JCS) authorities	South Gloucestershire Council
Highways England	Sports England
Historic England	Wales & West Utilities Ltd
National Grid	

Representations were received from 28 town and parish councils:

Alkington Parish Council	Minchinhampton Parish Council
Bisley with Lypiatt Parish Council	Nailsworth Town Council
Brookthorpe Parish Council	North Nibley Parish Council
Cam Parish Council	Painswick Town Council
Chalford Parish Council	Rodborough Parish Council
Dursley Town Council	Slimbridge Parish Council
Eastington Parish Council	Standish Parish Council
Frampton Parish Council	Stonehouse Town Council
Ham & Stone Parish Council	Stroud Town Council
Hamfallow Parish Council	Uley Parish Council
Hardwicke Parish Council	Upton St Leonards Parish Council
Horsley Parish Council	Whiteshill & Ruscombe Parish Council
Kingswood Parish Council	Woodchester Parish Council
Leonard Stanley Parish Council	Wotton under Edge Town Council

- 3.3 Representations were received from 821 agents, developers, companies, organisations, local community groups and individuals.

Method of response

- 3.4 The submitted responses and comments were received in a variety of formats including three separate online questionnaires (Policies, Sites and Other sections), by email and by letter. In total 1,002 responses were received which includes respondents submitting comments to more than one online questionnaire and/ or choosing to reply by email and online. The figures do not take into account comments written on post-it notes at the public exhibition events. A full breakdown of responses can be seen in Table 2 below:

Method	No. of responses	Percent
Online 'Policies' questionnaire	72	7%
Online 'Sites' questionnaire	307	31%
Online 'Other sections' questionnaire	31	3%
email	521	52%
Letter	71	7%
Total	1002	100%

Table 2: Number of responses by method

- 3.5 Of the 1,002 responses; 52% were sent by email, 31% were submitted via the online 'Sites' questionnaire, 7% via the online 'Policies' questionnaire, 3% via the online 'Other sections' questionnaire and 7% by letter.
- 3.6 In addition to the 1,002 responses above, the Council received 19 valid forms via the online site submission portal. Any new sites, not previously assessed as part of the Strategic Assessment of Land Availability (SALA), together with new sites identified from other consultation responses, have been assessed as part of the SALA 2020 New Sites Update Report October 2020.



Key findings

Core Policies

- 3.7 The six 'Core Policies' in chapter 2.8 sit at the heart of the Plan. They are the principal means of defining and delivering the Draft Plan's proposed development strategy. Additional core policies relating to Homes and communities, Economy and infrastructure and Our environment and surroundings are analysed from 3.14 – 3.25 below.

Core Policies	Support		Object	
	Number	%*	Number	%*
DCP1 (new) - Delivering Carbon Neutral by 2030	92	94%	6	6%
CP2 - Strategic growth and development locations	57	55%	47	45%
CP3 - A hierarchy for growth and development across the District's settlements	61	82%	13	18%
CP4 - Place Making	43	83%	9	17%
CP5 - Environmental development principles for strategic sites	57	92%	5	8%
CP6 - Infrastructure and developer contributions	45	92%	4	8%

*percentage of response to question

Table 3: Level of support for core policies

- 3.8 In the Draft Local Plan consultation, we asked whether you supported the six core policies. The results are displayed in Table 4 and show considerable support (94%) for the new core policy for delivering Carbon Neutral by 2030, ahead of the Government target of net Zero Carbon 2050. How we plan for future built development and the patterns of movement generated will play a significant part in targets to reduce future carbon emissions.
- 3.9 Core Policy CP5 seeks to ensure that development at the strategic sites will meet the highest standards of energy efficiency; will incorporate on-site renewable and low-carbon energy technologies; will reduce the volume of waste going to landfill; and will mitigate against climate change. 92% of those who submitted a response to this question, supported the policy.
- 3.10 In order to create sustainable communities, the Council wishes to ensure that the necessary infrastructure is put in place to address community needs and ensure that transport improvements take place to address the traffic and travel consequences of new development. 92% of those who submitted a response to this question, supported the policy.
- 3.11 The Local Plan will meet the objectively assessed needs of the District by providing for the development of housing, employment, retail and other necessary development for the period 2020 – 2040. Core Policy CP2 sets out the strategic growth and development locations. 55% of those who submitted a response to this question supported the policy and 45% opposed.
- 3.12 Figure 2 illustrates the percentage of responses to the question which supported each Core Policy.

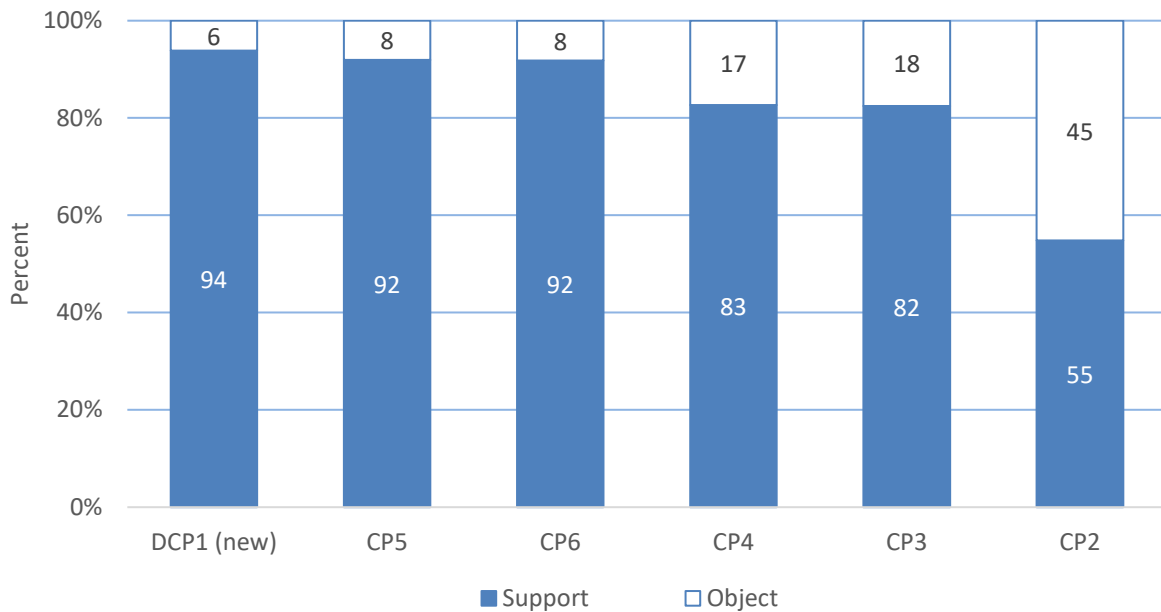


Figure 2: Percentage of responses supporting the six 'Core Policies'

- 3.13 All comments received on the six core policies have been read and **Section 4** of this report provides a summary of the key points raised and also details a Council response highlighting any changes proposed to the policies and supporting text.

Homes and communities policies

- 3.14 The homes and communities core policies and delivery policies within the Local Plan aim to deliver the District's housing target with a range of dwelling sizes, types and tenures, deliver more affordable homes and achieve mixed and balanced places, which have access to services and amenities that meet local needs and help build sustainable communities. In the Draft Local Plan consultation, we asked whether you supported these policies. The results are displayed in Table 4.

Home and communities policies	Support		Object	
	Number	Percent*	Number	Percent*
CP7 - Lifetime communities	45	94	3	6
CP8 - New housing development	52	93	4	7
CP9 - Affordable housing	51	86	8	14
CP10 - Gypsy, Traveller and Travelling Showpeople Sites	35	80	9	20
DCP2 (new) - Supporting Older People	55	98	1	2
DHC1 (new) - Meeting housing need within defined settlements	40	82	9	18
DHC2 (new) - Sustainable rural communities	49	89	6	11
DHC3 (new) - Live-work development	44	88	6	12
DHC4 (new) - Community-led housing	47	90	5	10
DHC5 (new) - Wellbeing and healthy communities	49	92	4	8
DHC6 (new) - Protection of existing open spaces and built and indoor sports facilities	50	94	3	6

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DHC7 (new) - Provision of new open space and built and indoor sports facilities	45	92	4	8
HC1 - Detailed criteria for new housing development	37	86	6	14
HC2 - Providing new homes above shops in our town centres	44	94	3	6
HC3 - Self-build and custom build housing provision	46	81	11	19
HC4 - Local housing need (exception sites)	37	77	11	23
HC5 - Replacement dwellings	43	93	3	7
HC6 - Residential sub-division of dwellings	35	90	4	10
HC7 - Annexes for dependents or carers	39	98	1	3
HC8 - Extensions to dwellings	41	95	2	5

* percentage of response to question

Table 4: Level of support for Homes and communities policies

3.15 There was overall support for all existing and new housing and communities core policies and delivery policies. There was greatest support (98%) for a new policy DCP2, designed to support older people. Stroud District has an ageing population; the number of people aged 65 and over is estimated to increase by 12,227 over the Plan period. As the population ages, the occurrence of long-term health conditions is likely to increase, creating complex geographies of need and demand on various services. The prevalence of specific conditions, including physical disabilities, sensory impairments and dementia can trigger the need for specific types of housing. 98% supported policy HC7 - annexes for dependents or carers, which sets criteria for the conversion of an existing outbuilding within the curtilage of a dwelling house to a self-contained annexe.

3.16 Figure 3 illustrates the percent of people who answered the question who supported each homes and communities Core Policy and Delivery Policy.

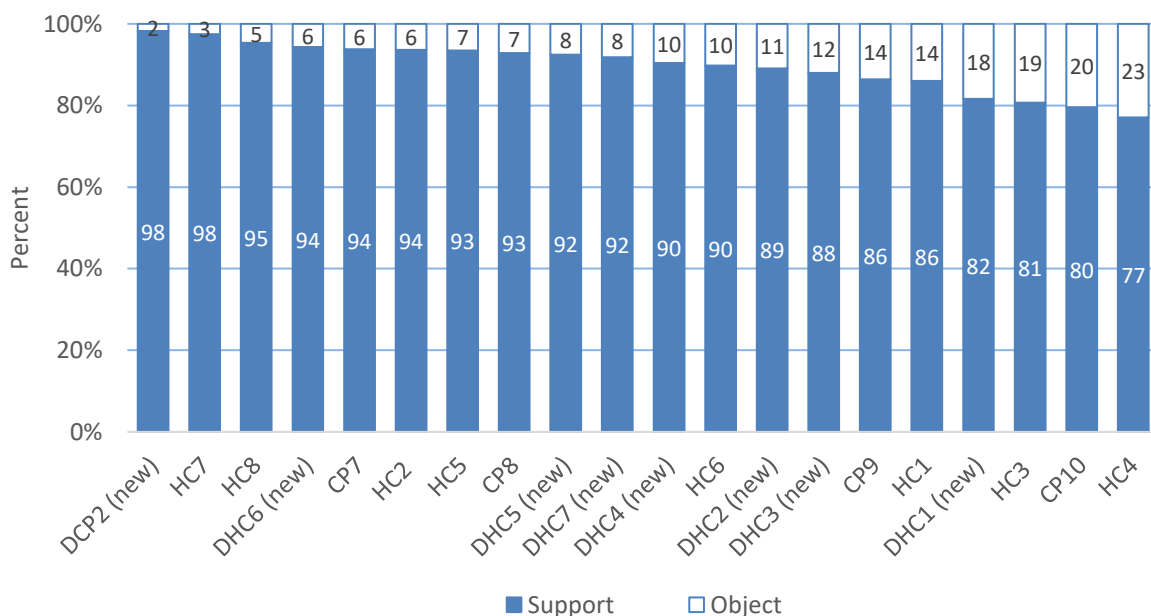


Figure 3: Percentage of responses supporting Homes and communities policies

- 3.17 All comments received on the homes and communities policies have been read and **Section 4** of this report provides a summary of the key points raised and also details a Council response highlighting any changes proposed to the policies and supporting text.

Economy and infrastructure policies

- 3.18 The economy and infrastructure core policies and delivery policies within the Local Plan aim to support 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. In the Draft Local Plan consultation, we asked whether you supported these policies. The results are displayed in Table 5.

Economy and infrastructure policies	Support		Object	
	Number	%*	Number	%*
CP11 - New employment development	41	95	2	5
CP12 - Town centres and retailing	32	89	4	11
CP13 - Demand management and sustainable travel measures	42	93	3	7
EI1 - Key employment sites	34	94	2	6
EI2 - Regenerating existing employment sites	35	92	3	8
EI2a - Former Berkeley Power Station	31	91	3	9
EI4 - Development at existing employment sites in the countryside	30	88	4	12
EI5 - Farm and forestry enterprise diversification	32	86	5	14
EI6 - Protecting individual and village shops, public houses and other community uses	41	95	2	5
EI7 - Non-retail uses in primary frontages	28	85	5	15
EI8 - Non-retail uses in secondary frontages	30	91	3	9
EI9 - Floorspace thresholds for Retail Impact Assessments	28	90	3	10
EI10 - Provision of new tourism opportunities	36	90	4	10
EI11 - Providing sport, leisure, recreation and cultural facilities	38	95	2	5
EI12 - Promoting transport choice and accessibility	60	94	4	6
EI14 - Provision and protection of rail stations and halts	44	94	3	6
EI15 - Protection of freight facilities at Sharpness Docks	33	97	1	3
EI16 - Provision of public transport facilities	40	95	2	5
DEI1 (new) - District-wide mode-specific strategies	52	95	3	5

* percentage of response to question

Table 5: Level of support for Economy and infrastructure policies

- 3.19 There was overall support for all existing and new economy and infrastructure core policies and delivery policies. There was greatest support (97%) for Delivery Policy EI15 - Protection of freight facilities at Sharpness Docks. Stroud District includes significant port facilities at Sharpness Docks and to support the new vision for Sharpness Docks, the Council will continue to support the regeneration and rejuvenation of Sharpness Docks south of the lower swing bridge for dock related freight uses.

3.20 Figure 4 illustrates the percent of people who answered the question who supported each economy and infrastructure core policy and delivery policy.

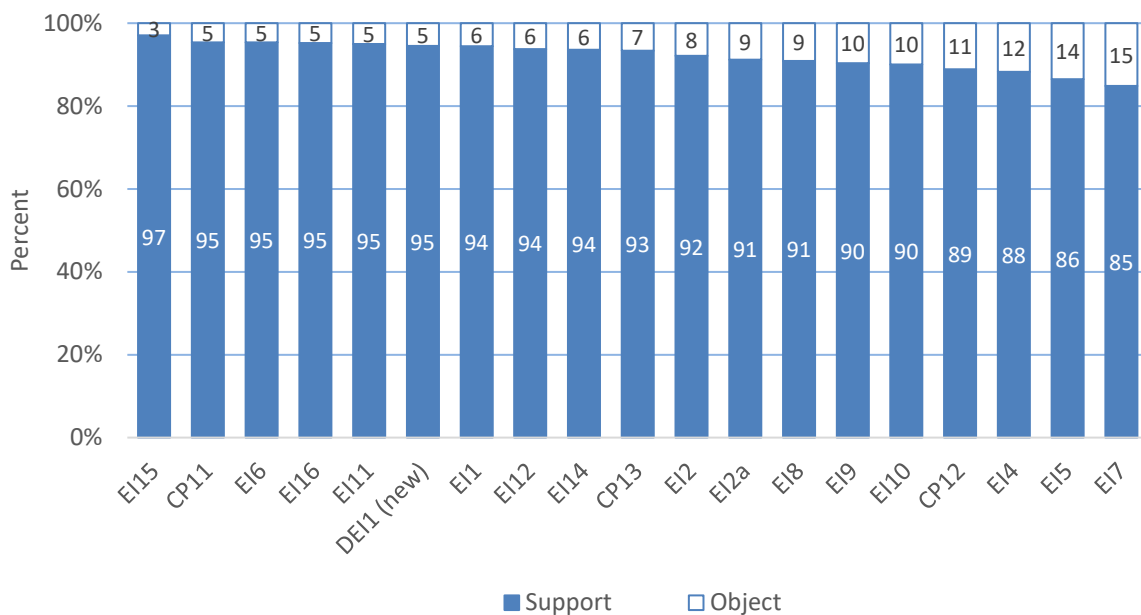


Figure 4: Percentage of responses supporting Economy and infrastructure policies

3.21 All comments received on the economy and infrastructure policies have been read and **Section 4** of this report provides a summary of the key points raised and also details a Council response highlighting any changes proposed to the policies and supporting text.

Our environment and surroundings policies

3.22 The environment and surroundings core policies and delivery policies within the Local Plan aim to move 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. In the Draft Local Plan consultation, we asked whether you supported these policies. The results are displayed in Table 6.

Our environment and surroundings policies	Support		Object	
	Number	%*	Number	%*
CP14 - High quality sustainable development	56	93	4	7
CP15 - A quality living and working countryside	49	94	3	6
DES1 (new) - Conversion of redundant agricultural or forestry buildings	41	93	3	7
DES2 (new) - Green Infrastructure	54	95	3	5
DES3 (new) - Heat supply	48	91	5	9
ES1 - Sustainable construction and design	62	93	5	7
ES2 - Renewable or low carbon energy generation	58	95	3	5
ES3 - Maintaining quality of life within our environmental limits	47	92	4	8
ES4 - Water resources, quality and flood risk	50	94	3	6

ES5 - Air quality	42	91	4	9
ES6 - Providing for biodiversity and geodiversity	50	96	2	4
ES7 - Landscape character	47	92	4	8
ES8 - Trees, hedgerows and woodlands	47	96	2	4
ES9 - Equestrian development	31	79	8	21
ES10 - Valuing our historic environment and assets	44	98	1	2
ES11 - Maintaining, restoring and regenerating the District's canals	45	94	3	6
ES12 - Better design of places	40	93	3	7
ES16 - Public art contributions	34	87	5	13
CP14 - High quality sustainable development	56	93	4	7
CP15 - A quality living and working countryside	49	94	3	6

* percentage of response to question

Table 6: Level of support for Our environment and surroundings policies

3.23 The results showed that protecting, conserving or enhancing our local environment through the range of core policies and delivery policies within the Local Plan is highly supported, with more than 90% support for all but two of the policies (ES9 - equestrian and ES16 public art). The greatest support (98%) was for delivery policy ES10 which sets principles to preserve, protect or enhance Stroud District's historic environment. The historic environment is important for its own sake. It is also central to the character and identity of the District. It is a source of immense local pride, as well as being a valuable educational and economic resource.

3.24 Figure 5 illustrates the percent of people who answered the question who supported each environment and surroundings Core Policy and Delivery Policy.

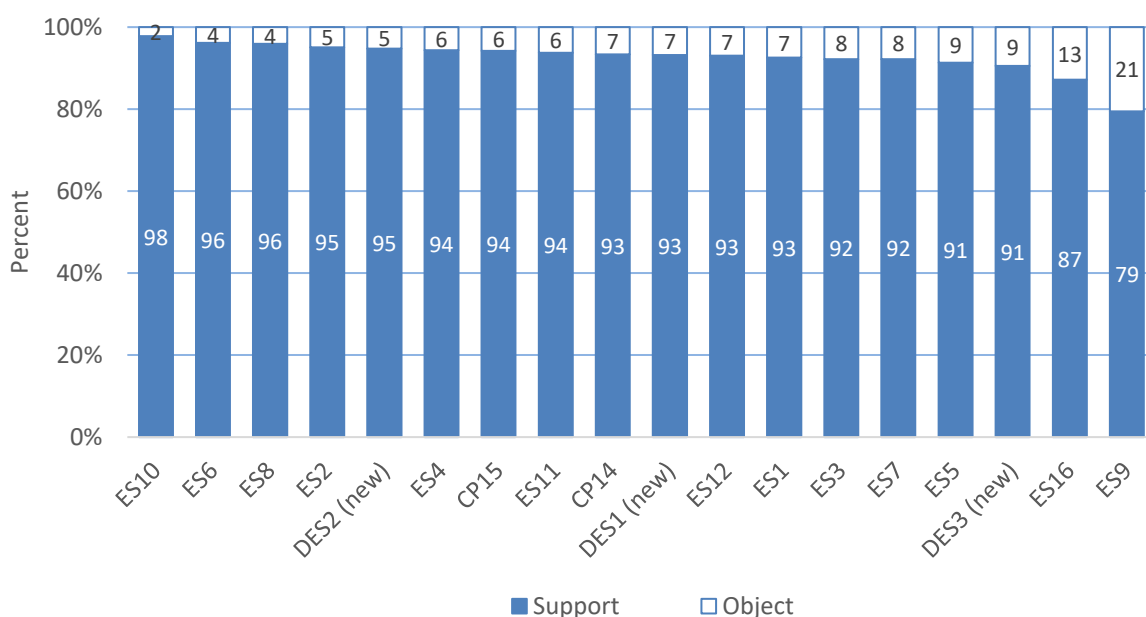


Figure 5: Percentage of responses supporting Our environment and surroundings policies

- 3.25 All comments received on the environment and surroundings policies have been read and **Section 4** of this report provides a summary of the key points raised and also details a Council response highlighting any changes proposed to the policies and supporting text.

Proposed site allocations

- 3.26 The Local Plan's development strategy will distribute at least 12,600 additional dwellings and 73 hectares of new employment land to meet needs for the next 20 years. Section 3 Making Places of the Draft Local Plan sets out the proposed development strategy for each of the District's distinct parish clusters and lists potential site allocations. The consultation provided an opportunity for you to state whether you supported or opposed the proposed housing and employment site allocations. The results are displayed in the tables below.

The Stroud Valleys

- 3.27 Table 7 shows the level of support for the nine potential site allocations in the Stroud Valleys. There was overall support for the potential site allocations in the Stroud Valley, with between 73% and 89% of respondents who submitted their response to each site, supporting it. The sites with most support were the brownfield sites with potential, with the redevelopment of PS11 Merrywalks Arches for housing and town centre uses being the most supported site (89%). The three least supported sites were the two greenfield housing sites; PS05 East of Tobacconist Road Minchinhampton and PS07 North of Nymphsfield Road, Nailsworth and the re-development of Forest Green Football club at PS06 The New Lawn, Nailsworth.

Proposed site allocations	Support		Object	
	Number	%*	Number	%*
PS01 - Brimscombe Mill	38	81	9	19
PS02 Brimscombe Port	37	86	6	14
PS05 East of Tobacconist Road, Minchinhampton	36	73	13	27
PS06 The New Lawn, Nailsworth	34	74	12	26
PS07 North of Nymphsfield Road	33	73	12	27
PS10 Railway land / car parks, Cheapside	41	87	6	13
PS11 Merrywalks Arches, Merrywalks	40	89	5	11
PS12 Police station / Magistrates court, Parliament Street	41	87	6	13
PS13 Central river / canal corridor	36	86	6	14

* percentage of response to question

Table 7: Level of support for potential site allocations in the Stroud Valleys

- 3.28 All comments submitted on sites within the Stroud Valley have been read and **Section 5** of this report provides a summary of the key points raised and also details a response from the Council highlighting whether the site is considered appropriate for allocation in the Local Plan.

The Stonehouse Cluster

- 3.29 Five sites were listed in the Draft Local Plan consultation as potential site allocations for development in the Stonehouse Cluster. Table 8 details the number of people who responded to the consultation stating their view on these sites. There was general support for PS19, a greenfield site north west of Stonehouse (86% support), PS17, Magpies site, a small brownfield development (84% support) and PS20, a strategic mixed use development including employment, sports stadium, canal and open space uses (75% support). The two greenfield sites in Leonard Stanley received lower levels of support with just over half of number of people who responded, supporting development.

Proposed site allocations	Support		Object	
	Number	%*	Number	%*
PS16 South of Leonard Stanley Primary School	29	56	23	44
PS17 Magpies site, Oldends Lane, Stonehouse	37	84	7	16
PS19 Northwest of Stonehouse	44	86	7	14
PS20 M5 Junction 13	45	75	15	25
PS42 Land off Dozule Close, Leonard Stanley	30	57	23	43

* percentage of response to question

Table 8: Level of support for potential site allocations in the Stonehouse Cluster

- 3.30 All comments submitted on sites within the Stonehouse Cluster have been read and **Section 5** of this report provides a summary of the key points raised and also details a response from the Council highlighting whether the site is considered appropriate for allocation in the Local Plan

Cam & Dursley Cluster

- 3.31 Five sites were listed in the Draft Local Plan consultation as potential site allocations for development in the Cam & Dursley Cluster. Table 9 details the number of people who responded to the consultation stating their view on these sites. PS27 1-25 Long Street and PS28 Land off Prospect Place were both identified for development comprising housing and town centre uses and were supported by 78% and 79% respectively. The three greenfield sites in Cam received support of between 62% and 69%.

Proposed site allocations	Support		Object	
	Number	%*	Number	%*
PS21 Land adjacent to Tiltdown House, Cam	40	69	18	31
PS24 West of Draycott, Cam	41	62	25	38
PS25 East of River Cam	40	63	24	38
PS27 1-25 Long Street, Dursley	38	78	11	22
PS28 Land off Prospect Place, Dursley	38	79	10	21

* percentage of response to question

Table 9: Level of support for potential site allocations in the Cam & Dursley Cluster



- 3.32 All comments submitted on sites within the Cam & Dursley Cluster have been read and **Section 5** of this report provides a summary of the key points raised and also details a response from the Council highlighting whether the site is considered appropriate for allocation in the Local Plan

The Gloucester Fringe

- 3.33 Five sites were listed in the Draft Local Plan consultation as potential site allocations for development in the Gloucester Fringe. Table 10 details the number of people who responded to the consultation stating their view on these sites. The two proposed employment allocations at PS32 South of M5 / J12 and PS43 Javelin Park received support from 83% and 87% (respectively) of those who gave their views. G1 South of Hardwicke and G2 Land at Whaddon were listed in the Draft Local Plan as potential sites to meet Gloucester's long term housing needs. 46 people (75% of the 61 people who commented) supported G1 and 46 (78% of the 59 people who commented) supported G2.

Proposed site allocations	Support		Object	
	Number	%*	Number	%*
PS30 Hunts Grove extension	41	85	7	15
PS32 South of M5 / J12 (employment uses)	39	83	8	17
PS43 Javelin Park (employment uses)	40	87	6	13
G1 South of Hardwicke	46	75	15	25
G2 Land at Whaddon	46	78	13	22

* percentage of response to question

Table 10: Level of support for potential site allocations in the Gloucester Fringe

- 3.34 All comments submitted on sites within the Gloucester Fringe have been read and **Section 5** of this report provides a summary of the key points raised and also details a response from the Council highlighting whether the site is considered appropriate for allocation in the Local Plan.

The Berkeley Cluster

- 3.35 Five sites were listed in the Draft Local Plan consultation as potential site allocations for development in the Berkeley Cluster. Table 11 details the number of people who responded to the consultation stating their view on these sites and shows that the total number of responses submitted on the Berkeley Cluster sites was considerably higher than in any of the other seven clusters. There was an overall objection to the five sites with particularly high levels shown against the two proposed new settlements at PS36 New settlement in Sharpness, where 275 (88%) of the 314 people who responded, objected and PS37 new settlement at Wisloe, where 241 of the 279 (86%) objected.

Proposed site allocations	Support		Object	
	Number	%*	Number	%*
PS33 Northwest of Berkeley	61	34	119	66
PS34 Sharpness Docks	63	32	132	68
PS35 Land at Focus School, Wanswell	58	34	113	66
PS36 New settlement at Sharpness	39	12	275	88
PS37 New settlement at Wisloe	38	14	241	86

* percentage of response to question

Table 11: Level of support for potential site allocations in the Berkeley Cluster

- 3.36 All comments submitted on sites within the Berkeley have been read and **Section 5** of this report provides a summary of the key points raised and also details a response from the Council highlighting whether the site is considered appropriate for allocation in the Local Plan.

The Severn Vale

- 3.37 Three sites were listed in the Draft Local Plan consultation as potential site allocations for housing development in the Severn Vale Cluster. Table 12 details the number of people who responded to the consultation stating their view on these sites and shows the most supported sites were PS46 Land west of School Lane, Whitminster (84%) and PS45 Land west of Upton's Gardens, Whitminster (83%). PS44 Northwest of Whitminster Lane was the site with the most objections as a number and percent.

Proposed site allocations	Support		Object	
	Number	%*	Number	%*
PS44 Northwest of Whitminster Lane	33	73	12	27
PS45 Land west of Upton's Gardens, Whitminster	33	83	7	18
PS46 Land west of School Lane, Whitminster	32	84	6	16

* percentage of response to question

Table 12: Level of support for potential site allocations in the Severn Vale

- 3.38 All comments submitted on sites within the Severn Vale have been read and **Section 5** of this report provides a summary of the key points raised and also details a response from the Council highlighting whether the site is considered appropriate for allocation in the Local Plan.

The Wotton Cluster

- 3.39 Two sites were listed in the Draft Local Plan consultation as potential site allocations in the Wotton Cluster. Table 13 shows that 46 people responded to the consultation stating their view on housing development and associated community and open space use on PS38 South of Wickwar Road, Kingswood and 32 (70%) supported and 14 (30%) objected. 46 people responded to the consultation stating they view on the extension of Renishaw New Mills (PS47) for new employment development and 36 (78%) supported and 10 (22%) objected.



Proposed site allocations	Support		Object	
	Number	%*	Number	%*
PS38 South of Wickwar Road, Kingswood	32	70	14	30
PS47 Land west of Renishaw New Mills (employment use)	36	78	10	22

* percentage of response to question

Table 13: Level of support for potential site allocations in the Wotton Cluster

- 3.40 All comments submitted on sites within the Wotton Cluster have been read and **Section 5** of this report provides a summary of the key points raised and also details a response from the Council highlighting whether the site is considered appropriate for allocation in the Local Plan

The Cotswold Cluster

- 3.41 PS41 Washwell fields was the only proposed site allocation within the Cotswold Cluster in the Draft Local Plan. Table 14 shows that from the 83 people who responded to the consultation stating whether they support or object to development on the site, 30 (36%) supported and 53 (64%) objected.

Proposed site allocations	Support		Object	
	Number	%*	Number	%*
PS41 Washwell Fields, Painswick	30	36	53	64

* percentage of response to question

Table 14: Level of support for potential site allocations in the Cotswold Cluster

- 3.42 All comments submitted on PS41 Washwell Fields have been read and **Section 5** of this report provides a summary of the key points raised and also details a response from the Council highlighting whether the site is considered appropriate for allocation in the Local Plan

Other sections of the Draft Plan

- 3.43 The Draft Plan consultation provided an opportunity to comment on other sections of the Draft Plan. Table 15 below details the response.

Section of the Draft Plan	Support		Object	
	Number	%*	Number	%*
1.1 Our District's issues, challenges and needs	35	92	3	8
2.1 Stroud District tomorrow - a vision for the future	21	95	1	5
2.2 Strategic Objectives for the future	32	94	2	6
2.3 An introduction to the development strategy	31	84	6	16
2.4 Our towns and villages	15	83	3	17
2.5 Housing	17	81	4	19
2.6 Local economy and jobs	13	81	3	19
2.7 Our town centres	19	95	1	5
2.8 Local green spaces and community facilities	24	96	1	4

3.0 Making Places - The Stroud Valleys	12	92	1	8
3.0 Making Places - The Stonehouse cluster	6	86	1	14
3.0 Making Places - Cam & Dursley	7	78	2	22
3.0 Making Places - Gloucester's rural fringe	10	91	1	9
3.0 Making Places - The Berkeley cluster	7	88	1	13
3.0 Making Places - The Severn Vale	7	88	1	13
3.0 Making Places - The Wotton cluster	6	86	1	14
3.0 Making Places - The Cotswold cluster	6	86	1	14
7.0 Delivery and monitoring	11	79	3	21
Appendix A - Potential changes to settlement development limits	16	76	5	24
Appendix B - Areas of search for renewable energy locations	17	85	3	15
Appendix C - Parking standards for vehicles and cycles	14	88	2	13

*percentage of response to question

Table 15: Level of support for other sections of the Draft Plan

- 3.44 Full analysis of all comments received relating to each of the chapter sections, including suggested wording changes and the Council's response, can be found in **Section 4** of this report.



4. What you told us....

- 4.1 This section of the report provides qualitative analysis of the comments received in response to each of the consultation questions and provides a Council response detailing how comments received have been taken into account in the Pre-submission Draft Plan (Regulation 19 Consultation) May 2021. The section headings reflect the sections in the Draft Plan document.
- 4.2 Quantitative analysis of the number of responses received and the level of support for the proposed policies, draft site allocations and other sections of the Draft Plan document is detailed in Section 3 above.

Section 1.0 Our District's issues, challenges and needs

Priority Issues

Support for prioritising the District becoming Carbon Neutral by 2030, improving the condition of nature, including Green Infrastructure and providing good quality homes for all. The priority issue “ensuring new housing development is located in the right place” should refer to housing and employment development. The natural environment priority should be reworded, removing the word ‘reduce’, to be more ambitious for nature’s recovery and better reflect the content of the bullet points.

Objections raised concern that transport should be considered as a separate key issue with achieving better walking and cycling provision further identified as a priority issue. Conserving and enhancing the natural beauty of the Cotswolds AONB should be identified as one of the ‘priority issues’ or ‘40 key issues’.

Key Issues

Economy

- Should refer to working with neighbouring authorities to meet the needs of Gloucestershire as a whole
- There should be an additional focus to ‘Promote a natural capital approach to help businesses build resilience to the impacts of climate change’

Affordable housing

- Support opportunities promoting a diversified housing market including self-build/custom housing, smaller sized developments and new models for housing delivery
- Include the need to provide new homes for young families, including affordable homes, in rural communities

Environment

- To be truly progressive, the local plan could allocate land for habitat restoration in a similar way to the allocation of land for development
- There should be reference to 'conserving and enhancing ecological networks'
- Should include the protection of the water environment
- There should be a specific mention of wider environmental benefits of well-designed SuDS

Health and well being

- Building houses in rural communities without considering local services has net effect of worsening local services for existing residents
- The draft plan makes very little reference to education needs arising over the plan period

Council's response

The Council considers the draft District's priority issues will help to deliver sustainable development and are in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Amend priority issue wording to ensure that all development is located in the right place
- Strengthen priority issue wording regarding developing strategies to avoid and mitigate the indirect impacts of development on the natural environment



Section 2.1 A vision for the future

Support comments

Support the Vision of the District becoming carbon neutral by 2030 and referencing the Cotswold Canals.

Objection comments

Concerned that the Vision fails to draw upon Stroud District's strategic position on the M5 corridor and its potential role in shaping the District over the plan period.

Suggested changes

- Amend wording to refer to continuing to proactively respond to climate change including projections for increased global temperature with spikes in local weather
- Include reference to the transition to the circular economy, facilitating high quality reuse and recycling of materials; and reducing the amount of waste being generated
- Include reference to the strategic location between Gloucester/Cheltenham, Bristol and Swindon
- Include reference to the motorway network shaping employment development and to the diverse range of employment opportunities for the local and highly skilled workforce
- Include reference to a vibrant and supportive agricultural community, including community food projects & allotment growers, supporting growing the Districts own food
- Recognise the delivery of new strategic-scale communities including new garden-village communities at Sharpness and Wisloe
- Should emphasise the need for economic growth, job creation and new homes to improve the vibrancy of the area and meet identified needs
- There should be an acknowledgement of the Gloucester & Sharpness canal

Council's response

The Council considers the draft vision will help to deliver sustainable development and is in conformity with national policy and in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, no changes are proposed.

Section 2.2 Strategic objectives

Support comments

Support for strategic objectives relating to reducing carbon impacts (SO5), including active travel pedestrian and cycle access (SO4), and conserving and enhancing biodiversity (SO6). Welcome explicit support for existing businesses alongside new enterprise (SO2).

Objection comments

Concerned that Objective SO1 is too imprecise as a basis for a sound planning strategy.

Suggested changes

SO1 – Accessible communities

- Consider differentiating between Affordable Housing and Social Housing
- Include explicit statement that the identified future housing requirement will be delivered in full to ensure that there is a choice and mix of housing to meet future needs

SO2 – Local economy and jobs

- Replace 'growth' with 'balanced intelligent economy' to be compatible with Carbon Neutral targets
- include reference to working with neighbouring authorities to meet the needs of the local and regional economy and potential as an additional strategic Objective SO2a for Employment development

SO4 – Transport and travel

- Include reference to working with neighbouring authorities to deliver strategic cross-boundary transport objectives

SO5 – Climate change and environmental limits

- Include to reference to supporting an increase in the volume and quality of waste recycling and transition to the circular economy
- It should include the role of green infrastructure and green space in the strategic objectives.
- The objective should identify the landscape capacity of the Cotswolds AONB as an additional key environmental limit

SO6 – Our District's distinctive qualities

- Biodiversity should be referred to as a foundational need, reflecting the extent of the ecological crisis, rather than a quality
- Include specific reference to the Cotswolds AONB



Council's response

The Council considers the draft strategic objectives will help to deliver sustainable development and are in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Add new bullet point to Strategic Objective 6 referring to the green infrastructure network

Section 2.3 An introduction to the Development Strategy

Support comments

Strategy options

- It makes good sense to seek to generally locate new development in close proximity to existing sustainable settlements
- The approach of concentrating housing growth at larger towns with lesser levels of growth in smaller settlements is supported
- It makes good sense to seek to generally locate new development in close proximity to existing sustainable settlements
- The approach of concentrating housing growth at larger towns with lesser levels of growth in smaller settlements is supported
- The delivery of 'new garden village communities' provides an opportunity to transform all services for both new and existing residents and businesses
- Broadly supports the proposed 'hybrid' strategy, though too much development is directed at 'Vale' settlements and not enough in the AONB areas
- Support smaller scale development to meet local needs within AONB
- in accordance with the NPPF, a robust approach has been taken to apportioning housing growth based on existing and future employment, services and housing needs.
- Support the strategy to provide new employment to meet the needs for the next 20 years and to concentrate employment growth within the A38/M5 corridor
- The transport strategy is supported subject to a review of the modelling and associated mitigation package(s) requirements
- The spatial strategy of providing major employment opportunities and housing along the A38/M5 corridor must not undermine the primary role of the strategic road network which is to facilitate the long-distance movement of goods and people

Strategic sites

- The Plan should adopt a realistic approach in terms of the lead in times and delivery rates for these types of developments
- It is important that the Council considers in detail the infrastructure requirements, overall viability and delivery timeframes for the proposed new settlements
- It is essential that additional services are provided in tandem with new housing development
- The connectivity of the sites to existing settlements, public facilities, key employment sites, educational facilities is very important

Other matters



- There should be a much stronger emphasis on improvements to rail services to support housing and employment growth - need to agree a clear vision and plan for stations and build into strategy
- Support for new stations at Stonehouse Bristol Road, and Charfield and better facilities at Cam and Dursley station
- It should be an objective of new development to the south of the Stroud area to not exacerbate existing congestion and to ensure impact on the M5 Junction 14 is minimised

Objection comments

Duty to cooperate

- Object to Stroud District having to accommodate housing for other districts in the county, e.g. Gloucester City, Cheltenham and Tewkesbury. Other districts should deal with their own needs

Strategy options

- The Council has ignored the wishes of the public and have chosen their own preferred options and sites
- There are a number of better sites which have been ignored with no assessment made
- In consulting on the issues and options paper of October 2017 the public's least favoured option was 4. Focus On a Single Growth Point, yet the plan includes Sharpness and Wisloe which together form that single growth point - the least favoured option
- There is an overreliance on the two new settlements to deliver a significant proportion of the required growth and due to their proximity there is likely to be a slow rate of delivery due to market saturation in the local area
- The strategy is to concentrate housing growth at the main towns but very little is proposed at Stroud given the town's size and importance and brownfield sites are difficult to deliver. There are other greenfield sites which could be delivered.
- Object to the siting of 80% of the additional houses in the southern half of the District
- There is low employment in the south of the District and so would render allocations here dormitory settlements. There is more employment within the north of the District where development should be located
- Strategy fails to capitalise on the good infrastructure, transport and employment that exists in the corridor north of M5 J.13
- Rebalancing can be achieved through dispersal, reassessment of Tier 4 and 5 sites and reassessment or removal of strategic sites in the south of the district to reduce impact
- Opposed to a 'hybrid option' to local housing needs specifically as the creation of a large new 'growth point' is inappropriate anywhere in the district
- Strategy fails to properly support the long-term sustainability of lower tier settlements.
- The strategy is premised on "lesser levels" of growth being directed to Tier 3a villages, even though many of these locations have a range of local facilities and / or benefit from good transport links to strategic facilities at nearby towns
- Smaller sites tend to be less encumbered by physical constraints and require less new or improved infrastructure to be provided in order for them to deliver housing swiftly

- Allowing some development sites adjoining settlement limits at Tier 1 to 3 settlements will need careful policy management to avoid exploitation by developers. In the absence of a Neighbourhood Plan, who will decide what the “specific identified local needs” are?
- The Severn Vale is an area of good, productive farm land, is liable to flooding and is an attractive landscape. The beauty of the Vale is one of the reasons so many people wish to live here – we must protect this beauty
- Object to housing allocations within the Cotswolds AONB, demonstrating an inadequate protection of the AONB and because of the inadequacy of the local road system to cope
- Existing infrastructure deficiencies in villages may require more development than proposed in the Plan to overcome them
- It would be far better to build on brown-field sites, especially those nearer to bigger urban areas, where there is employment and infrastructure in place

Strategic sites

- Concerned about the impact on our local secondary school and medical facilities (e.g. GP surgeries) and their capacity to cope with the proposed large sites in the south of the District
- Concerned about the increased traffic on the A38/A4135 and the additional pressure on the road network and parking facilities, including M5 junctions, aggravating existing issues
- Concerned that the scale of development will swamp the current infrastructure. Improvements are implemented very slowly, usually around half way through a project, rather than at the outset, which exacerbates impacts on the local community.
- Concerned that major development is proposed in areas with inadequate and linked rural drainage systems, e.g. Whitminster and Frampton on Severn.
- The motorway junctions are over capacity during commuting times. Traffic will increase, particularly with siting some of the developments too far from centres of employment
- It is unlikely that all of the proposed allocations in the south of the District will come forward as envisaged. Thus an alternative location for major development and/or addition dispersal will need to be brought forward within the emerging process of the Local Plan
- The Draft Plan does not propose any strategic scale employment sites which would help to meet national and regional needs

Suggested changes

- Hardwicke should be identified within the strategy’s draft headlines

Council’s response

The Council considers the section will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Update the process and evidence justifying a ‘hybrid’ approach to the development strategy based upon concentrated development at the main towns but including one or two growth points and additional dispersal to the smaller towns and larger villages
- Include references supporting regeneration of the canal corridor through the Stroud Valleys and at Sharpness, building upon the adopted Local Plan development strategy and clarify the strategy for Hardwicke

- Make additional references to regenerating previously used sites to support maximising the use of brownfield land
- Identify the strategic employment land quantum required and provide for additional strategic level growth at Javelin Park
- Strengthen support within the strategy for sustainable transport infrastructure improvements, including new interchanges at growth locations, new rail stations at Stonehouse and Sharpness and improvements to existing stations
- Provide support for enhancing the beauty of the AONB landscape, but reflect the need to support the social well-being of communities through housing where justified to meet local needs

Section 2.4 Our towns and villages

Support comments

- Support the overarching strategy of meeting needs by concentrating housing growth at the main towns of Cam and Dursley, Stonehouse and Stroud where there is best access to services, facilities, jobs and infrastructure
- Support the intention to consolidate growth to the north east of the Cam, linking the parish centre with improved facilities at Cam and Dursley railway station and completing the linear park and local cycling and walking network
- Strategy is successfully conveyed by threading detailed intention through sections 2.3 Development Strategy, 2.4 Our towns and villages, and 2.7 Our town centres.

Objection comments

- The basis for the Settlement Hierarchy is outdated: namely, the Gloucestershire Structure Plan (1991); hence it is founded on an outdated strategy which gives too much weight to retail provision
- The proposed new settlements (at Wisloe and Sharpness) are out of kilter with the scale and character of the District's existing Tier 2 and 3a settlements
- Wisloe and Sharpness will not function as Tier 2 or 3a settlements during initial development phases
- Object to disproportionate reliance on creation of new settlements as a means of meeting the District's needs, rather than growing existing sustainable settlements; this approach subverts the objectives of the development strategy and potentially curtails the ability of lower tier settlements to grow and thrive
- Paragraphs 2.18 and 2.36 allow for some development sites adjoining SDLs at Tiers 1 – 3. Policies in the plan must make clear who will decide what the "specific identified local needs" are, in the absence of an NDP; in deciding planning applications does this policy, or the local environmental constraints, take precedence?

Suggested changes

- The plan should refer to Cam as a village (not a town) and as distinct from Dursley

Council's response

The Council considers the section will help to deliver sustainable development and is in conformity with national policy. The evidence base for the settlement hierarchy is considered to be sufficiently broad to assess the roles and functionality of the District's settlements, relative to each other, and is not overly reliant on retail provision as a driver for the hierarchy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Clarify the role of local centres at new garden village settlements
- Bring together the description of "Garden City Principles" (in chapter 3 of the Draft Plan) with an explanation of how the new settlements at Hunts Grove, Sharpness and

Wisloe will sit within the Local Plan settlement hierarchy once complete, to clarify the envisaged character, role and function of the planned new settlements

- Provide clarification through the supporting text for policies CP3, CP8, CP9, DHC2, HC3, HC4, DHC3, HC1, DHC4, DHC7, EI10, EI11, CP15 and DES1 about the circumstances in which “exceptional” development may be permitted adjacent to (outside of) SDLs

Section 2.5 Housing

Support comments

Housing requirement

- Support the Council using the standard method as the basis for the calculation of housing need as this aligns with the latest national planning policy and guidance
- SDC is demonstrating a positive approach to delivering housing needs within the Severn Vale area and across the wider Gloucestershire housing market
- Support is provided to the level of growth although the figure should be viewed as an absolute minimum especially as the local housing need figure for Stroud will rise from 638 to 656 in the event that the current Local Plan becomes time expired in November 2020
- The Council should be open minded to the fact that this figure may increase further through Duty to Cooperate discussions and consideration of economic growth aspirations
- Support is given to Stroud's recognition of their Duty to Co-operate in assisting Gloucester City Council in meeting their un-met housing needs. This is likely to require a higher figure of housing provision than the standard method as it has already been identified that additional sites will be required to meet Gloucester's housing needs beyond 2028
- SDC is identifying approximately 15,300 dwellings in its emerging Local Plan, which provides flexibility and contingency of approximately 17% to deal with unforeseen changes in the numbers generated by changes to the standard method up to submission of the Local Plan
- The figures should be kept under review to ensure that this flexibility is maintained to deal with the changes that are likely over the next few months with the release of new 2018-based sub-national population and household projections and expected government-led changes to the Standard Method
- The standard method for calculating housing need is a minimum and that this should not be seen as a definitive target or cap on sustainable development being brought forward
- The Plan should provide sufficient contingency and flexibility for occasions when allocations do not come forwards as planned. The Plan should include a 10-20% flexibility factor

Particular needs

- More support for self build or custom build sites, these can deliver high quality homes often with high environmental credentials and help create communities
- Support provision to meet the needs of older people and urge the Council to ensure that the Local Plan includes a positive policy approach to ensure delivery

Objection comments

Housing requirement

- The standard method identifies a minimum annual housing need figure, it does not produce a housing requirement. Neither should this figure be referred to as a target



- The emerging Local Plan table 2 identifies a housing requirement for 13,216 homes which does not even meet the capped minimum housing need for 13,406, let alone meet the actual minimum housing need for 13,683 dwellings. Therefore, the Plan should increase the housing requirement to at least 13,406 dwellings and consider whether this should be increased to 13,683 dwellings or addressed through an early review
- Where the proposed housing requirement would deliver less than half of the affordable need, there is a strong case for increasing the housing requirement to deliver a greater number of affordable homes
- The Plan should be clear and include the unmet housing need for Gloucester in the overall requirement
- It is assumed that the Council has applied the definition of deliverable set out in Annex 2 of NPPF and adopted a 'realistic assessment' of delivery trajectories as required by NPPF paragraph 72
- The housing supply in the plan table 2 is about 2000 more than required. Why impose a requirement that is more than necessary?
- There is no track record of developers being able to build 638 homes per annum in Stroud and no indication that they will do so in the future

Particular needs

- Delivery of self-build sites primarily through a small allocation on large development sites, will not satisfy the demand for the right size, quality and pleasantly-located plots for those who are willing to take on the risks and hard work involved with self-build
- If more care home places are needed, why are care home sites not being identified strategically (and existing homes being closed)?
- This set of aims does nothing to indicate how "additional affordable homes working with parish councils, co-operatives, community land trusts and community housing groups" will be achieved given that such enterprises are often inexperienced and under-resourced. What support will be made available to these groups to purchase and develop land?
- It does not appear that the Local Plan Review has accounted for the NPPF update to the affordable housing definition. The Local Plan Review must recognise the updated affordable housing definition in order to ensure that all needs are properly considered
- In the current financial climate, there are many people forced into private rented accommodation at high rents comparative to their earnings because they neither qualify for social housing nor can afford market housing at today's prices. This is not necessarily about providing more intermediate housing, but rather about ensuring sufficient social housing within the allocation of affordable housing
- Nationally the number of boaters who now claim that their boat is their main home has increased. We suggest that the need to include this specific type of housing be considered when considering housing need

- The draft plan makes very little reference to education needs arising over the plan period. The provision of good school places alongside housing growth is not among the priorities and objectives of the plan, and DfE recommends that this is addressed in the next version

Suggested changes

- The Plan should increase the housing requirement to at least 13,406 dwellings
- Include the unmet housing need for Gloucester in the overall requirement
- Recognise the updated affordable housing definition
- Consider the needs of boaters
- More support for self-build or custom build provision
- More support to help local groups deliver affordable housing
- Make reference to education needs arising over the plan period

Council's response

The Council considers the section will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Clarify wording relating to the housing standard method and update housing need and housing supply figures
- Make reference to addressing unmet housing needs from neighbouring Gloucester City
- Refer to adaptable and accessible homes rather than lifetime homes
- Refer to Council support for affordable housing providers
- Refer to the provision of supporting infrastructure for those living within the District
- Update glossary to reflect changes to the definition of affordable housing

Section 2.6 Local economy and jobs

Support comments

- There needs to be more of an alignment between housing allocations and the provision of employment for the local population to reduce commuting
- It is believed Cam is not a primary employment location, and has a large proportion of commuters. Although support to local economy and jobs is welcomed, it is difficult to see how this is delivered in Cam where commuting is an easy option
- More needs to be done to retain existing businesses, and provide space for expanding businesses
- Needs clarification on how existing businesses outside of settlement development limits and not classed as employment sites, are able to expand operations within the framework of the proposed development policies
- Needs encouragement for small scale agro-ecological business to support employment, food production, carbon reduction, soil protection and biodiversity restoration
- Not enough employment land is put forward in the plan to strengthen local employment
- Employment provision needs to be balanced with housing provision to reduce commuting
- There is concern with previous allocated sites not coming forward
- Other factors that influence the economy need consideration, such as better broadband, parking, and transport links
- More co-working space is needed around the district

Objection comments

- There were no specific objections raised

Suggested changes

- There were no specific changes suggested

Council's response

The Council considers the section will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Reference to the draft Local Industrial Strategy (LIS) focus on attracting and retaining talent and the particular strengths of Stroud District
- A need to plan for an increased number of net new jobs of between 7,740 and 10,440 jobs (2020 – 2040)
- A need to provide an increased supply of employment land (offices, industrial and storage and distribution) of between 62 and 72 hectares (2020 – 2040)
- Recognise the need to review employment land requirements once the full impact of Covid-19 and Brexit has become apparent

- Reference to the six key sectors of market demand for employment land in Stroud District
- Include reference to Stonehouse, Cam/ Dursley and Berkeley/ Sharpness as key employment property market areas
- Include reference to specific employment opportunities at Javelin Park and Stonehouse



Section 2.7 Our town centres

Support comments

- Overall support for the findings of the “Future of Town Centres” report
- General support for strategies to support the evolution of the High Street
- Towns, other than Stroud, would benefit from investment to increase their market share
- Parking charges need to be tailored to each individual town and not applied at a blanket rate across the District
- The enhancement of Nailsworth and Minchinhampton centres must be coordinated so that both can flourish

Objection comments

- Object to public funds being used to improve Merrywalks, meaning other towns and independent traders lose out

Suggested changes

- There were no specific changes suggested.

Council’s response

The Council considers the section will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Recognise the changing role of town centres and impact of the COVID-19 pandemic
- Provide increased flexibility in the range of town centre uses outside primary shopping areas
- Refer to support for local independent retailer investment
- Clarify the role of local centres at new garden village settlements

Section 2.8 Local green spaces and community facilities

Support comments

Principle

- Support delivery of improvements to local open space, sport, recreation and community facility provision as part of housing growth
- Support working with neighbouring authorities to develop recreation strategies, including for the Severn Estuary, and deliver cross boundary green space, open space and community facilities
- Encourage the use of best practice guidelines in order to shape spaces that encourage physical activity and access to green space in particular for older adults and people with disabilities
- Support additional green space provision, including trees and woodland, with positive benefits for communities, health and wellbeing, biodiversity and place making
- Would support allocation of land for habitat restoration, guided by the Nature Recovery Network map to maximise biodiversity benefits
- Local Plan should meet local greenspace requirements set out in the NPPF and PPG
- Local Plan provision should support identified NDP green space and green infrastructure features

Green Infrastructure

- The production of a Green Infrastructure network has not met the requirements of the NPPF or the likely requirements of the Environment Act in terms of ecological networks
- Need to clarify the distinction and relationship between the Green Infrastructure network and wider ecological networks
- Support for Greenway projects and improved, traffic free active travel routes to work and school to improve access, promote healthy lifestyles and help reduce carbon emissions
- Support the aim to ensure net gains for the natural environment by extending, enhancing and delivering green infrastructure
- Support the protection and enhancement of green connections for people and wildlife

Specific projects

- The restoration of the derelict canal is crucial to the delivery of the adopted and emerging Stroud District Local Plan. The bid to secure the funding for Phase 1B of the canal restoration should be integral to the plan
- Support improvements to facilities at the Jubilee Field, Cam but need to address and improve non-pedestrian access to the site
- Support future development at Wotton Community Park



- Highlight potential of unused former rugby pitch at Marling School to address needs identified for 3G and additional rugby pitch provision in Stroud
- Need to make provision for the relocation of the skate park in Stroud
- Question the potential of Stratford Park Leisure Centre to meet the requirements of Stroud Hockey Club identified in the Open Space, Green Infrastructure, Sport and Recreation Study, including a separate clubhouse facility, if the skate park goes ahead?
- Should seek to proactively bring forward facilities for Stroud & District Athletics Club

Objection comments

- Concerns about the capacity of community facilities including secondary schools, and health facilities and the ability to cope with increased demand from strategic development
- Need to concentrate on integrating existing and new development and creating self-supporting communities minimising the need to travel
- Prioritise open spaces and places for children to play in their local area in new development
- Development should recognise the identified NDP Green Infrastructure network at Cam

Suggested changes

- Expand definition of GI and mapped GI network to include blue and green infrastructure.
- Include commitment to a mapped ecological network and an explanation of its relationship to the GI network
- Should include improvements to the Gloucester/ Sharpness Canal towpath to deliver its potential as a tourist and commuting cycle route
- Refer to 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 *completing* the canal towpath
- Refer to continued protection *and enhancement* of identified areas of biodiversity, landscape and heritage importance

Council's response

The Council considers this section, together with changes to policies ES6 and DES2, will help to deliver sustainable development and is in conformity with national policy and in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, no changes are proposed.

Section 2.9 Core Policies

Core Policy DCP1 Delivering Carbon Neutral by 2030

Support comments

Principle

- Strongly support this policy
- Must be the core policy to guide future development
- The ambition and clarity is excellent
- This is a challenging but proportionate response to the Climate Emergency
- Support as changing climates present significant risks to both water availability and frequency of rainfall events amongst other impacts
- Strongly support although it will be particularly challenging to achieve in rural areas
- Equal consideration – and equal policy status - should also be given to the issue of climate change adaptation
- Important that the requirement for design to reduce vulnerability to and provide resilience from the impacts of climate change is retained
- Support, subject to viability considerations and a balanced approach to social wellbeing, the local environment and economic stability

Energy

- All new dwellings should be designed to be carbon neutral to receive planning consent or at least all new dwellings must rely solely on decarbonisable energy
- A defined standard for energy efficiency should be mandatory not reliant on viability
- No amount of efficiency will lead to carbon neutrality, invest in reducing carbon through investing in new renewable energy instead
- Support for retrospective installations to achieve optimal thermal efficiency
- Consider larger-scale renewable power generation (wind, solar, biogas etc.) as well as options for new development using district heating
- Local plans should integrate with energy plans such as renewable heating and provision for electric charging points for vehicles

Transport

- Support for new railway stations (Stonehouse and Charfield) to achieve modal shift
- Support for additional Greenway routes and better and more visible bus services
- Needs to be strong support for rural cycle routes and public transport links (bus routes and rail links) to underpin the policy
- We should support new electric vehicles not discourage the use of the private car. Carbon neutrality is about changing the source of the energy which powers our cars



- Need to recognise the challenges of reducing car use in rural areas where alternatives (such as public transport) may not always be available.

Natural Environment

- The maintenance and enhancement of open spaces with further protection and planting of trees and hedgerows are key to delivering these objectives.
- Sequestration and emission reduction needs to be encouraged and enabled across the agricultural and horticultural sectors. Opportunities should also be taken to promote community-based food growing initiatives.
- Highlight the role of trees and woods in building resilience, for example providing shade and urban cooling, alleviating flooding, improving air quality, supporting biodiversity and providing wellbeing benefits.
- Actively plant trees in proportion to the additional CO₂(e) Stroud area adds until true carbon neutrality is achieved. Either encourage private landowners to plant and become part of a scheme or tax or compulsory purchase.
- Enable residents to grow their own food or shop local (further allotments).
- Reduce emissions through land use (including tree planting initiatives).
- Achieving carbon neutral status should not be delivered at the expense of other key objectives, such as conserving and enhancing the natural beauty of our most outstanding landscapes, such as the Cotswolds AONB.

Built environment

- Reducing the amount of housing that has to be built will be the only way to achieve carbon neutrality by 2030.
- Houses that are exceptionally carbon negative should be given a presumption in favour of development, whether inside or outside settlement development limits. For example, requiring “exception sites” to be exceptionally carbon negative would put such sites out of the reach of profit driven mainstream developers and into the reach of smaller scale self and custom build homeowners, who will have a vested interest in long term home ownership costs.
- The carbon neutrality target can’t be achieved without addressing the carbon footprint of what we have already. For example, there is a need to retrofit existing housing and businesses to reduce their current carbon footprint (e.g. make properties more energy efficient; switch from gas boilers to solar and ground source heat pumps; encourage water collection tanks so less drinking water needs to be used for toilets etc. This should be encouraged and incentivised, either by grants, reductions in Council Tax / Business Rates, or penalised by increased local taxes.

Waste

- We need to adhere to the waste hierarchy and support efforts to 'reduce' waste as a priority.

- We should support Community Composting sites and support communities to develop voluntary schemes to deal with green waste almost at source. New development could be designed to facilitate these
- Reduce emissions from food waste (ensuring we continue the food waste collection scheme).
- We should be encouraging businesses to recycle more in house
- Provision of household waste services must try to reduce the need to travel by car

Green economy

- Reduce unnecessary single use plastic within the district

Community

- Parish councils should be encouraged to make the commitment
- Welcome the opportunity to collaborate across administrative boundaries on the issue, where possible and practical
- This policy has great potential to deliver positive impact across a number of health and wellbeing factors and to reduce inequalities
- There is the potential for issues of affordability if higher environmental standards are implemented which could impact the most vulnerable in society. Measures must be taken to ensure that the poorest in our district are not disadvantaged in delivering CN2030

Delivery

- Important that the development strategy, allocated sites and actual permitted development are in accordance with this policy
- The timely delivery of supporting infrastructure is required to encourage behaviour change and modal shift
- What mechanisms are available for sites with permission, under construction or on sites subject to resolutions to grant permission to move closer to being carbon neutral?
- More thought needs to be given to defining the baseline and setting out specific measurement and monitoring activities

Objection comments

- Far too ambitious. The District should stick to the government's more realistic date of 2050.
- The issue needs to be addressed at a National and international level only. Local policy should be no more onerous than current Building Regulations
- Electricity grid and generation totally inadequate to support mass electrification of transport.
- Achieving rural sustainable travel modes is unrealistic and therefore the policy is contrary to NPPF para. 103. There should be a more phased approach to becoming zero carbon
- The NPPF advocates the widening of choice and active management of patterns of growth so that travel demand is reduced; it does not include provisions that discourage the use of the

private car, irrespective of fuel source. As worded the policy is out of step with the NPPF and is therefore likely to be found to be unsound

- It is not clear as to how all new developments are expected to support “local food production”. There are no prescribed standards in national guidance or indeed, in the Local Plan, as to what is expected

Suggested wording changes

- Achieving CN2030 should be stated as a target rather than a certainty
- Replace 2030 with 2050 which accords with Government policy and the carefully assessed guidance from the IPCC
- It is unclear if the list of requirements are all to be achieved. It would be more clear if the list of requirements ended with '; and' rather than just ';'.
- Add “*equestrian*” to active travel measures
- Amend point 3 to refer to the wider benefits of GI, including nature recovery and local food production
- Set a target of new development achieving 30% tree canopy cover
- Refer to the following waste-management related measures: - transitioning to the circular economy; reducing the amount of waste being generated; and supporting an increase in the volume and quality of waste recycling’
- 'New development' should be clarified to include renewable and transport infrastructure, not just buildings
- Include a climate change adaptation policy that sits alongside Core Policy DCP1. This policy could include references to measures to reduce the risk of flooding and establish coherent and resilient ecological networks
- Identify more detailed policies that encourage and enable more thoroughgoing adaptation and sequestering of carbon to take place. See TCPA/RTPI report ‘Rising to the Climate Crisis: A Guide for Local Authorities on Planning for Climate Change’ (sections 3.1 and 4.4)

Council’s response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Include reference to the benefits of green infrastructure in terms of nature recovery
- Add a criterion referring to reducing waste and promoting a circular economy
- Provide references to measures to adapt and provide resilience to climate change
- Update glossary and include explanation of approach in supporting text

Core Policy CP2 Strategic growth and development locations

Support comments

Duty to cooperate

- Support is given to Stroud's recognition of their Duty to Co-operate in assisting Gloucester City Council in meeting their un-met housing needs

Housing requirement

- Support the level of growth of at least 12,800 new dwellings up to 2040

Strategy

- Strongly endorse 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 and concentrating employment growth within the A38/M5 corridor and at locations in tandem with housing growth
- This strategy is considered to be sustainable, soundly based and appropriate, and will address a weakness in the existing Plan, which is premised on concentrating growth at a few locations, whilst unduly limiting growth in mid-tier settlements
- Support the building of new settlements and expansion of large sites next to Gloucester to provide the bulk of extra housing need. Protection of our countryside and green infrastructure is paramount. Not comfortable with pressure on smaller towns and villages, especially within or next to AONB
- Support the 'hybrid model' of distribution, which seems most appropriate and sustainable where housing concentrations are centred around the M5 corridor, close to important transport links and workplaces
- Whilst the spatial strategy poses potential issues for the strategic road network, we acknowledge that factors such as environmental constraints in the District, mean that allocations along the M5/A38 corridor are to be expected
- Support reinforcing the existing major growth locations South of Gloucester; at Stonehouse; and at Cam, which have the potential to deliver SMART growth by locating homes, access to sustainable transport and jobs and services in close proximity
- Support the move away from a trend based to a more proactive '*policy-on*' approach to the local economy and the proposed distribution of new sites which will provide an attractive range of accessible new employment opportunities within the District

Other matters

- It is vital to ensure that the growth locations are well joined-up with amenities (shops, schools, surgeries, hospitals etc.) and are designed to reduce reliance on the private car



- Support proposals to improve access to stations and rail services
- All new development should be built in conjunction with renewable power systems so that the total build is carbon-negative - to help offset existing emissions
- Any new or extended community should adhere to the waste hierarchy and be supported in its efforts to 'reduce' waste as a priority
- Locations must be reviewed according to long term (year 2100) flooding risk assessment
- Need to consider the potential impact of the proposed allocations on the sewer network

Objection comments

Duty to cooperate

- Sites on the southern edge of Gloucester should not meet Gloucester's needs. Whilst cooperation with the JCS over their housing/employment needs is necessary, it should be recognised that the needs of Stroud can/will also be met on the sites south of Gloucester
- The potential allocation of land to meet Gloucester's needs does not provide the level of certainty needed and may lead to need having to be met by other neighbouring authorities, which in turn, has implications for their ability to meet their own housing needs
- The scale of development could pose significant challenges for the operation of the transport network in South Gloucestershire

Housing requirements

- The Government methodology for calculating housing requirement is flawed and does not work for Stroud where house prices are driven by people migrating in (often to retire) and are not driven by affordability in relation to local wages
- Support the District becoming Carbon Neutral by 2030 but it is not clear that this is entirely compatible with the scale of strategic growth and locations outlined
- The Draft Plan identifies a Government target for a need of 12670 homes over 20 years. Why does the Local Plan show a plan in excess of 15000?
- The proposed allocation numbers excluding windfall is currently 8725. This is already nearly a 10% margin over the minimum which appears excessive in light of falling estimates of need
- The LHN assessment is only a minimum starting point and any ambitions to support economic growth, to deliver affordable housing and to meet unmet housing needs from elsewhere may necessitate a housing requirement figure above LHN
- Due to the high affordable housing need in the District, the housing requirement should be increased to ensure the Plan meets in full the housing needs of the District
- The total allocation figure on identified sites of 8,725 is too low as it relies upon the overly-positive assumptions on 'commitments', windfall sites and brownfield sites, which are unlikely to deliver affordable housing and should therefore sit outside of the supply
- National policy permits an allowance for windfall sites only if there is compelling evidence that such sites will continue to be a reliable source of supply

Strategy

- There is a lack of allocated sites at Stroud and Dursley, the two largest settlements
- The overall plan puts a disproportionate burden on the southern part of the District and needs to be reconsidered. The majority of employment is in the north of the district and as such has the infrastructure to deal more effectively with increased number of developments
- Rebalancing can be achieved through dispersal, reassessment of Tier 4 and 5 sites and reassessment or removal of strategic sites in the south to reduce numbers and impact
- The entire plan needs to be reviewed to lessen the impact on strategic locations and spread the housing over more areas with smaller developments
- Dispersal should form the core of an updated Local Plan alongside a degree of concentration
- Dispersal is recognised as a way of supporting local builders, maintaining community sustainability, preserving a rural sense of place, diversifying housing type and providing a mechanism to speed up housing delivery
- Growth should be spread to include more at Tier 2 settlements and more of the Tier 3 settlements which are capable of taking a much greater proportion of housing and would support the long-term sustainability of lower tier settlements
- Those Tier 3 settlements directly on the Sustainable Movement Corridors are likely to represent much more appropriate locations for growth than those locations that are not.
- Advocate a broader range and more flexible range of sites to ensure that the supply of housing can continue to be delivered in the shorter term to maintain a 5YHLS
- The NPPF places new emphasis on small medium sized housing sites to come forward in order to boost housing supply and offer quick deliverability (circa 20 – 100 dwellings)
- Widespread dispersal on very small sites of less than 1 hectare is a requirement of the NPPF
- Development at larger rural settlements (Berkeley, Minchinhampton) and in vicinity of Cam should be reduced to avoid suburbanising the countryside setting
- Object to the proposed allocations in the Cotswolds AONB on the grounds the Council has not had due regard to the purpose of conserving and enhancing the natural beauty of the Cotswolds AONB and has not reflected requirements of NPPF regarding major development and accommodating unmet needs from adjoining areas
- The Local Plan Review should avoid an overly prescriptive inflexible approach to development proposals on the edge of towns and villages given the likely necessity to meet a higher housing requirement in the future
- There is a risk that in broadening the scope of what can be built outside settlement development limits inappropriate development becomes more difficult to resist
- Much more effort should be put into encouraging development of existing brownfield sites or redeveloping/ converting existing disused buildings
- There is insufficient evidence presented supporting the ability of the local housing market to absorb the magnitude of development which is being proposed
- The strategy focusses on employment on new employment sites or within settlement boundaries and does not appear to support business development on existing premises

- The strategy does not provide for strategic scale employment sites. Larger sites should be allocated suitable for national or regional warehouses of 266,000+ square feet
- Enormous pressure would be put on the existing Motorway junctions 13 & 14 and the A38, A4135 and B4066, which already reach capacity at peak times

Suggested wording changes

- The policy or supporting text should indicate how the housing target is to be spatially apportioned, either by settlement hierarchy tier or by 'Parish Cluster' area

Council's response

The District Council has a duty to cooperate with adjoining authorities to ensure unmet needs can be accommodated. Recent site assessment work has identified sites on the southern edge of Gloucester as having potential, along with other sites to the north of Gloucester within Tewkesbury Borough. The Council has therefore safeguarded the most appropriate site within Stroud District to help meet unmet needs should the site be needed and provided it is in accordance with the Joint Core Strategy Review strategy.

The impact of the Draft Local Plan on the local road network has been assessed. A combination of sustainable transport measures and highway mitigation can be delivered to address potential impacts. The Council will continue to work with South Gloucestershire Council to ensure cross-boundary impacts can be addressed.

The Draft Local Plan will meet minimum national requirements for additional housing and provide sufficient headroom to take account of deliverability issues. Neither housing nor economic growth studies have identified a need for an uplift above the minimum requirement. A breakdown of the final supply by parish area will be identified in the final Plan. Affordability issues are already taken into account in the Government methodology. Existing commitments have been discounted to take account of sites that will not come forward. A modest small sites windfall allowance is based upon robust evidence relating to historic windfall development achieved.

A range of alternative development strategy options have been considered and the final strategy is a hybrid of those first proposed. Following public consultation in 2019 we have looked again at the merits of concentrated growth v dispersal. 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. The development strategy does now include an element of dispersal to address local needs, responding to consultees and councillors, however the scale of the housing requirements (i.e. c.8000 additional dwellings) would mean that a pro-rata dispersal strategy would lead to significant growth even at the smallest settlement and unsustainable travel patterns, increasing carbon emissions.

The Draft Local Plan, together with the Council's Brownfield Register, identify many opportunities for small scale development, particularly on brownfield land, to ensure a good mix of sites to meet the housing requirement, in accordance with the NPPF. The Draft Local

Plan development strategy provides further opportunities for small scale development on the edge of smaller settlements to meet local needs.

The Draft Local Plan employment strategy envisages a range of new employment provision, including protecting existing key employment sites, allocating new sites including strategic sites for new provision, supporting town centres and rural diversification and tourism opportunities.

The topography of the District and landscape and flood risk constraints to the east and west of the District means that, inevitably, development will have some impact upon the main movement corridors unless mitigation is planned for. The Draft Local Plan development strategy and strategic sites have been subject to transport assessment to ensure that the development can be accommodated without adverse impacts upon the transport network and a range of sustainable transport and highway mitigation measures are proposed.

Core Policy CP3 Settlement Hierarchy

Support comments

- Support for the proposed classification of specific settlements is summarised over page (Berkeley, Cam, Dursley, Hardwicke, Hunts Grove, Minchinhampton, Nailsworth, Painswick, Standish, Stonehouse, Stroud, Whitminster)
- Several comments expressed support for the policy and the principle of the settlement hierarchy, subject to the re-assessment/re-classification of specific settlement(s)

The use of the hierarchy as a means of spatially distributing / apportioning growth and development:

- Support the principle of having a settlement hierarchy, in which development is steered towards the larger, more accessible settlements that have good facilities, services and employment opportunities
- Support for Tier 1 'Main Settlements' being the primary focus for growth and development.
- Support the statement that Tier 3a settlements are considered to offer the best opportunities for growth to improve self-containment, after Tier 1 and 2 settlements
- Tier 3a settlements can accommodate a level of growth needed to support the vitality of these communities and can provide for flexibility and diversity in the housing supply through the range and type of sites they can bring forward
- Support flexible approach to the use of SDLs, which recognises that there may be sites outside of these but well related to the built form, which could bring forward sustainable development
- Allocation of the following sites is consistent with the hierarchy and policy intent: PS05 (Minchinhampton), PS30 (Hunts Grove), PS43 (Hunts Grove/Hardwicke/J12); PS24 (Cam)
- Additional or alternative sites promoted as being consistent with the hierarchy and policy intent: Minchinhampton, Berkeley, Dursley, Painswick



CP3 diagram (fig.3):

- The diagrams (fig. 3) depicting how policy CP3 will apply to the different tiers are helpful; the visual articulation of the policy is commendable
- Welcome the explicit mention of education among the mixed uses of strategic sites at main settlements and local service centres (diagram fig. 3)
- Detailed and informative explanation of which type of settlement, and where within those settlements different types of housing will be supported; specifically, custom and self-build

Relationship to other Core and Delivery policies:

Due to the cross-cutting nature of **CP3**, some comments expressed support for aspects of the policy that effectively reiterate, articulate or link to details or criteria that are set out in other plan policies, including comments about: self-build / custom-build (**HC3**), exception sites, affordable housing and local need (**CP9, DHC2, HC4, CP15**) - particularly within the AONB (**ES7**) and particularly with reference to small sites adjoining settlement development limits. The points raised are summarised elsewhere in this report.

Objection comments

- Objections about the proposed classification of specific settlements are summarised over the page (Chalford, Frampton-on-Severn, Horsley, Kingswood, Painswick, Upton St Leonards, Whitminster)

Evidence: including settlement role and function

- The hierarchy is unsound because it is based upon outdated and inaccurate evidence
- Settlement Role and Function Study has too narrow a focus on how the role and function of settlements is determined; fails to provide an accurate assessment of individual settlements
- The evidence for the tiers has been applied inappropriately
- A health check of the 'Retail Centres' (specifically Painswick) must be carried out, and necessary adjustments must be made to the 2018 Settlement Role and Function Study
- Hierarchy classification fails to recognise the functional relationship / proximity of settlements lying south of Gloucester, a major urban area; and the future impacts of strategic developments in South Gloucestershire on settlements in the south, including Kingswood

The use of the hierarchy as a means of spatially distributing / apportioning growth and development:

- Objection / concern expressed about the implications of hierarchy classification on levels of growth and/or allocations at specific settlements:
- Tier 1: Dursley (too little); Cam and Dursley (too little)

- Tier 2: Minchinhampton (too much; too little), Wotton-Under-Edge (too much), Berkeley (too little), Painswick (too much; too little)
- Tier 3a: Frampton-on-Severn (too much), Whitminster (too little), Kingswood (too much, too little), Eastington (too little)
- Tier 3b: Bisley, Oakridge Lynch, Horsley (too much); North Nibley (too little); Upton St Leonards (too little)
- Tier 4a: Cambridge (Wisloe) (too much); Eastcombe
- Tier 4b: Haresfield (too little)
- Undefined / countryside: Standish (too much); Nupend (too little)
- Additional or alternative sites promoted as a means of improving the balance / consistency of growth distribution via the settlement hierarchy. Including sites at: Dursley, North Nibley, Cam, Berkeley, Hunts Grove/Hardwicke/J12, Whitminster, Kingswood, North Nibley, Eastington, Painswick, Nupend, Haresfield
- Unclear what “new development should be located in accordance with the ... settlement hierarchy” means in practice
- The hierarchy should be used to classify settlements, but should not be used as the means for locating new development: the policy should set out other factors which will determine the exact level of development appropriate at each specific settlement within the hierarchy
- Rather than a settlement hierarchy, growth points should be located to maximise use of existing infrastructure and services: this is where the demand is and would minimise impact on the environment and pressure on rural areas
- In the AONB (and its setting), the principle of the settlement hierarchy needs to be balanced with: (i) the statutory duty to have regard to the purpose of AONB designation; and (ii) national policy and planning practice guidance relating to AONBs
- Higher tier settlements within the AONB should not necessarily be expected to accommodate the same level of housing provision as they would if they were located outside the AONB. Development in AONB should primarily be based on: (i) robust evidence of need arising within the AONB, with (in the case of housing) priority being given to the provision of affordable housing in perpetuity; (ii) the capacity of the landscape to accommodate the proposed development
- The Hierarchy applies an artificial and unjustified constraint to genuine development opportunities at lower tier settlements; Excessive focus on growth at established top tier settlements and/or over-reliant on creating new settlements: this strategy curtails the ability of lower tier settlements to maintain population levels (due to reducing household sizes) and sustain services and facilities – much less to grow and thrive; There is scope to make allocations at Tier 3b settlements
- Aspects of CP2 and CP3 are unclear, inconsistent with national policy, not positively worded, or fail to maximise the development and growth opportunities available. Could be rectified by identifying indicative housing targets for each ‘Parish Cluster’ area, including a windfall allowance, based on each area’s respective sustainability credentials and capacity to accommodate development



- The plan is inconsistent / the intentions of the hierarchy are undermined by the strategic distribution of growth: e.g. whilst claiming to support, sustain and rejuvenate the services and facilities in the District's towns, the new settlement at Sharpness will pull resources away from the existing "Main Settlements" and "Local Service Centres", particularly Berkeley – which has not been identified as a main focus for support

Defined settlements and settlement development limits:

- Note: a small number of comments revealed a fundamental misunderstanding or confusion between the status of a 'defined settlement' / 'settlement development limit' in Local Plan terms, and the wider 'parish' / 'parish boundary', village or undefined hamlet
- Question the policy approach to settlement development limits in relation to sustainably located 'undefined' settlements, such as Nupend. All brownfield sites should be considered on their own merits; development in a small settlement should not be discounted just because the settlement does not have a SDL
- Tight drawing of SDLs stifles sustainable development: either significantly widen SDLs to allow growth, or provide greater flexibility in the housing policies to allow development adjacent to SDLs to come forward, where demonstrably sustainable

Relationship to other Core and Delivery policies:

The cross-cutting nature of **CP3** elicited objections about aspects of the policy that arise from, relate to or reiterate criteria contained in other plan policies, including: housing delivery and 5 year supply (**DHC1, HC1, DHC2, CP2**); strategic and local site allocations (**CP2** and individual sites); exception sites, affordable housing and local need (**CP9, DHC2, HC4, DHC4, CP15**), particularly within the AONB; the use of settlement development limits as a policy tool, particularly development outside / adjoining settlement development limits (**CP15, HC4, DHC2, DHC3, HC1**). The points raised are summarised elsewhere.

Suggested wording changes

- Suggested re-classification of specific settlements are summarised over the page
- Remove the statement about "exceptionally" permitting development outside the SDL, or provide greater clarification. This phrase is a green light for developers to manipulate and is open to misinterpretation, including through planning appeals. It is therefore a risk to villages like Leonard Stanley
- The distinction between 3a and 3b designations is not carried through the whole Plan document, which sometimes refers just to "Tier3"
- The application of "modest" to describe appropriate level of growth at Tier 2 settlements makes it appear that there is inconsistency within the Plan's strategy (i.e. proposal for 750 new homes at Hunts Grove). Clarify wording to explain that this "modest" allowance would apply to Hunts Grove once it has been fully developed in accordance with strategic site allocation(s)

- The scope of "Tourism/leisure and community uses" and "Tourism/leisure development" must be clarified in supporting text
- The Strategic Policies should be re-sequenced so that they are all in one section of the Plan. Core Policies should be considered as Strategic Policies, which set out the overall strategy for the pattern, scale and quality of development and address the strategic priorities of the area / any relevant cross boundary issues to provide a clear starting point for non-strategic policies.
- Clarify ambiguity and/or correct wording inconsistency throughout the Plan when referring to Minchinhampton Parish or town; and description of Painswick as town or village

Clarification / amendments to the CP3 diagram (fig.3):

- Combining Tier 3a and 3b is confusing. If the tiers are indeed distinct, with distinct development strategies, they should be visually separated
- The full working definition of the new term "affordable" is needed to understand the diagram, as this is an expanded term and encompasses various types of market housing
- Resolve apparent inconsistency in the housing allocation: "within and adjoining the SDL", Painswick is allowed "30% affordable housing"; whilst "adjoining the SDL" housing allocation will be restricted to "100% affordable housing"

Relationship to other Core and Delivery policies:

The cross-cutting nature of **CP3** elicited numerous suggested changes relating to wording that arises from / relates to other plan policies. Including comments about self-build / custom-build (**HC3**); exception sites, affordable housing and local need (**CP9, DHC2, HC4, CP15**), particularly within the AONB; town centres and retailing (**CP12**); tourism and leisure (**EI10, EI11**). There were also requests to re-draw or amend settlement development limits. The points raised are summarised elsewhere.

Settlement classification and impact on specific named settlements, including suggested changes

Berkeley

- **Tier 2** classification is correct: functions as a (small) District centre and 'Local Service Centre' – however, role and function is threatened by strategy (i.e. planned new town at Sharpness)
- Should be **Tier 1**: Berkeley / Sharpness will together become a "Main Settlement"

Bisley, Oakridge Lynch and Eastcombe

- Question the rationale behind designating Bisley and Oakridge Lynch as **Tier 3b** settlements when Eastcombe has been designated a **Tier 4a** settlement: the audit of services and facilities (and resultant tier classification) fundamentally misunderstands the character, nature,



facilities and services of the villages in this area; Eastcombe, being close to Manor Village, is a more sustainable location for development than higher tier Bisley

Bownham

- Consider defining Bownham (Rodborough) as a settlement

Cam and Dursley

- **Tier 1** classification is correct: Cam & Dursley is a high functioning settlement and suitable location for strategic housing growth. (However, dispute the notion that Cam has a very significant employment role/is a primary employment location. It is a dormitory commuter village with a local service centre)
- The policy is unsound because insufficient growth is directed to **Tier 1** settlements (such as Dursley), despite land availability

Chalford

- Should be **3b** not **3a**: Chalford Hill and Chalford Vale function as separate settlements; should be re-assessed and re-classified as two smaller, lower tier settlements

Frampton-on-Severn

- **Tier 3** classification is correct: lacks strategic services and facilities.
- Should be **3b** not **3a**: limited range of local services / facilities; very poor accessibility, with little scope for significant improvement; inappropriate, unsustainable location to allocate growth

Horsley

- Should be **Tier 4**: “basic” facilities, which do not meet day-to-day requirements; Horsley’s small population is comparable with Sheepscombe (**4b**); environmental constraints will prevent growth commensurate with **Tier 3**
- No need for employment growth at **Tier 3b** settlements, such as **Horsley**

Hunts Grove

- “Anticipated” **Tier 2** classification is correct
- Should be a **new Tier** ‘South of Gloucester’ (along with Whaddon / G2), which should be placed above **Tier 1** ‘Main Settlements’, as Gloucester is a city and major urban area

Kingswood

- Should be **Tier 2**: good accessibility, including proximity to **Tier 2** Wotton-under-Edge; KLB secondary school / Wotton Sport Centre make Kingswood a strategic service provider; employment role (and future growth including PS47) is significant and underplayed
- **Tier 3a** status is an artificial constraint on a high-performing, accessible, sustainable settlement; Contrary to the policy's claims, insufficient growth is directed to those **Tier 3a** villages (such as **Kingswood**) that have a range of local facilities and / or benefit from good transport links to strategic facilities at nearby towns, to fully compensate for the constraints faced by **Stroud** and **Wotton-under-Edge**
- Should be **3b** not **3a**: overemphasis on proximity to **Tier 2** Wotton: in reality, there is a lack of safe, sustainable transport links; infrastructure / services / facilities are limited (e.g. village school capacity); continued high rate of growth (via PS38) is unsustainable

Minchinhampton

- **Tier 2** classification is correct: functions as a (small) District centre and 'Local Service Centre'

Nailsworth

- **Tier 2** classification is correct: functions as a strategic District centre and 'Local Service Centre'; important employment role must be maintained and enhanced, including town centre's role

North Nibley

- As a **Tier 3b** settlement, **North Nibley** would receive no housing allocation; allocations (over and above "development to meet specific local housing, employment or community infrastructure needs") should be distributed more evenly to lower tier settlements like North Nibley, which are capable of meeting some day-to-day needs

Painswick

- **Tier 2** classification is correct; although constrained, there is potential for further growth, in line with **Tier 2** status; change to Tier 2 should be paired with amendments to the policy wording, to ensure the hierarchy is applied in a nuanced way when determining appropriate places for future growth
- Should remain **Tier 3**: justification for move is unclear or unsound; evidence base is outdated / incorrect re. retail provision; lacks multiple facilities, shops and varied employment opportunities seen in other Tier 2 settlements; Painswick has a dormitory function and is reliant on Stroud; inappropriate, unsustainable location to allocate growth; environmental constraints will prevent growth commensurate with **Tier 2**

Standish



- ‘**Countryside**’ status is correct: welcome clarity about the definition of Standish Parish (outside the strategic allocation PS19a) as “countryside” (para. 2.13); clarifies the previous ambiguity of Standish “parish” within the settlement hierarchy

Upton St Leonards

- Should be at least **Tier 3a**: has equal or better accessibility to facilities compared to 7 other higher-classified settlements (**Tier 2** and **3a**); and equal or better provision of community services and facilities than 10 of the **Tier 3a** settlements; **Tier 3b** status would constrain an accessible, sustainable settlement: allocations should be distributed more evenly to areas which have good access to strategic and local facilities such as Upton St Leonards

Whitminster

- Should be **Tier 2**: accessibility is underestimated / misrepresented (it is better than Tier 2 Frampton-on-Severn); well-located, benefits from proximity to higher order settlements and strategic services; scope for accessibility improvement due to A38 public transport enhancements; employment role; services, facilities and availability of land suitable for development make this a sustainable location for strategic housing growth; strategic growth could transform Whitminster into a Tier 2 settlement

Wisloe

- Should be “Anticipated” **Tier 3a**: within the lifetime of the Plan, Wisloe will begin to function as an established settlement. For consistency, the policy and/or supporting text should be altered to acknowledge its future role as a ‘Tier 3a Accessible Settlement with Local Facilities’

Council’s response

The Council considers the settlement hierarchy will help to deliver sustainable development and is in conformity with national policy. The evidence base for the settlement hierarchy is considered to be sufficiently broad to assess the roles and functionality of the District’s settlements, relative to each other, and no changes to individual settlements’ classification is proposed. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- In supporting text, clarify relationship between the settlement hierarchy and the development strategy’s distribution of growth to sustainable locations
- In supporting text, clarify that the hierarchy is based upon the roles and functionality of the district’s individual towns and villages, relative to each other; explain breadth of criteria used to assess and rank the settlements
- Carry out a light-touch review of existing settlement role and function evidence; specifically in relation to Chalford, Kingswood, Painswick, Frampton-on-Severn, Upton St Leonards, Horsley and Whitminster
- Amend settlement descriptions in Chapter 3 (Making Places): delete reference to “post office” at North Nibley; delete reference to “bank” at Nailsworth and replace with

“building society” (these updates make no material change to these settlements’ classification)

- In supporting text, the phrase “exceptionally” will be retained (in relation to development adjacent to SDLs); but expand to explain that the suitability, nature and extent of any such development will be defined through the Local Plan’s other Core and Delivery Policies
- Amend DHC2 (Sustainable Rural Communities) to extend the principle of allowing small schemes of up to 9 dwellings outside SDLs to Tier 3a settlements as well as Tier 4, providing a more balanced development strategy for Tier 3b settlements; alter fig.4 diagram for Tier 3 settlements accordingly
- Provide additional emphasis throughout the Plan on the duty to have regard to the purpose of AONB designation, but reflect the need to support the social well-being of communities through housing where justified to meet local needs
- Delete reference to some Tier 3a settlements outside the AONB potentially having scope to help meet the housing needs of more constrained Tier 1 or Tier 2 settlements
- Avoid reference to “Tier 3 settlements” throughout the Plan; refer instead to Tier 3a and Tier 3b settlements as appropriate
- Retain Hunts Grove as an “anticipated” Tier 2 Local Service Centre; but add supporting text to clarify the envisaged role and function of the planned new settlements at Sharpness and Wisloe, as well as Hunts Grove
- In Chapter 3 (Making Places), make reference to the anticipated Tier 2 status of the new settlement at Sharpness and the Tier 3a status of the new settlement at Wisloe
- Add supporting text to clarify the mechanism for defining Hunts Grove, Sharpness and Wisloe as new settlements with their own SDLs through future Local Plan Review
- Add supporting text to clarify that the scale and nature of growth and development at the planned new settlements is determined through their respective site allocation policies and subsequent planning applications (not through CP3)

Core Policy CP4 Place Making

Support comments

- Will have a positive impact on physical activity, active travel & social /community sustainability
- Give consideration to site topography as part of place shaping as it is not always given sufficient consideration particularly where land is raised near watercourses
- Excellence in design should be the aim
- Place shaping should recognise the protection of existing Public Rights of Way which are historic assets and the benefits of new multi-user tracks to the community
- Support community projects such as composting sites
- Should take account of made NDPs
- New development should embrace the concept of restoration

Objection comments



- Nice idea but the mini-visions are not realistic and need to be reconsidered in line with the true views of existing residents and businesses
- It is no good trying to minimise car ownership. A car is essential for any meaningful life
- Object to creation of new settlements that are really the joining up of smaller rural places
- It is contradictory to protect and enhance local character and yet at the same time propose new settlements that will change the character

Suggested wording changes

- It is unclear if the listed requirements are all to be achieved. It would be more clear if the list of requirements ended with '; and' rather than just ';'.
- Add "All development proposals shall accord with the Mini visions and, where relevant, neighbourhood development plans"
- Encourage an emphasis on reducing inequalities and making sure that places are inclusive.
- Require development in the AONB and its setting to have regard to (and be consistent with) the AONB special qualities, landscape and settlement character and policy, guidance and evidence
- Recognise the importance of providing particular uses (including schools) for place-making
- Revise to accord with the ten characteristics contained within the National Design Guide or adopt a local design guide and refer to it in the policy
- Remove references to guidance and SPD in the policy and if placed in supporting text refer to the Council only having regard to it
- Acknowledge the potential carbon reduction impacts of supporting the adoption of increasingly progressive waste management-related measures. For example, the latter part of point 3 could be revised to read; "...and provide adequate storage (but not exclusively external) space to facilitate efficient and effective high quality waste recycling and disposal..."

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

Include reference to the National Design Guide (MHCLG, 2019) in the supporting text.

Core Policy CP5 Environmental development principles for strategic sites

Support comments

- Core Policy CP5 lacks any explicit reference to achieving carbon neutrality
- There are no "teeth" involved in this Policy to ensure that developments are low impact in terms of environment
- Item 1 "appropriate" and "acceptable" could be stronger to indicate that the highest standards are applied. Should be defined by those who already live within the area
- These sites need to have the supporting infrastructure and services scaled up to match the increased population

- It is vital that any site developed adheres to waste hierarchy opportunities at or near production. A community composting site will contribute to this
- Support policies that require SuDS and encourage water resource efficiency. We encourage the optional higher water efficiency target of 110 Litres per person per day within part G of building regulations
- Support the improvement of building quality and minimising environmental impact from developments, subject to balancing the need for sites to be deliverable
- Categories A to G are very good
- Would a strategic site not warrant a Construction Environmental Management Plan (CEMP) as a matter of course?
- How robust is this? Will developers be able to argue viability?
- The criteria are sensible but needs to be cross referenced to viability and the reality of the actual delivery of the end result

Objection comments

- There were no specific objection comments raised

Suggested wording changes

- CP5 should contain a principle that reflects the strengthened 'over-arching priority' to achieve carbon neutrality and requirements set out in delivery policies
- SO5 objectives should be included in the policy
- Criteria 1 and 2 should contain references to a measure in the policy for a which a developer can demonstrate accordance to, to avoid ambiguity for developers and decision makers
- Criteria 2 of the policy is vague and requires further explanation. By their nature, strategic development sites use large amounts of land resource, and are likely to have significant environmental effects, which can be either beneficial and/or adverse, and some of which can be offset by appropriate mitigation measures
- Criterion 5 should require future proposals to demonstrate accordance with either a locally adopted design code or the national model
- Add a criterion 6 to refer to enhancing flood storage, opening up culverted watercourses and improving water efficiency
- Require sites to provide high quality GI, citing the Building with Nature benchmark standards for Green Infrastructure as a way to demonstrate this
- Require sites to support a dark sites policy
- Amend A to read; "Sustainable sourcing of materials, which demonstrates a high degree of material efficiency through including recycled content and is efficient and durable..."
- Add to E "Minimising energy consumption and improving energy performance through maximising insulation ideally to Passivhaus standard
- Add "H - Minimise impact on the natural environment and optimise the multiple benefits of GI within and beyond the site"
- The criteria are sensible but needs to be cross referenced to viability and the reality of the actual delivery of the end result



- It is unclear if the list of requirements are all to be achieved. It would be more clear if the list of requirements ended with '; and' rather than just ';'.

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Add criterion H to refer to minimising impacts on the natural environment and maximising green infrastructure
- Expand supporting text to refer to the benefits of green infrastructure and support for the Building with Nature standards

Core Policy CP6 Infrastructure and developer contributions

Support comments

- Developers must be forced to deliver everything to the expected standard
- The delivery of infrastructure needs to be completed up front and before a development is occupied
- Infrastructure should be developed at the right time to support the development strategy
- Flexibility is required to include the phasing of payments / infrastructure in alignment with the delivery of housing on site, in order to minimise upfront costs and associated risk
- Support for community infrastructure including the set-up of community composting sites
- Support for a mix of CIL, S106 and other funding to deliver canal towpath improvements
- Pooled contributions are essential to deliver environmental infrastructure required
- CIL should be retained but only for greenfield sites to encourage brownfield development
- Local authorities should/ GCC will seek developer contributions towards the cost of new school places that are needed as a result of housing development
- The draft IDP is not currently available for scrutiny; it is important that the Council provides this detail as a priority to support the robustness of the Plan
- Current infrastructure is often inadequate, including school, transport, broadband
- To avoid any confusion, it should be clear which stakeholder is responsible for the request and, where possible, the delivery of each contribution tied to a development
- Guidance should be provided at the pre-application process in order to aid efficiency of the determination process and allow for time for negotiation

Objection comments

- Infrastructure should be there first to support the growth of areas
- The locations of development are wrong if large and expensive infrastructure is required to make it sustainable
- There are limited powers to enforce developer promises/obligations

- Infrastructure is often the last thing to be developed resulting in disconnected communities and a sense of isolation

Suggested wording changes

- Revise to reflect the changes to the PPG on CIL (September 2019) and DfE's guidance on securing developer contributions for education
- Take account of the new requirement for Infrastructure Funding Statements
- Include carbon neutral objectives in policy to assist with prioritisation
- Explain that developer contributions may be secured retrospectively, when it has been necessary to forward fund infrastructure projects in advance of anticipated housing growth
- Refer to the infrastructure requirements set out in made NDPs: "...in accordance with the District Council's identified priorities and objectives or those of made neighbourhood plans, for delivering sustainable communities"
- Include reference to flood risk projects, green infrastructure and other environmental contributions
- Confirm that strategic allocations will be exempt from CIL owing to the substantial infrastructure costs to be delivered on-site and off-site through S106

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Update references to community infrastructure levy, infrastructure funding statements and the Government's intention to introduce a national infrastructure levy
- Explain that developer contributions can be secured retrospectively
- Refer to infrastructure priorities set out in neighbourhood plans
- Refer to the different types of infrastructure, including flood risk management and education

Section 3.0 Mini visions and priorities

A number of responders submitted supporting and objecting comments covering general themes and issues, which while relevant to one of the specific mini-vision or priority areas geographically, were more relevant to other sections of the plan. For example, while the comments made were specific to these locations such as traffic concerns or individual sites, these comments were not specifically relevant or required a change to the mini-visions or priorities themselves. On this basis all comments have been logged and assigned to the relevant themes or topic areas elsewhere in the plan where necessary. Only comments which were explicitly relevant to changes required in this section of the plan are recorded here.

Suggested wording changes

Stroud Valleys:

- Nailsworth no longer has a bank (although there is a building society)
- Add: “Some or all of the development areas fall within the Cotswolds South groundwater management unit (GWMU) where restricted water is available for abstraction licensing, there may therefore be potential water resource constraints”

Cam and Dursley

- Add: “Some or all of the development areas fall within the Cotswolds South groundwater management unit (GWMU) where restricted water is available for abstraction licensing, there may therefore be potential water resource constraints”

Berkeley Cluster

- The draft vision for this area should revert to the mini-vision contained in the 2015 Local Plan, thereby omitting references to new communities at Sharpness and Wisloe Green and the alleged transport 'improvements' that will flow from them

The Severn Vale

- The Gloucester & Sharpness canal should be mentioned as a multi-functional green infrastructure asset which links many of these disparate settlements together and brings a variety of health & well-being benefits to both residents and visitors to this area. It is implied that the opening of Cotswold Canal will bring new benefits to the area, with no mention of the benefits the existing canal already brings

Wotton Cluster

- Incorrectly lists North Nibley as having a post office

Council's response

The Council considers the section will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- The reference to a bank in Nailsworth has been removed
- Reference to the GWMU is not relevant to the mini-visions and is not appropriate in this section of the plan. The GWMU has been considered in the site assessment constraints and the evidence base relevant to individual sites
- Reference to new communities at Sharpness and Wisloe are relevant and remain in the plan
- Additional wording has been added to the Severn Vale mini-vision, 'The opening of the Cotswold Canal will bring new benefits to the area which will complement and add to The Gloucester & Sharpness canal, which is a multi-functional green infrastructure asset which links many of these disparate settlements together and brings a variety of health & well-being benefits to both residents and visitors to this area.'
- The reference to a Post Office in North Nibley has been removed



Section 4.0 Homes and communities policies

Core Policy DCP2 Supporting Older People

Support comments

- General support for the core policies and appear consistent with NPPF/G requirements
- This policy will have a positive impact on health and wellbeing and is closely aligned with current adult social care policy on lengthening independence within people's own community
- 3. "Promote active lifestyles" should be understood to include the many people still horse riding in their 50s, 60s, 70s and above
- Allow older people to build a house/bungalow in the garden so as to allow them to stay in their community and possibly release their existing house for younger families
- New developments need to improve the bus service to allow older people to access services
- Possibly include sites that offer mixed tenure housing or flexible living arrangements that encourage lifetime homes, including the provision of flexible 'annexes/affordable self-build houses at exception sites to offer independent living with close family support
- Care villages within larger allocations should be included in future master plans. This will reduce land value so they can actually be delivered
- Support for self/custom build homes that support inter-generational living, within new development allocations. Custom build needs to be interesting to drive innovation and good design
- Why promote this with new builds and yet knock down sheltered housing units for redevelopment?? Get control of your housing stock before you build more
- Such requirements will need to be factored into viability appraisals for strategic schemes when establishing what contributions the development can support

Objection comments

- Support principle but do not believe that Policy DCP2 is an effective policy which would result in the delivery of this specific element of housing need. The Council needs a robust understanding of the scale of this type of need across the District and an effective approach for the delivery of this

Suggested wording changes

- We would suggest that it could be strengthened with reference to intergenerational cohesion (i.e. not separate communities) – It should link to CP7
- We would suggest adding a definition of older people within the supporting text: with a reference to the assets older people bring to a community, including employment and volunteering

- Could there be a better description of 'hub' – what are the important connections? This could be drawn from the Barnwood Trust Social Sustainability toolkit
- Recommend that the Plan should include a specific policy in relation to the provision of specialist accommodation for older people (wording provided)

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Widen the policy to supporting people with mobility issues
- Add modelled demand for older persons' accommodation from the LHNA
- Add requirements for adaptable and adapted homes standards from the LHNA
- Update glossary and include explanation of approach in supporting text

Core Policy CP7 Lifetime communities

Support comments

- Support as a concept but the detail is not well developed
- B. needs of those with connections to the area - this is difficult to manage on a fair basis as it can be manipulated
- This is especially important for rural communities and could be adapted to apply in part to rural exception sites not just major development
- This policy will have a positive impact on health and wellbeing and is closely aligned with current adult social care policy on lengthening independence within your own community

Objection comments

- This policy is particularly vague in terms of how it is intended to be applied, resulting in the potential for burdens to be imposed on development that cannot be known by those seeking to bring sites forwards / purchase land and which cannot have been viability tested either in the past or presently

Suggested wording changes

- Suggest that there is further clarification of the meaning of 'lifetime' in this context, i.e. what would this look like in a development / planning application; where would developers get the 'identified long term needs'; who would define these needs?
- It may be useful to include a definition of both lifetime homes and lifetime communities and to clarify the differences between the two concepts



- The policy is unsound and should be deleted. The wording is more akin to that used to describe a strategic objective than a policy requirement and perhaps this is how it should be presented within the SDLPR

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Remove references to lifetime homes and replace with a broader reference to inclusive communities

Core Policy CP8 New housing development

Support comments

- The Local Housing Needs Assessment must be up to date
- More 1st time buyer and starter homes need to be identified for young people. Also more bungalows need to be built for the older generation
- Support for carbon neutral development and for increasing renewable energy opportunities
- Welcome specific reference to biodiversity on site and multi-functional green infrastructure
- Enhancements cannot always be achieved within the site alone and not all green spaces can be fully multifunctional
- The energy embedded in building materials should be considered in decision making

Objection comments

- Opposition to quantum and location of sites for housing and in particular the need for greenfield sites
- Para 5 is not required. This could impose unnecessary costs as climate change from greenhouse gas emissions is not sufficiently important in the context of an international problem

Suggested wording changes

- Change 5. To: "Enable provision of infrastructure in ways consistent with cutting greenhouse gas emissions through a network of safe, off-road multi-user tracks for walking/cycling /riding and motor scooters."
- Change final paragraph to: "Major residential development proposals will be expected to enhance biodiversity on site via a network of multi-functional green spaces and multi-user track corridors, which support the natural and ecological processes."
- Add criterion 6. "All new development shall be demonstrated to achieve carbon neutrality by 2030 without expensive retrofit and without carbon offsetting outside of Stroud District."



- Make reference to Sport England's Active Design guidance on how the design and layout of new developments can be planned to make communities more active and healthier and some of the principles in this guidance could be incorporated into a new criterion in the policy
- More explicit reference to off-site as well as on site enhancements for biodiversity. Reasoned justification should ensure that 'major development' is defined

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Supporting text to be amended to reflect points raised regarding major development supporting multi-user networks and design supporting active and healthier lifestyles

Core Policy CP9 Affordable housing

Support comments

- General support for policy which appears consistent with NPPF/G requirements
- Including a target is positive as it allows for measuring affordable housing delivery against need
- Support for 30% affordable housing requirement due to need
- Support the flexibility provided in terms of the tenure, size and type. This is important to ensure that the housing aligns with local needs and is appropriate for the site
- 30% of 4 houses is more than 1 and less than 2. Suggest % variation to achieve a whole number
- The approach should be more flexible so that where appropriate commuted sums for off-site provision is also acceptable
- There should be no requirement for on-site affordable housing where sites are less than 10 units. A cash sum should be secured in lieu for provision elsewhere
- Where there is a requirement for under 4 affordable houses, pooling to provide a larger site at a more sustainable location should be considered to avoid social exclusion and isolation
- Include discussion of 'other affordable routes to home ownership' as NPPF para. 64 requires major developments to provide at least 10% of homes for 'affordable home ownership'
- Clarify that affordable housing is subject to viability and negotiations, to take account of the specific circumstances of sites, exceptional development costs, viability, the availability of public subsidy, or the realisation of other planning objectives which take priority
- Provide some recognition to the NPPF minimum requirement for 10% affordable provision on major development proposals, and how this may be taken into account where abnormal infrastructure costs would otherwise prejudice the site delivery
- The quantity of affordable housing provision can be increased by increasing the capacity of site allocations in the local plan review



- Within the Cotswolds AONB there should be 50% affordable housing on sites capable of taking two or more dwellings. It should be based on robust evidence and provided in perpetuity
- Due to need, landowners of sites on the edge of settlement boundaries and in small villages should be actively encouraged to come forward with sites for affordable housing
- Should acknowledge, identify, and include the full range of affordable housing tenures which are considered acceptable, including: Affordable housing for rent, starter homes, discounted market sales housing, and other affordable routes to home ownership (NPPF para.62/Annex 2)
- Consider differentiating between social and other forms of affordable housing as some 'affordable' housing is often still unaffordable for people in receipt of universal credit
- The situation will continue to worsen without effectively a 'presumption' in favour of affordable housing being set out within the policy
- There should be a minimum room size. Affordable housing can be small and cramped. Internal space is important to a resident's ability to live healthy lifestyles and mental wellbeing

Objection comments

- The Policy is unsound as the annual affordable housing need is more than 50% of the Plan's housing target. Therefore, the Policy cannot deliver enough affordable housing and fails as a whole to assist in "significantly boosting the supply of homes" (NPPF para. 59)
- There is no evidence in the LHNA as to how the different levels of affordable housing provision (i.e. the threshold sizes of development, either 4+ or 10+ dwellings above which contributions will be sought) have been derived
- Thresholds should not be raised. Rural communities want more not less
- Need to stop developers putting in multiple applications for 9 dwellings to avoid the threshold.
- Spend more time looking at shared ownership rather than local authority provision
- It is unclear as to how the identified need for affordable housing for those who aspire to home ownership, but cannot afford to, is to be met
- Provide affordable housing in towns where there is public transport and employment options, not in rural areas where lack of a car can lead to isolation, poverty and mental health problems
- The policy does not include any reference to a viability and deliverability testing mechanism to establish the ability of individual sites to make contributions towards affordable housing needs
- In the absence of an adequate viability assessment the targets presented are not supported by appropriate evidence and are therefore unjustified

Suggested wording changes

- Paragraph 1 should be amended to reflect the need in the LHNA of 344 dwellings per annum.



- The latter half of the second sentence in the second paragraph should be deleted
- The reference to the Cotswold AONB should be deleted from the start of the third paragraph.
- Need to clarify the list of rural parishes in paragraph 3 where the lower threshold applies. Amberley is listed as a rural Parish but it is in fact part of Minchinhampton Parish
- The words 'at least' should be deleted from paragraphs 3 and 4
- Add "subject to viability" to the end of Paragraph 4
- Add to final paragraph "The Council will negotiate...having regard to housing needs, viability, site specifics and other factors."
- Add - The provision of affordable housing is non-negotiable, unless it is to increase it
- Add at end: "In doing so, the Council shall seek to deliver at least 10% of the homes available on each site to be available for affordable home ownership (as part of the overall affordable housing contribution to the site) subject to the provisions of prevailing national planning policy in this respect."
- Add to end: "If it is demonstrated the site would not be deliverable with a 30% affordable housing provision, a reduced provision will be acceptable providing it is supported by a robust viability assessment."
- There is an inconsistency in reference to the lower site threshold in Designated Rural Areas which is referred to as either 5 or more or 4 or more dwellings. This should be corrected
- A definition of affordable housing is required
- Include an explanation of the rent to buy model within the supporting text
- Recommend wording on the distribution of affordable housing within developments and their integration within the overall design. Small clusters of approximately 10 to 15 dwellings is typically preferred by Registered Providers

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Update target requirements for affordable housing to reflect LHNA.
- Add supporting text wording to reflect NPPF para 64 seeking at least 10% affordable home ownership on major development
- Substitute the word 'area' for Parish – some designated rural areas are not parishes in their own right
- Add supporting text referring to the Council's council house building programme
- Update glossary and include explanation of approach in supporting text

Core Policy CP10 Gypsy, Traveller and Travelling Showpeople Sites

Support comments

- General support for core policy which appears consistent with NPPF/G requirements



- Support provision of traveller sites to comfortably meet traveller's needs
- Positive impact on health and wellbeing - specifically housing; access to services, particularly education and health. This is a group which can experience health inequalities
- Could there be less emphasis on these sites as a problem, and more on how to positively plan to tackle health inequalities, integration, community cohesion, etc.?
- Through joint working across boundaries, we would expect authorities adjacent to Stroud to be made aware of the evidence and outcomes of this work to help inform their own G&T policy and evidence base preparation

Objection comments

- Such sites if they must be provided need to be kept far away from established residential and commercial areas and properly policed.

Suggested wording changes

- Add text to say that we would engage with this community and the communities where sites are, to meet their needs and the needs of the communities where these sites exist.

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Update target requirements to reflect latest Gypsies, Travellers and Travelling Showpeople Accommodation Assessment and current supply position
- Refer to addressing cross boundary requirements
- Add wording to assess and address community needs and matters of community cohesion
- Update glossary and include explanation of approach in supporting text

Delivery Policy DHC1 Meeting housing need within defined settlements

Support comments

- Brownfield development must be made easier

Objection comments

- By restricting growth in some areas, you force unsuitable sites forward. Some places can grow outside the settlement boundary, so let them
- The statement above goes beyond the NPPF statement of "presumption in favour of sustainable development"
- Will lead to higher density of development within SDL's than is considered appropriate

- There may be sites adjacent to but outside of SDLs which are sustainable, would not result in material harm and would assist the Council in meeting their housing need
- A blanket restriction on new housing does not meet the requirement to boost housing supply and sustainable growth as sought by the NPPF and would render the policy unsound

Suggested wording changes

- Policy criteria that apply should be more clearly defined
- Any redevelopment of any house within a settlement should reflect the character, scale and setting of the houses within the immediate residential locality. Where there is clearly space for an additional house on the site, this should be considered, subject to environmental considerations as set out in HC1
- For the sake of clarity, land within strategic development sites should be included within the defined settlement boundaries for each corresponding settlement
- Make more flexible to allow new development adjacent to SDLs if there is a shortfall in housing supply against the plan requirement (failed 5YLS or HDT)
- Make policy more flexible for sustainable development. The Council would still have the ability to refuse planning permission for those developments that cause harm

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Add supporting text to explain the purpose of settlement development limits and link to criteria in policy HC1

Delivery Policy DHC2 Sustainable rural communities

Support comments

- Support the principle and aims of this policy.
- Positive impact on health in terms of housing affordability and availability and social sustainability in villages
- Accords with the NPPF and the contribution smaller sites can make to meeting needs.
- Could it be made even clearer that this only applies to Tier 4 settlements?
- Should be extended to Tier 3 settlements as these are more sustainable settlements than tier 4 settlements and do not include any proposed housing allocations in the SDC Draft Plan
- It would be appropriate to apply the criteria to all tiers of the settlement hierarchy
- Would like to see 40% affordable for schemes above 4 outside of SDLs
- Strongly support the requirement for schemes to be supported by NDPs/ parish councils
- Clarity is needed on exactly what is meant by 'at 2020' (for example, a specific date)



- Consider that if there is a proven need for more dwellings at a location, the development of more than 9 dwellings should be considered favourably to address the identified need for housing in that area
- The limit on the cumulative increase in settlement housing stock should be more restrictive for individual developments in the AONB

Objection comments

- Object to further development at small communities which will force locals out
- In terms of providing affordable housing, this is a weakening of the current situation where there is an assumption that all development outside the developments should be affordable in perpetuity
- Has the potential to undermine the rural exception site by giving fringe sites open market value and thereby squeezing out any future rural exception schemes
- In a small village made up of dispersed housing in undulating terrain within the AONB, a scheme for 9 new houses could look rather out of place
- This does not respond to the individual needs of local communities in anything other than a restrictive and numeric manner
- There is no material link with sustainability, which is what the policy suggests is its objective

Suggested wording changes

- Remove reference to up to 9 dwellings and refer to 'suitably proportionate' or 'proportional growth', relative to the size of the settlement to which they would relate or "small scale", allowing the DM process to consider the merits of the application or 'growth that needs a specific local need'
- Make explicit references to opportunities for growing food, sustainable transport and land based 'green' jobs as components of sustainable rural communities
- For settlements within the AONB the scheme size should be limited to 5% of the existing housing stock and a cumulative increase of 10%
- Add: "6. The proposal enables local land workers to plan long term to live and work on their holding, the permission conditional on continued land activity."
- Should be extended to allow for development within brownfield sites adjacent/ that relate well to all settlements including those without a settlement boundary
- Should be extended to Tier 3 settlements

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Extend policy to cover Tier 3b settlements
- Support the redevelopment of brownfield land on the edge of settlements, subject to satisfying the criteria

- Consider specific support for self-build, live-work and build to rent properties, subject to meeting demographic need
- Update glossary and include explanation of approach in supporting text

Delivery Policy HC2 Providing new homes above shops in our town centres

Support comments

- Support the potentially positive impact on health in terms of housing affordability and availability and sustaining vibrant communities
- Support provided the conversion results in a low carbon dwelling
- Should be flexibility in allowing ground floor uses to change too. Retail areas must contract as it is pointless to insist retail frontages are maintained when there is no demand
- Should consider extending the policy to converting whole shopping streets to residential uses. This would revive the ailing town centres and provide brownfield housing sites
- Bring the 1600 empty homes back into circulation first

Objection comments

- Will exacerbate parking problems in town centres as most houses have at least 2 cars

Suggested wording changes

- Add a caveat that in considering permission, account will be taken of any local parking problems
- Any potential impact on health in terms of noise, odour, community safety, community cohesion could be mitigated through enhanced wording in the policy to manage these concerns

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Amend to reflect parking and amenity issues raised

Delivery Policy HC3 Self-build and custom build housing provision

Support comments



- Support as policy likely to have a positive impact on health in terms of housing affordability and availability and social sustainability
- Support for cross subsidised multi plot self build adjacent to development limits
- Single plot self/custom build should not be limited to affordable only
- Self builds do not want to be limited to strategic allocation sites, as the design fabric can be limited
- Policy should be underpinned by allocations for sites either including self build and custom built houses or indeed exclusively of that category. Schemes could come forward with a mix of 50/50 and could be centred upon provision of affordable homes
- Thought should be given to the Exception Policy being broadened to provide self build and custom built within that description
- Need to embed the ambition for carbon neutral development
- 2% requirement will be challenging as strategic sites are promoted by volume housebuilders is likely to be challenging. Need for stronger policy on delivery
- How would this demand be demonstrated?

Objection comments

Needs

- The Council's Self & Custom Build Register alone is not a sound basis for setting a specific policy requirement. This should be supported by additional data from secondary sources to understand and consider future need for this type of housing
- Charging individuals to be on the self build register has clearly reduced the numbers on the register. This is not a true reflection of demand
- There is no evidence to demonstrate demand for 2% self-build or custom plots on the strategic allocations

Site requirements

- Policy is not supportive enough for those who do not qualify for affordable housing yet also do not wish to live on a huge new housing estate
- Decent (size, location, gradient) plots rarely come onto the housing market and when they do, they are far too expensive for average local families to 'win'
- Major housebuilders will allocate the smallest, most costly-to-develop plots on the site unless they are forced to do otherwise. These plots will not be an attractive proposition to most self builders, the developers will then argue there is no market demand for self build plots
- SDC could be far more engaged with the self build community, promoting sites owned by the authority as custom build sites
- The Council should use its own land, engage with landowners and work with custom build developers rather than require strategic sites to provide a proportion

- The Council should seek to allocate small to medium sized sites of between 5 and 20 units specifically for 100% CSB. Self-builders would rather build their own home on a small/medium sized site with other bespoke self-build homes than on the corner of a large housing estate
- Support affordable self-build plots having space for dependents or carers

Strategic sites

- The Government promotion for custom self-build is related to significantly boosting the supply of housing. By simply transferring the self-build provision to strategic sites, Policy HC3 will not have the intended objective of boosting housing supply
- Self or custom build provision will hinder delivery of allocated sites with uncertainty over take-up and scheme completion, which are critical elements for development funding and viability for schemes to progress
- This will sterilise land within strategic allocations which should be made available for standard forms of housebuilding (market and affordable)
- Custom built homes are normally bespoke in terms of site selection and design, which is not compatible within a strategic scale development site
- It is the Council's responsibility, not that of a land owner or developer, to ensure that sufficient permissions are given to meet demand

Settlement limits

- Outside defined settlement limits any development should be subject to Neighbourhood Plan/parish council approval
- Settlement development limits (SDL) must be maintained and strictly enforced. Permitting "suitable development adjacent to settlement limits" is an invitation to speculative development

Suggested wording changes

- Impact on landscape value should be added to the list of criterion
- Needs to be clear statement whether this policy applies to all allocations or just strategic allocations
- Should include a mechanism whereby if the self-build and custom-build plots are not brought forward within a given timeframe then the plots revert back to market housing
- Specific self/custom build allocations should be provided on site specific allocations
- Amend to support the provision of single plot custom and small to medium sized CSB proposals adjacent to settlement limits, where it will not result in an unacceptable protrusion into the open countryside
- The policy wording requiring 2% of strategic allocations to consist of self-build/ custom build dwellings should be deleted

- The Council should re-visit the decision to apply fees as this hides the true un-tapped demand and is therefore counter-productive to the district's strategic aims

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Clarify that self build and custom build housing can be appropriate on sites outside settlement development limits, in accordance with policies DHC2 and HC4
- Strengthen requirement for locally derived demand to be demonstrated
- Make clear that on strategic sites development briefs will set out how the plots will be delivered and integrated into the wider scheme
- Clarify in supporting text that other evidence of local demand will be considered
- Include within the supporting text ways in which the Council will actively support the provision of plots, including through investigating opportunities on Council owned land
- Refer in supporting text to the intention to produce a Supplementary Planning Document to provide more guidance and detail on the delivery of self-build and custom built housing

Delivery Policy HC4 Local housing need (exception sites)

Support comments

- Positive impact on health in terms of housing affordability and availability, space standards and social sustainability in villages, but a very broad policy
- Support principle of exception sites for affordable housing only and therefore suggest revert back to the current HC4 policy
- Consider differentiating between social housing and affordable housing. Social rents are pegged to local incomes to keep rents more affordable
- Exception sites should remain a primary opportunity for the provision of social housing, with any market housing including entry level housing
- By allowing types of market housing on rural exception sites there is a considerable risk that the price of land at the edge of settlements will escalate that will make the opportunities to buy land by Community Land Trusts far more limited if not impossible
- Does the reference to "some" market housing in line 1 of Local Plan para 4.13 imply entry-level and self-build or custom build as these are versions of market housing?
- Exception sites should not just be for affordable housing, but for self-build housing, older persons housing and small cheaper dwellings
- There are some very successful local plan policies that provide opportunities for affordable self-build, but the audience numbers are relatively limited
- Policy must take into account impact of development on the landscape value
- Do not support policy referring to viability which often means protecting developer profits. I would prefer this replaced with support for community land trust provision

Objection comments

- Does not explicitly quantify the percentage of affordable housing that should be provided on such sites or quantify the minimum percentage
- Does not distinguish between 'rural exception sites' (RES) and 'entry-level exception sites'
- Does not quantify what constitutes 'small sites'
- Does not specify that the housing must be affordable in perpetuity
- Support principle but object to weakening of policy opening up to market housing
- If a company cannot proceed with a site due to financial mismanagement, then the site should be sold on to another company or to the council for social housing or self-build only
- Allowing market housing leaves the door open to intrusive new developments and will encourage further speculative applications
- Should apply only to tier 3a and above
- Sites of this nature should not be within the AONB

Suggested wording changes

- Amend criterion 3 to put back in references to "in perpetuity" to comply with the NPPF.
- Add criterion for decision makers to take into account impacts on landscape value – e.g. should not exceed the capacity of the landscape to accommodate that provision
- Add "6. The proposed construction meets sustainability requirements for new build dwellings and appropriate additional measures to enhance the energy efficiency of the existing dwelling or unit are undertaken."
- Specify for the Cotswolds AONB a target of 100% affordable housing for exception sites.
- Specify that exception sites should not lead to a cumulative increase of more than 5% of the settlement housing stock/size at 2020, or be larger than one hectare (whichever is smaller)
- Specify that entry-level exception sites will not be permitted in areas or assets specified in footnote 6 of the NPPF, including the Cotswolds AONB
- Definition of local need should be expanded to include neighbouring parishes in order that those living in neighbouring areas, but with a local link, can be accommodated
- Supporting text should be explicit in limiting provision to affordable housing (mainly social rented), a small element of entry homes and affordable single plot self-build homes
- Define affordable housing in the supporting text and include the NPPF definition of Rural Exception sites in the Glossary
- The term de minimus (last sentence of the policy) should be explained in the Glossary

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Put back in references to "in perpetuity" to comply with the NPPF

- Consider defining what “some” market housing means in practice
- Consider refining the cumulative growth allowed, to reflect the location and size of settlement
- Refer to the intention to produce a Supplementary Planning Document to provide more guidance and detail on aspects such as the level of detail required to prove the need to include market housing on exception sites, and further information on self-build proposals brought forward under this policy
- Update glossary and include explanation of approach in supporting text

Delivery Policy DHC3 Live-work development

Support comments

- Support the positive impact this policy could have on health in terms of enabling people to live and work in a rural environment and in helping to build thriving sustainable communities
- Provides an enhanced opportunity for sustainable development on the edge of existing settlements in line with the NPPF paragraph 82
- Welcome support for flexible forms of accommodation with employment use
- Stroud is a perfect location for live/work units and the ability to deliver this as part of the creative community of the Stroud District is obvious. The delivery of live/work units should be encouraged within developments where appropriate
- Although there is theoretical and potential demand for this type of property the ability to purchase is almost impossible - pressure should be put upon politicians to allow those with a private pension pot to be able to purchase a property which is both commercial and residential. At the same time building societies and banks should be encouraged to provide a mortgage to a new owner occupying the property both commercially and residentially
- Need to embed the ambition for carbon neutral development

Objection comments

- Why shouldn't provision be allowed further away from settlement development limits? If they are live/work units they will be as sustainable as other locations
- Provision should only exceptionally be outside but adjacent to settlement development limits

Suggested wording changes

- Any development adjacent to SDLs must take into account its impact on the landscape value. This requirement should be added to the list of criterion
- The wording in criterion 2 is confusing

Council's response



The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. No changes are proposed in response to comments received from public consultation.

Delivery Policy HC1 Detailed criteria for new housing developments

Support comments

- Very good policy
- Support the need for criterion 1 considerations to be made in relation to the specific locality and note that site specifics may also have an influence on this
- Support the use of the term “where appropriate” within criterion 2 as it allows an element of flexibility and for proposals to be considered on a site by site basis
- Any losses of natural habitat should be catered for by an improvement in other natural habitat gains
- High density schemes are ugly and not nice places within which to live
- Need to embed the ambition for carbon neutral development

Objection comments

- Satisfying all criteria is very restrictive and less permissible than suggested by Core Policies CP2 and CP3. Suggest a more flexible policy approach should be applicable if the Council was unable to demonstrate a 5 YHLS and / or failed HDT
- Seems to contradict Policies HC3, HC4 and DHC3 by allowing general (rather than “exceptional”) development on adjacent to SDL locations. The policy needs strengthening
- Not all of the relevant Cotswolds AONB Landscape Strategy & Guidelines are included in the criteria, nor do the criteria adequately address the Cotswolds AONB Management Plan and other relevant guidance

Suggested wording changes

- Any redevelopment of a house within a settlement should reflect the character, scale and setting of the houses within the immediate residential locality
- "Green space" should encompass PROWs and would be better protected if clarified. Amend criterion 4 to read: "It would not cause the loss of, or damage to, any open space or PROW which is important to the character or community connectivity of the settlement."
- Amend criterion 4 to be more precise: “4. it would not cause the loss of, or damage to, any designated open space ~~which is important to the character of the settlement, unless it can be demonstrated the benefits of doing so outweigh the harm to its loss~~”
- Criterion 5 should be revised to state the developments should not lead to loss or degradation of important wildlife habitats or ecological networks and should deliver enhancements in-line with Biodiversity Net Gain requirements



- Criterion 5: Need to define what is meant by 'locally valued habitat'
- Criterion 5: Would like to see an explicit reference to the positive planning of biodiversity net gain, over and above the principle of no loss
- Refer to Sport England's Active Design guidance which sets out how the design and layout of new developments can be planned to make communities more active and healthier. Some of the principles could be incorporated into a new policy criterion
- The policy should also require that development proposals in the AONB and its setting have regard to (and be consistent with): relevant AONB special qualities; the Cotswolds AONB Management Plan and other relevant guidance produced by the Board
- Strengthen by changing the hierarchy of design that supports active travel and by including reference to access to walking and cycling routes where appropriate
- Advocate the inclusion of references to bike storage
- Include a requirement to support dark skies objectives
- Criterion 8 refers to the need for sites not to be subject to any other over-riding environmental or other material planning constraint. This clause is not necessary within this policy as it is covered by national planning policy

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Changes to criterion 4 to widen the definition of green space to include PROWs
- Changes to criterion 5 strengthening references to protecting habitat from degradation and supporting biodiversity net gain
- Changes to criterion 9 strengthening references to active travel
- Supporting the redevelopment of brownfield land and remediation of contaminated land
- Changes to the supporting text to support innovative and contemporary design
- Update glossary and include explanation of approach in supporting text

Delivery Policy DHC4 Community-led housing

Support comments

- Positive impact on health in terms of housing affordability and availability and social sustainability - but very broad policy
- Support as it will help to deliver more flexible housing provision, including affordable housing which is not subject to the right to buy
- Could be an appropriate way of providing smaller properties to allow for starter homes, homes for the elderly and for those wishing to downsize
- Self-build and custom build should be exclusively in this policy and removed from HC4

- Support for Community Right to Build as this allows affordable housing to be unencumbered by the right to buy, allowing affordable housing to remain in the community in perpetuity
- Welcome the support for innovative design, particularly where these contribute to the Council's ambition to deliver carbon neutral development

Objection comments

- This policy is not required. There is no reason to give a particular group special mention in a Local Plan unless they are to be given special treatment in decision making. They should not be given any special treatment
- If a site is sustainable and appropriate, then it is irrelevant who is bringing the site forward.
- Must be limited to within SDLs. Should not be allowed as exception sites outside the SDL
- Does not address the issue of achieving community housing in urban areas or provide a basis on which community led housing proposals can be favoured over private development, through, for example, a different application of planning, parking and/or design policies and standards
- Reads more like reasoned justification than policy

Suggested wording changes

- Needs to mention that a bespoke SPD and tailored S106 agreements will be required
- There is no mention of the circumstances within which an element of open market housing on a CLH site will be acceptable

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Consider further references to forms of development which would be enhanced by community led schemes, particularly meeting local rural needs (exception sites), meeting the needs of older people and supporting self-build initiatives
- Update glossary and include explanation of approach in supporting text

Delivery Policy HC5 Replacement dwellings

Support comments

- Potential positive impact on health in terms of maintaining appropriate dwelling size
- Support exceptional sustainable construction standards as a criterion but advocate that these standards should be required of more types of new and altered dwellings
- Whether a replacement dwelling enhances the local area depends on the original dwelling which is due to be demolished



- In certain circumstances it may be better to re-site the new dwelling to improve solar gain or its environmental credentials. These would need to be proven and measurable
- Need to embed the ambition for carbon neutral development
- Strongly support strict policy enforcement as past has seen growth in dwelling sizes

Objection comments

- There were no specific objection comments raised

Suggested wording changes

- Correct criterion 2 by adding a “not” in relation to heritage assets, to read "the building is not a designated or non-designated heritage asset"
- Suggest criterion 3 is amended to allow relocation if strong enough site/building quality improvement evidence provided
- Amend criterion 4 to delete “basic living standard” and replace with “to a high standard” or “higher space standards”
- Add criterion 6: “Replacement dwellings must meet or exceed latest energy and water efficiency and renewable criteria.”
- Include a requirement to support dark skies objectives.

Council’s response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Correct criterion 2 by adding a “not” in relation to heritage assets, to read "the building is not a designated or non-designated heritage asset"
- Reorder criteria and provide some flexibility over location if relocation within the existing residential curtilage would have positive flood risk, landscape or biodiversity benefits

Update glossary and include explanation of approach in supporting text

Delivery Policy HC6 Residential sub-division of dwellings

Support comments

- Support as this is a good way of providing smaller, cheaper housing to wider society
- Potential positive impact on health in terms of maintaining appropriate dwelling size

Objection comments

- There were no specific objection comments raised

Suggested wording changes



- Criterion 1 - Suggest addition of cycle storage
- Amend criterion 4 to delete “basic living standard” and replace with “to a high standard” or “higher space standards”
- Include a requirement to support dark skies objectives

Council’s response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Adding cycle storage to criterion 1

Delivery Policy HC7 Annexes for dependents or carers

Support comments

- Some positive impact in terms of supporting people to live independently for longer
- There is a case for outbuildings to be used for independent accommodation where they would otherwise fall into disuse

Objection comments

- It should be easier to get permission for mini homes in your garden
- The annexe must be part of the main property. Should not be allowed in outbuildings
- Support affordable self-build plots having space for dependents or carers

Suggested wording changes

- The annexe must be part of the main property. Should not be allowed in outbuildings
- Consider making outbuildings acceptable for independent accommodation where they would otherwise fall into disuse
- Consider allowing affordable self-build plots to have space for dependents or carers
- Include cycle storage, charging points, wildlife roosting, nesting, feeding, foraging and hibernation opportunities

Council’s response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Clarify that conversion of an outbuilding would not normally involve an extension to the building



Delivery Policy HC8 Extensions to dwellings

Support comments

- Strongly support as concerned that houses are often extended to such an extent that the original house is dwarfed by the extension
- Potential positive impact in ensuring cramped conditions are avoided
- Support any opportunity to enhance the energy efficiency of the existing dwelling or unit - consideration could be given to whether any local grant schemes exist or whether CIL money, or indeed the SDC carbon offset fund itself, could be put towards this

Objection comments

- There were no specific objection comments raised

Suggested wording changes

- Suggest policy is strengthened to include 'any extension must be subservient to the original property'
- Amend 4 to read “the proposed construction meets....*and appropriate additional measures* to enhance the energy efficiency ...*are taken...*”
- Strengthen item 4 to ensure the whole of the existing property is retrofitted and meets carbon neutral criteria in all but exceptional circumstances
- Recommend the use of permeable paving where there may be a loss of permeable area due to extensions and paving over gardens
- Include a requirement to support dark skies objectives
- Include cycle storage, charging points, wildlife roosting, nesting, feeding, foraging and hibernation opportunities

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Amend criterion 2 to clarify that 'any extension must be subservient to the original property'
- Strengthen criterion 4 to take opportunities to enhance the sustainability of the existing dwelling including the use of permeable paving

Delivery Policy DHC5 Wellbeing and healthy communities

Support comments

- Policy likely to have a positive impact on health and wellbeing



- Fully support this policy. Independent research shows that spending time by the waterways can make people happier and improve life satisfaction
- Support and scope exists to demonstrate the links between and opportunities arising from this theme and multifunctional green and blue infrastructure through the work of the Gloucestershire Local Nature Partnership
- Welcome the increasingly clear thought given to wellbeing and the role that sport and physical activity can play in achieving this

Objection comments

- There should be no requirement to provide separate health impact assessments (HIA) for strategic scale schemes and it is considered unnecessary to mandate such for all schemes of this nature
- It is unclear how criterion 1 of the policy could meaningfully be satisfied as there are no metrics against which proposals could be assessed
- Doubtful whether it is realistic to expect all developments of 10 or more dwellings to meet the requirement set out in criterion 1
- It may be more appropriate to request a Health Impact Assessment to be produced to support planning applications, based on a framework that could be set out in a supplementary planning document

Suggested wording changes

- Amend 1 to read: “1. will provide “access to healthy, fresh and locally produced food *including provision of allotments*”
- Amend 1 to require major proposals where feasible to incorporate opportunities for on-site small scale food production through the provision of allotments; edible streets; community orchards etc
- Amend 2 to read “...provide layouts that support and enhance the mental and physical well being of residents to encourage healthy, safe and active lifestyles *via safe, off-road multi-user tracks for walking/cycling/riding/mobility scooters.*”
- Amend final clause to read: ““Proposals for the multi-use and co-location of health facilities with other services and facilities will be supported *and should be in line with NHS Estates strategy.*”
- Should be explicit reference to the importance of the natural environment to wellbeing and seek opportunities to access and interact with nature
- Suggest the inclusion of social/community hubs and facilitating multi-functional space.
- Make reference to the ambitions of the Gloucestershire ‘We Can Move’ strategy – e.g. “including those with disabilities and those least likely to be physically active”
- The policy should also address the provision of walking and cycling routes (including easy access routes for the disabled)



Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Changes to criterion 1 to deliver specific measures
- Changes to criterion 2 to set out active travel measures (walking, cycling, riding, mobility scooters)
- Update glossary and include explanation of approach in supporting text

Delivery Policy DHC6 Protection of existing open spaces and built and indoor sports facilities

Support comments

- Welcome the increasingly clear thought given to wellbeing and the role that sport and physical activity can play in achieving this
- PROWs need better protection as outdoor recreation facilities
- Open spaces may not be "lost" physically but often suffer lost value to the community by a change of ambience or accessibility
- The community should have a say in whether open space/sports facilities might be available for development. This should not be based on a developer's assessment
- Welcome the role of NDPs in designating Local Green Spaces but other mechanisms should also be available
- Green spaces should not be reduced due to development. Open spaces are an intrinsic part of the character and setting of our communities
- Any replacement facility should be re-provided with a net benefit to the community
- Protect open space from proposals that compromise their use, quality or ecological value
- Support for policy to prevent the loss of open space (e.g. at Stratford Park)

Objection comments

- Including built and indoor sports facilities dilutes and devalues measures to protect and enhance green spaces and natural areas

Suggested wording changes

- It would be stronger if opening clause was amended to "Development proposals shall not involve the whole or partial loss *or devaluation* of open space within settlements, or of outdoor *sports and* recreation facilities, playing fields or allotments within or relating to settlements, or of built and indoor sports facilities unless:"
- Should be stronger to improve and enhance green spaces especially green corridors



- Should additionally provide support to parishes and community groups that wish to take such spaces out of private ownership and secure them as an ongoing community benefit
- Encourage the use of best practice guidelines in order to shape spaces that encourage physical activity in particular for older adults and people with disabilities

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Strengthen to address proposals that may devalue or cause a loss of accessibility to existing open space or sports facilities
- Update and expand supporting text to reflect recent evidence gathering and policy approach
- Update glossary

Delivery Policy DHC7 Provision of new open space and built and indoor sports facilities

Support comments

- Support as the requirements are clearer than the previous policies and are informed by the latest open space and GI study
- Positive impact on physical activity and food and natural environment/GI, in particular
- Good to see the linkages between recreation and the wider benefits of green infrastructure
- Open spaces can also provide multiple additional benefits to a site's drainage strategy
- New open spaces should include access corridors and accommodate the widest range of user types, ages and abilities
- There must be a plan and funding to manage the green space after the developer has left.
- Extend the policy to include cemeteries as there is a significant deficit in the District
- The criteria set out are worthwhile but need to consider the viability of the development
- It is helpful that the Draft Plan sets out standards which can then be used in the masterplanning of residential development proposals
- The presumption should be that on-site provision is always realistic and appropriate, and it should be up to the developer to prove otherwise

Objection comments

- There is an error in the total, which should be 3.92ha/1,000 population, not 3.22 ha/1,000
- Having such a large number of separate typologies is not only confusing but it is also unnecessary and there is some overlapping e.g. 'Amenity Green Space', 'Parks and Recreation Grounds' and 'Natural Green Space'



- The provision of indoor sports facilities should more appropriately be covered by CIL rather than by on-site provision or specific S106 contributions
- Facilities such as swimming pools and health & fitness studios are also typically provided by the private sector where market demand exists. It is not therefore necessary for the local authority to seek to provide these or to take contributions towards provision
- The need to provide contributions to build sports facilities unjustified in that no evidence has been provided to support any request
- The final paragraph of the Policy is in conflict with the statutory tests for contributions.
- The list of Open Spaces does not include PROWs, although they are vital to a vast number of people of all ages and abilities
- A more proactive approach and specific strategy for providing additional leisure/recreational facilities should be set out

Suggested wording changes

- Widen cases where financial contributions in lieu of on-site provision may be appropriate to cover non-strategic sites
- The final paragraph of the Policy should be changed to make it clear that provision will only be sought where development will create a deficit within the local area
- Encourage the inclusion of a comment which states that provision and design of new open space should be designed in conjunction with the site drainage strategy
- The specified 'quantity standard' for Natural Greenspace (ANGSt) relates specifically to the provision of (and access to) local nature reserves, not 'natural greenspace' in general
- The policy should include other relevant ANGSt accessibility standards
- Refer to best practice guidelines in order to shape spaces that encourage physical activity and access to green space in particular for older adults and people with disabilities
- Definitions of natural green space, and amenity space should be provided

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Amend total open space provision to correct previous error
- Clarify when on-site provision or off-site contributions will be required, and refer to financial contributions through a legal agreement or Community Infrastructure Levy
- Include references in supporting text to providing Supplementary Planning Document to provide more information on the protection of open space and sports facilities
- Update glossary and include explanation of approach in supporting text

Section 5.0 Employment and infrastructure policies

CP11: New employment development

Support comments

- The expansion and safeguarding of businesses and employment sites is supported
- Ensuring development is consistent with cutting carbon dioxide emissions and adapting to climate change is welcomed
- The mention of SuDs is welcomed

Objection comments

- The wording is too restrictive and does not allow for alternative uses within a site, contrary to NPPF

Suggested wording changes

- Remove or better define “industrial symbiosis”
- Make reference to a transformation to a carbon neutral and circular economy
- Add encouragement to green industries

Council’s response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Updating the supporting text to acknowledge the 2021 Employment Land Review and Gloucestershire Economic Needs Assessment
- Inclusion of a definition of “Industrial Symbiosis” in the supporting text

CP12: Town centres and retailing

Support comments

- The policy will bring some positive impacts for macro-economic factors and employment.
- Suggest review of the extent of Primary Shopping Areas
- Question specific reference to car showrooms (E2)?
- Should include reference to the requirement for impact assessment for all retail development above specified thresholds

Objection comments

- It is not accepted that Wotton is shown as the lowest priority. All town centres are of equal importance
- Concerned that given a retail hierarchy, Stroud will always benefit at the expense of other town centres
- New development at Sharpness will be the size of Dursley and should be included as such in the tables
- Concerned about the cumulative impact of planned new local centres

Suggested wording changes

- Amend text of Part C to read “*day to day* needs of the *local* residents”
- Amend text of Part C to read “Such centres should be of a scale appropriate to the site. *It must be demonstrated that they do not individually or cumulatively* undermine the role or function of other centres within the retail hierarchy *or have an unacceptable impact on them*, and should not become destinations in their own right

Council’s response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- List all planned Local Centres
- Classify Neighbourhood Shopping as Lower-order Local Centres
- Expand policy remit to include retail and leisure uses in town centres
- Amend sequential test to refer to primary shopping areas and out-of-centre accessible locations with good connections to town centres

Core Policy CP13: Demand management and sustainable travel measures

Support comments

- Better emphasis on sustainable travel is welcomed
- It will have a positive impact on active travel
- The policy addresses the needs of people with reduced mobility
- The policy is compatible with climate change mitigation aspirations

Objection comments

- Most people drive cars. The policy should not be so anti-car.
- Too vehicle orientated and should prioritise public transport and active travel

Suggested wording changes

- Include cycle parking
- Sustainable travel should include equine travel
- The policy should include electric car charging points

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. No changes are proposed in response to comments received from public consultation.

Delivery Policy EI1: Key employment sites

Support comments

- Provides a good range and distribution of sites across the district
- The expansion and safeguarding of existing sites is supported

Objection comments

- Stonehouse Eco Park will not come to fruition in the timeframe so further study and site identification needed

Suggested wording changes

- Should include further sites around Aston Down
- Renishaw site boundary needs to be updated
- The policy needs to incorporate protection for landscape and ecology

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Removal of EK20 Orchestra Works, Kingswood, to be moved to Delivery Policy Ei2
- Acknowledge the new E class use
- Updating the supporting text to acknowledge the 2021 Employment Land Review

Delivery Policy EI2: Regenerating existing employment sites

Support comments

- Regenerating existing brownfield employment sites is supported

Objection comments

- Daniels Industrial Estate should be removed as it has proved unviable

Suggested wording changes

- The list should include Ham Mills
- Wording relating to the provision of employment opportunities for the local community needs strengthening as it gives the developer too much room for wrangling.
- Brimscombe Port is not shown as a regenerated existing employment site

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Remove ER4 Dockyard works and ER5 Dudbridge Industrial Estate as they have active planning permissions
- Include ER10 Orchestra Works, Kingswood (moved from Delivery Policy EI1)
- Include ER3 Ham Mills as planning permission has lapsed

Delivery Policy EI2a: Former Berkeley Power Station

Support comments

- The continued proposed allocation of the Berkeley site is supported

Objection comments

- There were no specific objection comments raised

Suggested wording changes

- The de-licensed site is acceptable for alternative uses, including employment (B1 – B8) and related training and education
- For the licenced site, operations and uses associated with decommissioning, waste management and land remediation on the Nuclear Licensed Site in line with national strategies and policies and regulatory requirements

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Changes to the supporting text to recognise the divergent nature of the de-licensed site and the licensed site/power station site

Delivery Policy EI4: Development at existing employment sites in the countryside

Support and Objection comments

- There were no specific support or objection comments raised

Suggested wording changes

- Development should be required to be net carbon neutral

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. No changes are proposed in response to comments received from public consultation.

Delivery Policy EI5: Farm and forestry enterprise diversification

Support and Objection comments

- There were no specific support or objection comments raised

Suggested wording changes

- The plans should be required to demonstrate that appropriate consideration has been given to the potential for sequestration, greenhouse gas emissions reduction and community-based initiatives
- The description of open countryside should be tested as there is a clear difference between true open countryside as against that which is already a location for businesses

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Updating the supporting text to acknowledge the new E class use

Delivery Policy EI6: Protecting individual and village shops, public houses and other community uses

Support comments

- The policy is strongly supported for its potential positive impact on community cohesion and social infrastructure
- It will help maintain local access to services and community facilities

Objection comments

- There were no specific objection comments raised

Suggested wording changes

- The policy should include sports sites
- Amend text – remove the word 'all' from the last line in first paragraph to read "...will be supported where the criteria below are satisfied". Add the word 'or' to the end of criteria 1 and 2. Add the words "unless in the loss of facilities arises from an NHS service modernisation strategy following a rationalisation programme" at the end of criteria 3
- The text emphasises that development will be supported if conditions are met rather than emphasising that such buildings are key to community infrastructure and sustainable communities and should be maintained as far as possible

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. No changes are proposed in response to comments received from public consultation.

Delivery Policy EI7: Non-retail uses in primary frontages

Support comments

- Suggest a review of the extent of primary frontages
- Query scope for restricting the proliferation of take-away outlets

Objection comments

- The policy is unduly restrictive to Class A uses and ignores other appropriate primary frontage uses such as healthcare

Suggested wording changes

- There were no specific wording changes raised

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Replace with Primary Shopping Area policy
- Amend to reflect Use Classes Order changes and preferred Class E uses
- Include policy criteria for consideration of uses outside Use Class E within Primary Shopping Areas

Delivery Policy EI8: Non-retail uses in secondary frontages

Support comments

- Suggest a review of the extent of secondary frontages
- Query scope for restricting the proliferation of take-away outlets

Objection comments

- There were no specific wording changes raised

Suggested wording changes

- Clarification required to when frontages were last reviewed and whether they are still appropriate

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Replace with Town Centres policy
- Amend to reflect Use Classes Order changes and preferred town centre uses

Delivery Policy EI9: Floorspace thresholds for Retail Impact assessments

Support and objection comments

- There were no specific support comments raised

Objection comments

- Threshold should be reduced to 750sqm
- The policy could be more flexible with a figure of 1000sqm

Suggested wording changes

- There were no specific wording changes raised

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Expand to refer to retail and leisure Impact Assessment in accordance with the NPPF
- Include types of leisure development requiring Impact Assessment
- List all planned Local Centres
- Classify Neighbourhood Shopping as Lower-order Local Centres
- Reflect NPPF requirements for Impact Assessment

Delivery Policy EI10: Provision of new tourism opportunities

Support comments

- Tourism and especially eco-tourism are important
- Increasing tourism brings financial benefits for local and district wide stakeholders
- Support the need for sustainable tourism
- Stroud should aim for a reputation for low carbon tourism

Objection comments

- There were no specific objection comments raised

Suggested wording changes

- Amend paragraph 3 to read “the scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from, *but will enhance and improve the* acknowledged biodiversity interest, character or appearance of the landscape or settlement

and would not be detrimental to the amenities of residential areas *nor interfere with the neighbouring residents' quiet enjoyment of their property*"

- Amend paragraph 4 to read "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 facilities by foot, *horse*, cycling or by public transport

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. No changes are proposed in response to comments received from public consultation.

Delivery Policy EI11: Providing sport, leisure, recreation and cultural facilities

Support comments

- It will have a positive impact on health and well being

Objection comments

- There were no specific objection comments raised

Suggested wording changes

- Include walking, cycling and riding as leisure and recreation
- Amend criteria 3 – "the development can *and will* be made readily accessible to adequate bus, cycling and walking links, for the benefit of non-car users"
- Amend criteria 6 – "any biodiversity interest is enhanced *or restored* by taking opportunities *including the creation* of a network of multi-functional green spaces, which support the locality's natural and ecological processes
- Suggest including an 8th bullet point to read "the proposals for sport facilities should be identified in the Playing Pitch Strategy's Action Plan and/or the Built Facility Strategy Action Plan". NB this is reviewed and update every year

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. No changes are proposed in response to comments received from public consultation.



Delivery Policy EI12: Promoting transport choice and accessibility

Support comments

- The policy rightly focuses on promoting modal transport shifts and the need to avoid encouraging private car use.
- Support cycling routes being included in the Stroud District Plan
- The area will benefit enormously from more provision for buses, trains, cycle tracks, secure cycle racks and better pedestrian pathways
- Support this policy and the objective that developments should be planned in line with the Sustainable Transport Hierarchy

Objection comments

- There were no specific objection comments raised

Suggested wording changes

- Amend first paragraph to read “... Masterplans should be designed to prioritise active travel modes, including emerging mobility options such as e-bikes and e-scooters, *as well as protecting existing sustainable travel through walking, cycling and horse riding*. Residential streets should be designed to a 20mph speed limit to enhance pedestrian, cycle *and horse rider* safety. *Community Connectivity may also benefit from new off-road routes and lower speed limits on rural routes as development increases*”
- Amend paragraph 3 to read “Where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking, cycling, *equestrian* and rail facilities
- Amend paragraph 3 to read “Developers must take account of the proposals included within Stroud Infrastructure Delivery Plan, the Stroud Sustainability Transport Strategy Gloucestershire Local, Transport Plan *and where relevant, made Neighbourhood Development Plans*”
- There should be more emphasis on EV charging points

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. No changes are proposed in response to comments received from public consultation.

Delivery Policy DE11: District-wide mode-specific strategies

Support comments

- Strong support for improved cycling and walking infrastructure
- Strong support for implementation of a Wotton, Kingswood, Charfield greenway, and the route from Dursley, Cam, Cam station and beyond
- The impact of delivery vehicles needs to be considered
- There should be a well-defined district-wide walking and cycling network linking all settlements, major employers and schools
- The policy should address commuting to Bristol which has high numbers but is poorly served by public transport
- More overall detail is needed

Specific projects

- There should be a connection from Minchinhampton to national cycling route 45
- Consideration should be given to a train station or halt in the Frome Valley
- A cycle way from Horsemarling roundabout (Stonehouse/Standish) through to M5 junction 12 roundabout should be included
- There should be safer pedestrian/cycle link over the A38 for access to Cam Station

Objection comments

- There were no specific objection comments raised

Suggested wording changes

- More emphasis is needed on improvements for vulnerable road users such as horse riders and cyclists
- More reference should be made to improving rail transport access
- The A38 should be identified as a key public transport corridor

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. No changes are proposed in response to comments received from public consultation.

Delivery Policy EI14: Provision and protection of rail stations and halts

Support comments

- Overall strong support for the re-opening of Bristol Road station, Stonehouse



- Land at Hunts Grove should be safeguarded for the provision of a train station
- Consideration should be given to a train station or halt in the Frome Valley
- Access to the main line at Berkeley Road
- More ambition would be welcome

Objection comments

- There were no specific objection comments raised.

Suggested wording changes

- Clarification is needed on whether 1 or 2 new stations on the Bristol/Birmingham line are proposed

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. Further rail assessment and feasibility work has justified more positive support for reopening the Sharpness branchline to passenger services and a new station at Bristol Road, Stonehouse. The policy continues to safeguard land at Hunts Grove.

El15: Protection of freight facilities at Sharpness Docks

Support comments

- The impact of increased lorry journeys on the amenity routes (Public Right of Way) crossing the roads needs to be considered

Objection comments

- There were no specific objection comments raised

Suggested wording changes

- There were no specific wording changes raised

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. No changes are proposed in response to comments received from public consultation.

El16: Provision of public transport facilities

Support comments

- Strong support for more public transport facilities
- Additional requirements for shelters and seating need to be considered
- Requirements for developer contributions to maintenance would encourage more robust shelters and seating
- Encouragement for low carbon buses and taxis, including electric and hydrogen charging facilities
- Autonomous vehicles could change the way we travel within the plans timescale

Objection comments

- There were no specific objection comments raised

Suggested wording changes

- There were no specific wording changes raised

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. No changes are proposed in response to comments received from public consultation.

Section 6.0 Our environment and surroundings Policies

CP14: High quality sustainable development

Support comments

Principle

- Welcome new elements of the revised policy CP14
- Support the extensive commitments to delivering environmentally sustainable development within the District

Carbon Neutral and Climate Change

- Carbon neutral should be an embedded part of high quality development
- Should also include consideration of the environmental impact of land contamination remediation
- Demand solar panels and water saving devices in new development

Landscape & Biodiversity

- The policy should require net-gains in biodiversity and specify the amount of net-gain that needs to be provided
- Support for a stronger worded policy and specific hydro morphological improvement advice, together with technical solutions such as SuDS, to help waterbodies achieve good ecological status
- Highlight the importance of providing green infrastructure, including nature-friendly features as part of new development and the 'Building with Nature' standards
- Consider light pollution, Dark Skies and implementation guidance as a separate policy aspect with benefits for AONB, countryside and biodiversity interests.

Design

- Welcome reference to adequate provision of water supply, foul drainage and sewer capacity.
- Support for taller buildings and vertical development in appropriate locations as space efficient and an effective means of reducing the carbon footprints of residents
- Require GI thinking to be embedded early in site layout considerations
- Should include neighbourhood accessible open space for health and wellbeing
- Unclear what is meant by: 12 It is not prejudicial to the development of a larger area in a comprehensive manner

Objection comments

- Developers are money driven providing low quality houses and leasehold common areas with estate charges
- There is never enough parking per property meaning estates resemble rabbit warrens. This is not high quality design
- CP14 Criterion 12 provides potential opt out for developers

Suggested wording changes

- Add rainwater harvesting and reuse of grey water to criteria
- Include compliance with the 'Building with Nature' standards
- Strengthen policy wording to 'will be required'
- Amend text of criteria 2 to 'the provision of *high quality innovative* SuDS'
- Criteria 4 is inconsistent the first half of the sentence is 'No increased risk of flooding' and then this is weakened in the 2nd half by 'reduce the causes and impact of flooding as a consequence of the development'
- Criteria 8 should specifically reference 'ecological networks' to align with national policy and legislation
- Criteria 8 - amend to 'retention, *conservation* and enhancement', to better reflect the purpose of AONB designation
- Criteria 8 and 9 must include existing and improved multi-user PROW networks.
- Add to criteria 9 - "...and amenity space *such as allotments, community orchards, community composting schemes* provision..."
- The final sentence of the policy is not sufficiently clear as to when such documents should be provided in support of proposals. It could be deleted without undermining the purpose or effectiveness of the policy
- The use of the restrictive phrase 'built heritage', except where the context is building specific, or 'built and natural heritage' (for example in the title above ES6 on page 185 or the vision for the Severn Vale), seemingly excludes historic landscapes and archaeology. More inclusive phrases such as 'natural and historic environment' would be far preferable throughout the plan

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Update glossary and include explanation of approach in supporting text including using terminology "net" carbon neutral, "natural and historic environment" phrase for consistency
- Consider Dark Skies as part of CP14 or as a stand-alone policy with accompanying implementation guidance



- Refer to grey water and rain water harvesting and other SuDS initiatives in policy and supporting text
- Consider language used to give greater weight and consistency to the policy criteria
- Consider further soil quality matters
- Consider inclusion of hydro morphological improvements e.g. removal and modification of barriers to habitat connectivity and fish movement such as weirs culverts etc
- Consider reference to the 'Building with Nature' standards (as SDC are a signatory to LNP GI Initiative)
- Consider inclusion of existing and improved multi-user PROW networks in policy criteria

Core Policy CP15: A quality living and working countryside

Support comments

Principle

- Support enhanced Policy CP15 to provide some flexibility for permitting development if there is a proven identified need in rural locations
- It must be clear in the policy and its supporting text that each principle listed stands alone and that the principles do not stand in a hierarchy
- Welcome measures to promote accessibility, grow own food, and provide land based green jobs
- Welcome flexibility for rural-based business and organisations to successfully operate
- Principles should be extended to enable development of brownfield sites well related to settlements/ existing communities, with or without a settlement boundary, to maintain the vitality of rural communities

Exceptional development

- Welcome criterion (ii) it does not have an adverse impact on natural assets and/or landscape character
- Barns that are no longer needed, put up within the last 30 years but never used as part of an agricultural business, should not be able to be automatically converted
- New farm buildings: need a test to show that new buildings are not within 800m of 'redundant' buildings converted within a specified period
- More explanation of affordability and replacement dwellings criteria is needed
- Clarify replacement dwelling criteria

Objection comments

- The policy is considered to be too restrictive
- The policy fails to support the development of existing business interests in rural locations
- The criteria should be revisited to reflect the actuality of rural business applications

Suggested wording changes

- 3. Rural exception site - Explain changes to what may be allowed as "affordable" in the supporting text and define rural exception site in terms of prioritising affordable social in perpetuity (as HC4)
- Add the NPPF definition of rural exception site in Annex 2 to SDLP Glossary definition.
- Add a new Principle 10. *Maintains the use and occupation of the land enabling the continuity of a local family within the community*
- Criterion ii) should include consideration of the impact on the public rights of way (PROW) network
- In order to provide consistency between policies CP15 and DES1 and to be consistent with National Planning Policy, criterion 'v' should also be amended to state: *"in the case of proposals to re-use redundant or disused rural buildings, these should be accommodate the new use. Any such conversion should maintain the character of the original building and provide an enhancement to its immediate setting."*

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Amend criterion 9 to include Tier 3b settlements
- Include in criterion (ii) a reference to public rights of way (PROW)
- Make amendments to criterion (v) to reflect the NPPF and address issues relating to local character

Delivery Policy ES1: – Sustainable construction and design

Support comments

Principle

- Support policy requirement for development to achieve net-zero carbon
- Support setting energy requirements for new development, energy efficient new development and renewable energy requirements

Carbon Reduction and Climate Change

- Water efficiency measures should be added
- Support measures to promote the maximum reduction in carbon generation and embedded energy in new development prior to the offset of residual emissions through payments to a carbon offset fund
- Support reference to electric vehicle charging provision



- Question how the lifetime impacts of proposed new development e.g. traffic are to be calculated and factored in to net-zero carbon calculations?
- Require that all new building, including industrial and agricultural, should incorporate solar panels in roofing
- Include Dark Skies guidelines on lighting
- Include provision for community composting sites in new development
- Include a requirement to meet Building with Nature standards
- Clarify when the policy is applicable to construction phase and when to finished build

Viability

- The clause 'viable for the developer' needs more explanation
- Imperative that the policy requirements, including satisfying all the proposed HQM standards, are considered as part of a viability assessment of the whole Local Plan to determine the impacts to a development and to ensure it would not affect the deliverability of sites coming forward
- Viability testing of enhanced building requirements and locally specific standards should be tested at the plan making stage alongside infrastructure requirements and affordable housing
- Suggest standards should be flexible to take account of sites with specific constraints where it is not possible or appropriate to achieve all of the standards
- A 'whole plan' viability assessment would assess whether there is scope to set higher standards

Objection comments

- The policy should align with national policy and Building Regulation requirements for a standardised approach to energy efficiency and to avoid undermining economies of scale for both product manufacturers, suppliers and developers
- The requirements are too onerous and prescriptive
- Energy efficiency in new builds and renovations should aim for passivhaus or energy efficiency (EPC) A which are values that can more easily be understood than the net-zero policy measures set out
- The financial implications of all policy requirements need to be tested through a robust up to date full plan Viability Assessment to ensure that the cumulative impacts of policy requirements do not render schemes undeliverable
- A viability assessment should consider not only the direct costs of this EVCP provision, but the full costs associated with any required upgrades to the electricity network in that area

Suggested wording changes

- Expand 4 to '*Development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day. Developments should*

demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures.'

- ES1 should include reference to SuDS design best practice and the SuDS hierarchy.
- Amend policy text to comply with Building Regulation Part L
- The requirement for EVCPs should be deleted
- Amend 8 to *"Enable electric vehicle charging- New development with off road parking should provide electric vehicle points (HQM or equivalent) in accordance with Local Plan Standards. An electric vehicle charging point/ socket will be provided at every new residential property which has a garage or dedicated residential car parking space within its curtilage"*
- Add criteria 10: *Major development applications, even building change, must include proposals for generation of renewable energy to contribute at least 50% of the building's energy use*
- Suggest strengthening supporting text with reference to health impacts

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Amend criterion 4 to refer to water efficiency and reuse measures
- Refer to the Government reviewing future regulation within this area in supporting text
- Refer to the production of detailed guidance, the need for developer statements and monitoring and review arrangements in the supporting text

Delivery Policy ES2: Renewable or low carbon energy generation

Support comments

Principle

- Support decentralised renewable and low carbon energy generation.
- Support the identification of suitable areas
- There should be a presumption in favour of granting permission to build low carbon renewable energy facilities
- Addressing climate change should be an overarching priority even within the AONB
- Support renewable energy proposals outside the AONB
- Potential for the policy to have a positive impact on the natural environment, biodiversity, air and water quality
- The policy could be strengthened to mitigate any risk to health - potentially by requiring a health impact assessment / HIA screening for this kind of development

Energy Generation and storage

- Support on-shore wind generation



- Wind turbines should not be placed within 800m of any residential building without the express permission of the owner/occupier
- Within the Cotswolds AONB and in the setting of the AONB, the scale and impact of proposals must be compatible with the purpose of AONB designation
- Would welcome more specific reference to renewable or low carbon energy generation opportunities within and on existing buildings as well as green field sites
- Need to clarify the meaning and identification of suitable areas for solar and wind development and the associated development thresholds
- Need to clarify what would constitute major renewable energy development in the Cotswolds AONB
- The approach to the consideration of renewable energy development proposals within the Cotswolds AONB should be consistent with the policy approach of ES7 prioritising conservation and enhancement of the landscape and only allowing major development where demonstrated to be in the national interest and in the absence of alternative sustainable development sites
- Energy storage capacity should be associated with each renewable energy project and by utilising the batteries of electric cars

Suitable areas for renewable energy development maps

- The supporting maps showing possible areas for solar energy and wind energy need to be at a larger scale for them to be interpreted or understood
- Further evidence may need to be commissioned regarding impacts and mitigation options in respect of birds and bats
- Further clarification is required regarding 'suitable sites' and the size categories of wind turbine dimensions Within the Cotswolds AONB

Objection comments

- The AONB should be given the highest protection which is referred to in the NPFF. Proposals for renewable energy production in these areas should be refused
- The provision of decentralised and low carbon energy schemes requires detailed viability testing as it will not be deliverable on all development schemes
- Concern expressed about the exact location of potential solar and wind turbine placements within identified 'suitable areas'
- The identification of suitable areas for renewable energy development includes the Severn Estuary SPA, SAC and Ramsar site, where there would be implications for the impact on birds.
- The policy requirement for renewable energy proposals within the Cotswolds AONB to *demonstrably outweigh any harm to the designated area* is a less stringent requirement than the requirement for the impact to be 'acceptable' for developments across the whole district, including areas outside the AONB
- The size thresholds for solar and wind development proposals exceed the maximum size recommended in the Cotswold Conservation Board's Renewable Energy Position Statement

- The most practical and successful renewable resource for generating renewable electricity at the current time is offshore wind power. SDC should be lobbying the Government to promote offshore wind, to address issue at a national level rather than providing local solutions
- The approach of using suitability maps that don't take account of landscape sensitivity or potential visual impacts as the basis for this decision making is wrong and indicates that large scale renewable energy development is appropriate in multiple locations in the AONB and its setting

Suggested wording changes

- Add *"All rooftops encouraged to have renewable generation from solar"*
- The policy wording should be amended to reflect:
 - (i) the additional policy constraints that apply in the AONB and its setting, including the presumption that planning permission should be refused for major development; and
 - (ii) the smaller scale of renewable energy provision that would be appropriate in the AONB and its setting
- For any wind and solar farm proposals in the AONB that are deemed by the local authority to be major development, consideration of such proposals should include:
 - (i) the need for the development;
 - (ii) the cost of, and scope for, developing outside the AONB, or meeting the need for it in some other way;
 - (iii) any detrimental effect on the environment, etc.

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Add references to ground-mounted solar being more likely to be supported within areas of lower landscape sensitivity
- Add supporting text to explain the approach taken to identifying suitable areas for solar and wind
- Add supporting text explaining how the policy relates to assessments of landscape sensitivity

Delivery Policy DES3: Heat supply

Support comments

Principle

- Support encouragement for communal low-temperature heating systems, where viable
- Highlight future potential of utilising sewer heat to provide a heat source for communal heating systems



- Heat networks need proper regulation to protect their consumers
- Should only apply to very large schemes of 500 or more units
- Potential positive health impact
- Support designing new development to allow connection to a local heat network in the future

Water based heating and cooling systems

- Developments proposing non-standard heat supply can have impacts upon the water environment. Any such developments brought forward should protect the water environment
- Developments close to the canal, including Local Plan allocations, should investigate whether canal water can be used for a district heating and cooling system

Objection comments

- Fossil-fuelled communal heat pumps are not supported
- Viability concerns regarding provision of infrastructure on development schemes to connect to 'planned' heat networks, including connections 'currently unviable'
- Heat networks are only one option to reduce carbon emissions and are not necessarily the most appropriate and achievable across the plan area
- Housing/Industry should be looking to a more flexible provision that allows use of current best available technologies
- Recommend greater flexibility to accommodate site constraints, the availability of connection to a local heat network, and viability

Suggested wording changes

- "Development proposals should include a communal low-temperature heating system where viable and feasible"

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Add supporting text to explain the technologies and how new development can act as a trigger for establishing a network

Delivery Policy ES3: Maintaining quality of life within our environmental limits

Principle

- Strong support
- Positive impact on health in relation to air and water quality, noise, odour, road hazards and community safety
- The policy should positively support developments that would help to address, or reduce, the identified adverse impacts

Additional criteria

- Strongly support the ecological flood storage approach
- Consider impact of development on the Public Rights of Way (PROW) network
- Recommend additional consideration of noise from marquees at anti-social hours

Objection comments

- The policy should protect fertile soils and best growing farmland of the District

Suggested wording changes

- Expand Criterion 5 to include impact on the PROW network as part of our highways, including safe linking between PROW routes
- The policy should explicitly address the issue of tranquillity by adding the following criterion:
Adverse impacts on tranquillity (particularly in relation to the relative tranquillity of the Cotswolds AONB)
- Traffic and tranquillity issues should also be addressed by adding the following criterion:
Traffic (including development that would increase traffic flows and / or HGV movements in the Cotswolds AONB by 10% or more)

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy and guidance. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Add public rights of way to criterion 5
- Add criterion 8 on best and most versatile soils and add this reference to the supporting text

Delivery Policy ES4: Water resources, quality and flood risk

Support comments

Principle

- Support effective green and blue infrastructure measures at a range of scales from catchment level to individual sites
- Will provide positive health benefits in terms of risk of flooding, water quality and climate
- Should have regard to the water framework directive requirements

Natural Flood Risk Management and SuDS

- Welcome reference to the provision of upstream rural SuDS projects
- Support the retrofitting of SuDS at all scales of development
- SuDS should be promoted as the most effective way of managing surface water flows whilst being adaptable to the impacts of climate change, and providing wider benefits around water quality, biodiversity and amenity
- Support promotion of water resource efficiency measures in new development, including the optional higher water efficiency target of 110 Litres per person per day within part G of building regulations where possible, through the use of water efficient fittings and appliances within new properties
- The dual function of SuDS including waterside, flood storage areas, or areas along known flow routes, as Green Infrastructure, should not compromise natural habitats
- Support in association with farm and woodland soil management
- Include measures to bring waterbodies to good ecological status including addressing the legacy of post-industrial infrastructure and water management
- Rural SuDS project should include 'Natural Flood Management' as it is a much more widely recognised term

Flood Risk and Climate Change

- A site drainage masterplan is important in ensuring that multiple developers across different development sites work together towards an approved overall drainage strategy
- Concerned that current flood risk assessments take account of what appears to be a near exponential rise in the rate of sea level rise and the frequency and intensity of rainfall
- Long term flood risk, at least to the end of this century, should be considered in the light of possible climate change scenarios
- Within the introductory text additional reference needs to be made with regards contributions to all types of flooding and the provision of mitigation measures by third parties such as flood warning or existing defences, in line with financial requirements that are being asked for other infrastructure and the canal regeneration
- Highlight the potential of the Stroudwater Canal as a balancing pond to alleviate potential flooding of the River Frome close to M5 Junction 13

Objection comments

- Object to building on any flood plain
- Viability concerns regarding the requirement for upstream rural SuDS projects outside of the development site boundary
- Insufficient attention is paid to the cross-policy benefits of SuDS in development areas
- Insufficient detail on the roles played by various partners and groups with a stake in water resource and flood risk management from LLFA to local flood action groups
- Insufficient attention is paid to surface and groundwater flood risk

Suggested wording changes

- Suggest amendment that all new developments shall incorporate appropriate Sustainable Drainage Measures (SuDs) *as a minimum*, in accordance with National Standards for Sustainable Drainage Systems
- Recommend reference to contribution to upstream rural SuDS projects be omitted from Policy ES4
- Requirements 1 -6 are not strong enough and need modification/deletion with suggested substitution: *New development in areas with known ground and surface water flooding issues will not be permitted due to risk on this site and additional exacerbated risk further down the catchment*
- Suggest amendment: 2. Open up any culverted watercourse where safe and practicable to create an asset of community *and ecological* value
- Recommend the inclusion of the following wording: *‘The development of an overall master plan for the development will enable strategic infrastructure to serve multiple development parcels to be designed appropriately looking to provide wider benefits and efficiencies in design that would not otherwise be possible. The masterplan should also outline key milestones that need to be achieved for critical infrastructure prior to the commencement of some phases. This will help to align programmes between multiple stakeholders.’*
- Beneficial to incorporate the following text from section 6.1 of the Level 2 SFRA between paragraphs 3 and 4. *“Flood risk should be considered at an early stage in deciding the layout and design of a site to provide an opportunity to reduce flood risk within the development”*
- Suggested amendment to 4th paragraph; *“For all developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required including, where appropriate, contributions towards maintenance of existing defences that benefit the site, development or maintenance of existing flood warning services, development of future flood alleviation projects and/or provision of upstream rural SuDS projects”*
- The following paragraph, from section 6.1 of the Level 2 SFRA, could be incorporated at the end of the delivery policy introduction notes linking Policy ES4 to ES6: *“Waterside areas, or areas along known flow routes, can act as Green Infrastructure, being used for recreation, amenity and environmental purposes, allowing the preservation of flow routes and flood*



storage, and at the same time providing valuable social and environmental benefits contributing to other sustainability objectives”

Council’s response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy and guidance. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Policy and supporting text to refer to flood risk being considered at an early stage in the planning process
- Greater clarity on matters related to surface water flooding issues
- Add ecological value to Criterion 2 and new criterion 7 on measures to secure good ecological status to reflect Water Framework Directive
- Supporting text to reflect the need to consider hydro morphological and ecological improvements
- Supporting text to reflect multifunctionality of river corridors and link with Green Infrastructure
- Natural Flood Management reference placed in supporting text alongside SuDS references.
- Supporting text to refer to cumulative impacts of developments in a locality and the need to consider a site drainage masterplan or strategy

Delivery Policy ES5: Air quality

- Support measures to identify and mitigate air quality issues
- Managing and expanding the capacity of the natural environment is an essential part of the revised Delivery Policy ES5 to mitigate poor air quality
- Air quality guidance needs to keep pace with scientific evidence
- Should address air quality and noise pollution from M5 motorway and where possible seek to minimise and mitigate adverse noise effects alongside air quality
- Suggest mitigation measures could be strengthened to include infrastructure that supports more active travel means or low/zero carbon transport options and planting / Green Infrastructure solutions
- Should include specific consideration of traffic pollution through the centres of towns and villages, particularly the centre of Stroud, and potential traffic mitigation measures
- Support wider policy remit looking at air quality impacts from development not restricted to traffic pollution

Objection comments

- Does not include or take account of air pollution (CO₂, ammonia, methane, NO_x, particulates) from farming, particularly from livestock sheds. Combinations of these gases with traffic pollution cause serious harm to health and environmental harm
- Unnecessary bureaucracy in Stroud District
- Impact of Javelin Park Energy from Waste facility on air quality

Suggested wording changes

- Could include reference to the ambitions of the Gloucestershire Air Quality & Health Strategy

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy and guidance. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Supporting text to clarify air quality matters and reflect the range of sources of air pollution and associated health impacts
- Supporting text to specifically refer to Gloucestershire Air Quality & Health Strategy.

Delivery Policy DES1: Conversion of redundant agricultural or forestry buildings

Support comments

- Support conversion to uses other than open market housing
- Should only apply to buildings with a long period of demonstrable disuse
- Include an additional criterion for acceptable development where: *"Wildlife and biodiversity is not harmed but protected, encouraged and enhanced by the conversion"*

Objection comments

- Policy DES1 is not consistent with National Planning Policy or Policy CP15 relating to the re-use of existing buildings as a sustainable form of development
- The Policy should more positively promote the re-use of *all* suitable rural buildings, not restricted to redundant agricultural or forestry buildings, as a sustainable way to deliver new development
- Should not be so restrictive for open market housing - if this will economically reuse the building

Suggested wording changes

- Delete hierarchy of viable uses
- It is recommended that Policy DES1 should be re-written as follows:

The conversion of redundant or disused buildings outside of defined settlement development limits to an alternative use will be permitted where:

- 1. The original building is structurally sound and capable of conversion without substantial reconstruction or significant new extensions to accommodate the new use*
- 2. The provision of new openings, adaptation and modest extensions to the building to accommodate the new use will be acceptable, provided that this does not alter the overall character of the building;*



3. *The conversion of the building should provide an enhancement to its immediate setting; and*
4. *The existing vehicular access is suitable in landscape terms for the use proposed;*

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy and guidance. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Policy title and text amended to reflect NPPF rural building terminology
- Criterion 6 amended to reflect national guidance regarding their setting
- Supporting text updated to reflect changing farm practices and rural economy
- Supporting text changes to address concern on potentially circumventing planning policy controls in the countryside
- Supporting text to make reference to potential of ecological matters

Delivery Policy ES6: Providing for biodiversity and geodiversity

Support comments

Principle

- Support a policy well aligned with the ambitions of the NPPF and the 25 Year Environment Plan
- Support the protection afforded to international, national and local designations and to habitats and species of principle importance
- Support as a response to the continued decline in biodiversity nationally and beyond.
- Support clear policy presentation of the mitigation and sites hierarchies
- Will have a positive impact on health and wellbeing through natural environment / GI, biodiversity, climate, air and water quality impacts
- The policy should be applied pragmatically to achieve improvements to natural resources and biodiversity improvements, and should not act as a hindrance to applicants within the determination of planning applications
- Supporting text should be added to provide some context including the vision and work programme of the Local Nature Partnership, in particular on Nature Recovery Networks
- The policy should be re-ordered to 'front-load' the mitigation hierarchy and the hierarchy of nature conservation designations ahead of 'net gain' – this is because net gain potentially allows for some loss of biodiversity, at least in the short term, whereas there will be circumstances where any loss of biodiversity would not be acceptable (for example, development affecting international nature conservation designations)
- Will require cross boundary consideration working with neighbouring Local Authorities

Biodiversity net gain



- Strongly support the commitment to developments providing biodiversity net gain through the enhancement and creation of ecological networks
- It should be made clear within the policy whether there is an intention to require a particular quantum of net gain to be achieved, whether this will be a locally derived target, or one reflecting the anticipated national approach, and how any such gain will be measured
- The policy should also specify a minimum threshold for the amount of biodiversity net gain required (e.g. 10%); explicitly refer to – and provide an appropriate level of protection for irreplaceable habitats, including ancient woodland
- The creation of community compost sites and not mowing grass verges, other than for highway safety reasons, will encourage biodiversity through the creation of wildlife friendly sites and practices

Objection comments

- The policy should allow greater flexibility where the realisation of other planning objectives need to take priority
- Biodiversity net gain should take into account that many of the measures provided as part of the development will need to mature beyond the build period and should allow off site provision as an option
- More inclusive phrases such as ‘natural and historic environment’ would be far preferable throughout the plan
- Need to consider the direct and indirect impacts of developing individual sites, including from an increase in recreational use, as well as the cumulative impacts of development, on designated sites.

Suggested wording changes

- Suggest Amendment. Add criteria “v. Enhance” to the list

Council’s response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy and guidance. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- As the international site mitigation strategies are now well embedded in Development Management processes the supporting text has been edited down and updated to incorporate the Cotswolds Beechwoods SPA cross boundary work
- Policy specifies a minimum 10% threshold for the amount of biodiversity net gain required
- Supporting text amended to provide a context for the need for action on biodiversity matters
- Supporting text provides an insight as to how Biodiversity Net Gain is calculated using a nationally agreed metric system and how net gain can be delivered
- Supporting text explains Local Nature Recovery Strategy and Nature Recovery Networks being developed in collaboration with Gloucestershire Local Nature Partnership



Delivery Policy ES7: Landscape character

Support comments

Cotswolds Area of Outstanding Natural Beauty

- The conservation and enhancement of the Cotswolds AONB is a statutory duty in the national interest and should be regarded as a top priority for the Local Plan
- Recommend a comprehensive stand-alone policy specifically for the Cotswolds AONB, in addition to a landscape character policy that applies across the whole district
- No reference is made to the potential proposal to designate the Cotswolds as a National Park
- The policy should apply to all development and its impacts, including renewable energy installation not restricted to "major development" proposals
- Should be compatible with the policies DCP1 Delivering Carbon Neutral by 2030 and ES2 Renewable or low carbon energy generation
- Would welcome extension of the AONB around Nailsworth to provide added protection for remaining green spaces

Landscape Impact

- Support for the protection, retention and appropriate management of natural features including trees, hedgerows and water features that contribute to the landscape character and setting of development
- Should include reference to public rights of way (PROWs) as special features and the need to "conserve or enhance" the ambience of PROWs as countryside corridors
- Will have some positive health impacts
- Policies for the protection of the Cotswolds AONB (ES7) and countryside (CP15) should take precedence over policies CP3 Settlement hierarchy, HC3 self-build and custom build housing, HC4 Local housing need (exception sites) and DHC3 Live-work development
- Should refer to Neighbourhood Plan landscape evidence
- The value attached to the local landscape by local people should be taken into consideration on a site by site basis
- Should include specific protection for small existing green space within settlements, which may include gardens and small plots, essential to the character of a town, which should not be lost to development
- Should take into account changes to farm payment systems and climate changes as factors likely to drive changes in landscape character over the duration of the plan

Objection comments

- The protection of the Cotswolds AONB and Common land is vital. This protection does not come across in your draft Plan

- There should be a separate Cotswolds AONB policy which refers to the provisions of the Cotswolds AONB management plan
- Policy allowance should be made for progressive enhancement of landscapes which are in accordance with carbon reduction goals e.g. re-wilding, woodland planting and not require landscape characters to be frozen in time
- Include reference to Building with Nature standards

Suggested wording changes

- The wording of the policy should be changed “The Stroud District Landscape Assessment *and other landscape evidence* will be used when determining applications for development within rural areas

Council’s response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy and guidance. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Policy text amended to strengthen Cotswolds AONB Management Plan matters and to better reflect the Management Plan policies and accompanying guidance and advice
- Policy text applicable to all locations more closely reflects the economic, environmental, and social wellbeing benefits of the landscape and the importance of the diversity and sensitivity of landscape character areas in the District
- Supporting text is updated and clearer on landscape character definition and use
- Supporting text now provides a context to the Cotswolds AONB, its special qualities and relevance to the Local Plan landscape character impact considerations

Delivery Policy ES8: Trees, hedgerows and woodlands

Support comments

Principle

- Welcome aspiration for development to enhance and expand the District’s tree, hedgerow and woodland resource
- Support reference to ecological interests including green infrastructure networks
- Should include reference to biodiversity net gain and appropriate species in the right place
- Provides support for biodiversity conservation
- Should include drystone walls and key road verges
- Will have some positive health impacts

Trees, Hedgerows and woodlands



- Strengthen the policy by reference to the status of veteran trees and ancient woodland as ‘irreplaceable habitats’
- The Plan should identify strategic tree-planting sites to ensure that when trees are planted they are valued by nearby communities and contribute to ecological corridors and nature recovery networks
- Include promotion of tree-planting along both new and existing streets, in squares and in gardens
- Should seek effective, long term woodland management, including for existing woodland in the vicinity of the development, not just new woodland created as part of the development
- Ensure that any tree planting in the Cotswolds AONB uses appropriate, native species and is done at a scale that is consistent with the landscape character of the area
- Discourage the planting of conifers and encourage their removal and replacement with native species that are in keeping with the landscape character
- Address ash die-back for example, through the planting of appropriate tree species in appropriate locations specifically to address this
- The policy should specifically state no net loss of hedgerows, due to the importance of this feature as components of local ecological networks
- Hedgerow replacement should align with local ecological networks wherever possible
- There should be a policy precedent for hedgerow removal to take place outside of bird nesting season to avoid the need for exclusion netting
- Require a net-gain when development involves the loss of trees or hedgerows (e.g. 10%)

Objection comments

- Policies need to be written to promote tree-planting along both new and existing streets, in squares and in gardens

Suggested wording changes

- In the wording of the first paragraph, the words ‘*where appropriate*’ should be deleted so that it reads “Development should seek to enhance and expand the District’s tree, hedgerow and woodland resource.”

Council’s response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy and guidance. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Policy amended to reflect aims of the emerging LNP Tree Strategy and the benefits that trees, hedgerows and woodland can offer
- Policy explicit on no net loss of hedgerows as they form a key component of ecological networks and ecosystem services

- Supporting text to refer to using the Gloucestershire Local Nature Partnership (LNP) Tree Strategy to guide woodland conservation and creation
- Supporting text to refer to local ecological networks and ecosystem services
- Bird nesting and hedgerow removal matters are referred to in the supporting text

Delivery Policy ES9: Equestrian development

Support comments

- Provision for horse riders should match that for cyclists and walkers
- Rights of way should include more provision of bridleways and horse use and address recreational conflict with other users (particularly motorised leisure activities)
- Request consultation with local equestrian clubs and the British Horse Society

Objection comments

- Equestrianism has a significant carbon footprint and the change of use towards equestrian should be discouraged
- Loss of productive agricultural land to pony paddocks
- Impact on soil stability
- Impact and potential loss of scarce unimproved grassland habitats
- Development proposals for the location of stables should seek to reduce carbon emissions from the transport of horses and include facilities for low carbon vehicles on site

Suggested wording changes

- Amend policy wording to specifically refer to developments not having a significant negative impact on designated biodiversity sites or core components of the local ecological networks

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy and guidance. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Supporting text updated to reflect the need for further advice or a policy statement on equine development and activities including accessibility and location matters and management being appropriate to landscape character and biodiversity interests

Delivery Policy ES10: Valuing our historic environment and assets

Support comments

General Support Matters

- Support for the protection and enhancement of the historic environment with positive health impacts from benefits to the character and attractiveness of the area, the local economy, community identity and health and wellbeing
- The historic environment/ heritage assets should be considered throughout the Plan as a positive place shaping characteristic and an attribute that helps define local identity and inform change, not a constraint
- It should be understood that public rights of way (PROW) are a part of our historic environment and their ambience is part of the value

Carbon Neutral

- Need to address impacts of proposed 2030 ban on the use of fossil fuels Listed Buildings to ensure Heritage Listed dwellings are kept in good condition, occupied with at least minimum comfort and affordability levels and do not become empty “ancient monuments”
- Should have regard to Historic England best practice on applications for decarbonising Listed Buildings
- Should have regard to Commission for Dark Skies guidelines on lighting

Objection comments

- Policy ES10 should reflect national policy for the consideration of harm and the policy tests that apply in considering the impact of development on designated and non-designated heritage assets
- Recommend greater flexibility on the development of locally distinctive landmark features, such as mill chimneys, to take account of site specific circumstances and constraints

Suggested wording changes

- Suggest a Policy addition as follows:

Energy upgrades on Listed Buildings will be supported providing the following conditions are met:

-

1. *The energy efficiency measure is reversible when no longer necessary.*
2. *The change does not compromise the Listing Schedule.*
3. *The installation of double glazing will be encouraged but the frames must be made from sustainable materials and be of sympathetic design.*
4. *The installation of internal wall, ceiling and roof insulation will be encouraged as long as it does not harm the interior Listed features of the building.*



5. *Permission to install renewable generation measures would be encouraged as long it does not cause harm to the fabric or historic character of the building or cluster of buildings and their setting.*
6. *Where the Listed Building has a space, either on a roof or on the ground, that is not visible in the main building vista, installation of renewable measures will be encouraged.*

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy and guidance. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Policy criterion 5 updated to address issue of deliberate neglect or damage to heritage interests
- Supporting text updated to ensure conservation on heritage assets is in a manner appropriate to their significance
- Factual corrections on heritage and cultural asset numbers, production of a local heritage strategy in supporting text
- Supporting text provides more information on local heritage assets and using local listing criteria
- Supporting text to recognise the pursuit of carbon neutrality and energy efficiency in the historic environment

Delivery Policy ES11: Maintaining, restoring and regenerating the District's canals

Support comments

Principle

- Support specific policy that covers maintaining, restoring and regenerating the canals
- Maintaining, restoring and regenerating the District's canals will provide huge benefits to the area
- Every opportunity should be taken to ensure that the canals are treated as one and that the benefits or opportunities are perceived holistically
- Support restoration of the missing mile
- 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
- Provides support for biodiversity conservation
- Should emphasise the role of the canals in supporting the Council's vision to limit car use
- Suggest strengthening the supporting text with reference to health and physical activity benefits and links with the ambitions of the Gloucestershire Health and Wellbeing Strategy



- Highlight the potential of the Stroudwater Canal as a balancing pond to alleviate potential flooding of the River Frome close to M5 Junction 13

CIL and s106 Benefits

- Support CIL/s106 contributions towards the improvement or restoration of the related canal and towpaths
- Suggest that improvements to the towpath of the Gloucester and Sharpness Canal should be listed as potential projects for CIL /s106 funding to fulfil its potential as a tourist and commuting route

Objection comments

- CIL/s106 contributions should be used in much more impactful ways to benefit the wider community

Suggested wording changes

- Amend 3rd paragraph to read “...Environmental improvements to any canal's appearance will include enhancement of its historic and biodiversity value *and associated riverine and riparian habitats.*” The River Frome and its tributaries are closely linked to the canal and are very vulnerable to adverse impacts

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Delete “design” from references to guidance as the available guidance relates to a wider list of issues
- Refer to the relationship with the river network in terms of biodiversity and managing flood risk in the supporting text
- Identify opportunities for links to other walking and cycling routes in the supporting text
- Make reference to the forthcoming Canals Strategy in the supporting text

Delivery Policy ES12: Better design of places

Support comments

- Support policy which seeks to encourage good design
- Support potential for positive impact on physical activity / active travel, community cohesion and facilities; built and natural environment / Green Infrastructure; neighbourhood design; attractiveness of the area; and community safety, including road hazards

- Support delivery of high quality Green Infrastructure as part of major residential and employment development, citing the Building with Nature benchmark
- Recommend that development proposals in the Cotswolds AONB and its setting have regard to (and be consistent with) relevant AONB special qualities; the Cotswolds AONB Management Plan and other relevant guidance
- Should define what is meant by 'Better' design of places
- Should embed the ambition for carbon neutral development
- Should include provision for cycling linked with public transport hubs in order to secure modal shift
- Should include provision for sport and physical activity in particular targeted at priority groups e.g. young people
- Include reference to Commission for Dark Skies guidelines on lighting

Objection comments

- Neighbourhood Development Plans (NDPs) form part of the statutory Development Plan for Stroud District and are a material consideration in all decision making
- The references stipulated as part of thorough site appraisal should distinguish between adopted development plan documents, that have been subject to public consultation, and other guidance

Suggested wording changes

- Include specific reference to Building with Nature benchmark

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy and guidance. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Policy and supporting text updated to address issue of securing carbon neutrality
- Supporting text to encourage the use of Design Codes forming part of any Neighbourhood Development Plan

Delivery Policy DES2: Green Infrastructure

Support comments

Principle

- Support the new wider scope stand-alone policy for Green Infrastructure
- Support proposals for increasing the functionality of existing green infrastructure



- Support recognition of the need to link up existing and new green infrastructure
- Strongly support improvements to 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
- Support as an opportunity to deliver Biodiversity Net Gain requirements
- Suggest a policy requirement for major new development to deliver high quality Green Infrastructure, citing the Building with Nature standards for Green Infrastructure
- Will have a positive impact on health from multiple benefits to health and wellbeing from maintaining and improving green infrastructure and could be referenced in the supporting text
- Support the Wotton, Charfield and Kingswood Greenway project
- Need to define Green Infrastructure

Policy areas

- Include provision for horse riders to match that for cyclists and walkers
- There should be something to benchmark and characterise the interaction of people with the various aspects of green infrastructure

Objection comments

- Should allow greater flexibility to take account of site specific circumstances and constraints.
- Will require improvements to the towpath of the Gloucester/ Sharpness Canal if it is to be used for tourist and commuting purposes
- Should include more detail on the development of walking and cycling infrastructure

Suggested wording changes

- Recommend strengthening the policy by deleting '*where possible*' and '*appropriate*'
- Make references to Gloucestershire Local Nature Partnership Nature Recovery Network
- Should explicitly reference protection of the Cotswold National Trail
- The text of this policy should be amended to include blue infrastructure

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Policy text strengthened in line with comments
- Supporting text provided to reflect sustainable development context
- Supporting text provided defines the term Green Infrastructure

Delivery Policy ES16: Public art contributions

Support comments

- Strong support for public art to help create a sense of place for new developments
- Will have a positive health impact from benefits to the character and attractiveness of the area, the local economy, community, cultural and spiritual identity, built environment and design

Objection comments

- The Council should provide evidence to justify the reasons that residential development without contributions to public art is unacceptable
- Planning conditions should only be imposed where they are necessary and relevant (para 55) whilst planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition (para 54)

Suggested wording changes

- The 2019 NPPF sets out three tests to be met when a planning obligation is sought (para 56). This policy requirement does not pass all three tests *and should be deleted*

Council's response

The Council considers the draft policy will help to deliver sustainable development and is in conformity with national policy. However, in response to public consultation, the results of Sustainability Appraisal and further evidence gathering, the following changes are proposed:

- Supporting text now provides a context for public art provision and the benefits it can provide
- Supporting text encourages the provision of new works of art as part of any development scheme

Suggested policy gaps

Suggested policies

- Reinstatement of the adopted Local Plan Policy CP1 presumption in favour of sustainable development
- Climate change adaptation policy
- Identify the delivery mechanism in the case of a housing shortfall
- Dark Skies policy
- Farming and land use policy
- Horse riding provision (as per walking and cycling policy)
- Control Air B&Bs; i.e. remove such sites from existing residential use and designate as commercial use
- Address “noise important areas” particularly existing housing close to motorways, to include a commitment to: upgrade noise acoustic barriers; implement a low noise surface to M5; full assessment of impacts prior to allocating land in proximity; and identifying appropriate measures to mitigate noise and air pollution

Suggested allocations and designations

- Allocate land for care homes
- Identify equestrian routes
- Allocate land for tree planting
- Provide for change of use/re-use of former employment areas

Council’s response

The Council has considered the case for including additional policies relating to the varied policy areas suggested but believes that there is insufficient justification for doing so. In summary, the policy matters raised are satisfactorily addressed in the following ways:

- The presumption in favour of sustainable development is set out in national policy
- Changes to policies DCP1 and ES1 now address adaptation issues
- The Council has considered the case for a reserve site(s) in the case of a housing shortfall. However, the preferred approach is a rapid review of the Local Plan
- Dark skies now addressed in policy ES7
- No need for farming and land use policy due to limits of planning system in controlling farming
- Various policies have strengthened the protection of rights of way (including bridleways) which provide appropriate routes for equestrian users
- The Council supports additional tourist accommodation and is not seeking to limit Air B and Bs
- Air and noise related issues are dealt with in a number of different policies including CP14, ES3, ES5 and in site specific policies

- Policy DCP2 now addresses the need for older person's accommodation and policy CP8 requires new development to provide for a range of different accommodation types to meet identified local needs.
- Areas for tree planting will be developed in cooperation with landowners and does not require allocation in a Local Plan
- Policy EI2 already provides for the regeneration of existing employment areas



Section 7.0 Delivery and monitoring

Support comments

- Welcome the clear message regarding the need for cross border and partnership/collaborative working, including on health and wellbeing
- A working group should be established to properly assess and mitigate the impact of development within the Local Plan on infrastructure within South Gloucestershire
- Please work with Gloucestershire Local Nature Partnership when devising a monitoring approach for the environmental outcomes of the Local Plan
- The delivery table will need updating over time
- The monitoring framework should include assessments of change in: local, sustainable transport networks; energy generation; food production; and ecological improvement

Objection comments

- Section is silent on how progress towards carbon neutrality will be measured, and what the current baseline is. To implement the target, more thought needs to be set out on measurement and monitoring
- Monitoring of employment land delivery should take place at earliest opportunity

Suggested wording changes

- Make reference to how the Council will deliver against carbon neutrality policies
- Identify ways in which cross boundary working will be delivered

Council's response

The section makes clear that a monitoring framework will be developed to assess the performance of the Local Plan over its course to 2040. The delivery of the Council's progress towards carbon neutrality is part of a wider series of proposals set out within the Council's approved CN 2030 Strategy and associated masterplan and monitoring of the Local Plan's contribution to meeting these objectives will form part of that programme. Certain policies include commitments to producing Supplementary Planning Documents which will need to consider the issue of monitoring as part of implementation proposals. Details of cross boundary working will form part of agreed Statements of Common Ground with adjoining authorities which are in preparation and will be published as soon as possible.

Appendix A – Potential changes to Settlement Development Limits

Support comments

- SDL-DUR01 at Shearing Close, Littlecombe, is supported
- Support SDL-HOR01 (Nupend development) and the other two small ones
- SDL-HOR06 is a sensible amendment on this property

Objection comments

- SDL-CBR01 The development was approved as an exception site and should remain as such for a reasonable period of time
- SDL-CAM01 The small alterations to accommodate development at Strawberry Field/Elstub Lane is insufficient
- SDL-WHI03 only incorporates a small area of the site proposed. There is no indication in the Draft Local Plan as to why this small area has been proposed to be included in the Settlement Development Limit and not the wider site area submitted

Suggested changes to Settlement Development Limits

- Berkeley: Consider that there are additional opportunities to the west of Berkeley for future development which could incorporate uses which are appropriate on the floodplain immediately to the west of the settlement boundary (i.e. open space/amenity space/nature conservation/community uses) and which could successfully deliver additional housing adjacent to the settlement
- Berkeley: The Canonbury Rise development, currently under construction, should be included within Settlement Development Limits
- Dursley: The Dursley SDL should be amended to include the garden of Hawthorn Villa, Woodmancote as defined by the hedge and fence line to the southeast of the main house
- Eastington: Expand settlement development limits to include land at Claypits Farm, Eastington to assist in meeting the housing needs over the plan period
- Hardwicke: Land allocated for strategic development should be included within the defined settlement boundaries for each corresponding settlement. In particular, Site G1 – Land South of Hardwicke should be included within the defined settlement limits of Hardwicke
- Hardwicke: Seek to promote a revision to the Hardwicke Settlement Boundary to include the SALA site ref. HAR014 Mayos Land Phase 3, east of Bristol Road, Hardwicke
- Horsley: Propose the inclusion of the residential garden at Manor Farm, Hollingham Lane within the Settlement Development Limits at Horsley
- Kingswood: The Settlement Development Limit for Kingswood needs to be updated to reflect the true extent of the existing built form and committed development sites



- Painswick: There should be a minor amendment to the Painswick Settlement Development Limit to include Briarfield House, Stroud Road and its associated curtilage
- South Woodchester: Suggest rationalisation of the settlement boundary at Woodlea, Bospin Lane, South Woodchester
- Whitminster: The Settlement Development Limit should be redrawn to include the current Parklands Orchard development, the field/land between Upton Gardens and the Village Playing Field and land to the south of Hyde Lane within the Whitminster Development Limits. This change of the Development Limit should gently increase the housing in future and keep it as a rural village

Council's response

The Council has reviewed each of the suggested changes to the settlement limits, assessing the existing development and natural feature characteristics of the locality and following any new development completion.

- The SDL proposed mapping changes in the 2019 Consultation Document Appendix A remain
- Parklands Orchard Farm at Whitminster completed and SDL will incorporate this within Whitminster SDL
- Chestnut Park Kingswood completed and SDL will incorporate this within Kingswood SDL
- Woodlea, Bospin Lane, South Woodchester change agreed with DM in 2020 to take account of existing buildings/elevated access at rear
- Betworthy Farm, Coaley completed and SDL will incorporate this within Coaley SDL

Appendix B – Suitable areas for renewable energy (solar and wind)

Support comments

- The development of renewable energy in the District will be essential to achieving the commitment to be Carbon Neutral by 2030
- It's good to see a local council identify potential areas for development. Areas not included should be subject to survey and where impacts can be made acceptable
- There should be as many sites for renewable energy generation as possible to generate as much as possible

Objection comments

Mapping Issues

- Given the importance of this medium for future power sources, the scale of the maps is too large, the maps are unreadable and hard to interpret
- Appendix B should be a chapter of the draft Local Plan identifying specific sites in the same way that the plan identifies residential and employment sites

Implementation Concerns

- Achieving carbon neutral status should not be delivered at the expense of other key objectives
- The renewable energy landscape sensitivity study should be updated to incorporate and address relevant Conservation Board guidance. The 'suitable area' maps should be reviewed and updated to take account of the landscape sensitivity study
- The Cotswolds AONB should not be considered as a suitable location for large scale wind and solar energy developments

Suggested wording changes

- Appendix B maps are titled as "*suitable areas for renewable energy*". Given the caveats/conditions within the related policy it may be helpful to rephrase as "*Potential suitable areas for renewable energy*"

Council's response

The maps of suitable areas for renewable energy will be provided on the Policies Map as detailed GIS layers which can be viewed at a variety of scales. Landscape sensitivity layers will also be shown on the Policies Map to allow the requirements of Policy ES2 to be addressed. The NPPF identifies the need to show suitable areas – addressing these as potentially suitable areas, builds in an element of confusion. Policy ES2 makes clear the purpose of these suitable areas

and the need for specific sites to satisfy a range of policy criteria, including the need to assess and address the impacts of the scheme.



Appendix C – Parking standards for vehicles and cycles

Support comments

- Welcome additional requirements for private cycle storage
- Welcome the flexible approach to parking spaces provision

Objection comments

- Promoting provision of ULEV charging points whilst also discouraging car use is inconsistent.
- The removal of vehicle parking standards will lead to on-street parking problems
- Reduced car use and parking is only viable with increased local employment or better public transport
- The need for electric charging points will increase the need for parking provision
- There should be provision for waste management in gardens to minimize use of highways and footpaths for wheelie bins etc.

Suggested wording changes

- It should state that allocated parking should be adjacent to the dwelling served

Council's response

The proposed changes to parking standards reflect recommendations arising from the Sustainable Transport Strategy and reflect changes within the NPPF, transport guidance and other national initiatives. Discouraging the use of the private car but requiring additional ULEV charging points for those that are required is not inconsistent. It is recognised that reduced car use does depend on a variety of factors including increased local employment and better public transport. Locating development in the best places to support active travel measures and public transport is also part of the equation. Detailed issues relating to the location of ULEV charging points and waste management facilities will be determined at the planning application stage, with reference to design guidance where appropriate.

4. Potential sites and alternatives

The Stroud Valleys

Brimscombe & Thrupp

PS01 Brimscombe Mill

Support comments

Support for urban, brownfield regeneration with opportunities for increased capacity and potential employment/ commercial development linked to the canal.

Key issues identified:

- Development should be linked to high quality cycling and walking infrastructure, road and junction improvements along the A419/ canal corridor and should maximise the opportunity to enhance blue corridor (water) linkages.
- Flood risk will require sequential test modelling
- Development will need to provide sufficient water space for boats to moor and turn around at the eastern end of the navigable section of the Cotswolds Canal.
- Impact on River Frome Local Wildlife Site will require detailed ecological appraisal and delivery of GI to Building with Nature standards

Objection comments

Delivery of the site questioned due to land ownership and drainage concerns.

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The site is allocated in the current adopted Local Plan and is located within the Stroud Valleys canal corridor where regeneration of this brownfield site would be in accordance with the development strategy. Whilst there are constraints such as heritage assets and potential flood risk which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. The Council is actively progressing the regeneration of the adjacent site at Brimscombe Port and the restoration of the adjacent Thames and Severn Canal. The site is for sale and there is a reasonable expectation that the site will be taken forward during the lifetime of the Plan.

PS02 Brimscombe Port

Support comments

Support for brownfield regeneration with opportunities for increased capacity and potential employment/ commercial development linked to the canal

Key issues identified:

- Development should be linked to high quality cycling and walking infrastructure, road and junction improvements along the A419/ canal corridor, including improvements at the Brimscombe Corner Junction, and should maximise the opportunity to enhance blue corridor (water) linkages
- Flood risk will require sequential test modelling
- Development will need to provide sufficient water space for boats to moor and turn around at the eastern end of the navigable section of the Cotswolds Canal
- Medium sewerage risk - Further assessment and liaison with Severn Trent required
- Impact on River Frome Local Wildlife Site will require detailed ecological appraisal and delivery of GI to Building with Nature standards
- Potential impact on Rodborough Common SAC

Objection comments

The site is in active economic use. Viability questioned due to significant infrastructure costs and access difficulties.

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The site is allocated in the current adopted Local Plan and is located within the Stroud Valleys canal corridor where regeneration of this brownfield site would be in accordance with the development strategy. Whilst there are constraints such as heritage assets and potential flood risk which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. The Council is actively progressing the regeneration of this site and the restoration of the Thames and Severn Canal basin with help and funding from various public agencies. Existing uses on-site have short term leases only and will need to vacate the site. A development partner will be selected by the Council shortly and delivery is expected as set out in the Local Plan.

Minchinhampton

PS05 East of Tobacconist Road

Support comments

Support for some development to meet local housing needs with opportunities to address specific local housing pressures, deliver community facilities and contributions towards improvements to local infrastructure.

Key issues identified:

- High sewerage risk - Further modelling required to assess scope for any sewerage capacity improvements in conjunction with high risk that surface water will be connected into the foul network
- Will require full ecological appraisal
- Impact on the Scheduled Ancient Monument and Minchinhampton Conservation Area should be mitigated in accordance with SALA Heritage Impact Appraisal recommendations

Objection comments

Key concerns identified:

- Contrary to national planning guidance for development within the Cotswolds AONB
- Scale of development
- Greenfield development and associated loss of campsite
- Car dependent development due to lack of employment provision and local employment opportunities
- Additional traffic adding to town centre congestion, pedestrian/ vehicle conflict and traffic using grazed Commons
- Access concerns
- Damaging impact on Cotswolds AONB and wider landscape character
- Impact on protected Commons SAC
- Impact on heritage/ archaeological assets

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The site is located at Minchinhampton a Tier 2 settlement and would be in accordance with the development strategy. The site will meet local housing needs arising from within the AONB and an 80 dwelling extension to Minchinhampton would not constitute major development within the AONB. The site has been assessed as being the best edge of settlement site in terms of landscape sensitivity to development and development will provide strategic landscaping to enhance the settlement edge in this location. The size of the site has now been reduced to only the northern portion of the draft site and vehicular access will now

be solely from the north, ensuring no impact on town centre congestion. Safe, convenient walking and cycling access to the centre will be from the west and south of the development. Whilst there are constraints such as the adjoining “Bulwarks” Scheduled Ancient Monument, the policy identifies the need to avoid direct impacts and mitigation measures can be dealt with at the planning application stage. There are no overriding constraints preventing allocation. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

Nailsworth

PS06 New Lawn, Nailsworth

Support comments

Support for an appropriate scale of development, within urbanised area, with opportunities for improved community facilities in the Forest Green area and better public transport, cycle and walking linkages to Nailsworth town centre.

Key issues identified:

- Local need for small starter homes
- Further modelling required to assess scope for any sewerage capacity improvements in conjunction with high risk that surface water will be connected into the foul network.
- Impact on adjacent High Wood and Bowlas Wood Key wildlife site and Bunting Hill Key Wildlife Site

Objection comments

Key concerns identified:

- Loss of football stadium and impact on leisure/ tourism vitality of Nailsworth
- Car dependent location and will add to local traffic congestion
- Damaging impact on Cotswolds AONB
- Detrimental impact on High Wood and Bowlas Wood irreplaceable ancient semi-natural woodland

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. Development will be subject to the satisfactory relocation of Forest Green football club. The location of the site within Nailsworth, a Tier 2 settlement, is in accordance with the development strategy. Whilst there are constraints including ensuring existing community and sporting uses are replaced elsewhere and safeguarding and enhancing landscape boundary features and local biodiversity, which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. Consultees raised issues relating to the impact on the Cotswolds AONB and High/Bowlas Woodland which will need to

be addressed at the planning application. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

PS07 North of Nympsfield Road/Nortonwood Junction

Support comments

Support for an appropriate scale of development, on the edge of the urbanised area, with opportunities for improved community facilities in the Forest Green area and better public transport, cycle and walking linkages to Nailsworth town centre.

Key issues identified:

- Further modelling required to assess scope for any sewerage capacity improvements in conjunction with high risk that surface water will be connected into the foul network.
- Will require full ecological appraisal

Objection comments

Key concerns identified:

- Contrary to national planning guidance for development within the Cotswolds AONB
- Car dependent location and will add to local traffic congestion
- Damaging impact on Cotswolds AONB and wider landscape character
- Loss of rare species-rich hay meadows

Council's response

Land North of Nympsfield Road will not be taken forward in the Local Plan process. The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) and national planning guidance advises that such a location is unlikely to be a suitable area to accommodate the unmet needs of adjacent areas, such as Nailsworth. The Council is intending to allocate a large site outside the AONB but within close proximity of this site that is more appropriate to meet the future housing needs of Nailsworth. This site is not associated with a settlement within the AONB and therefore is not a suitable location to meet needs arising from within the AONB.

Stroud

PS10 Railway land & car parks, Cheapside

Support comments

Support for mixed use, brownfield development with opportunities to improve access and connectivity to Stroud town centre and enhance land stability and sewerage infrastructure.

Key issues identified:

- Medium sewerage risk - Further assessment and liaison with Severn Trent required
- Impact on Stroudwater Canal Local Wildlife Site
- Impact on the Industrial Heritage Conservation Area should be mitigated in accordance with SALA Heritage Impact Appraisal recommendations

Objection comments

Key concerns identified:

- Viability due to significant site constraints
- Loss of town centre/ station parking and impact on Stroud Town Centre
- Impact on Industrial Heritage Conservation Area

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site within Stroud, a Tier 1 settlement, is in accordance with the development strategy. Whilst there are constraints such as neighbouring heritage assets and potential flood risk which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. Consultees raised the issue of the loss of parking, however some parking to serve the town centre and station will be retained as part of the scheme. Whilst the site is not currently being actively promoted, there is a reasonable expectation that the site will be taken forward during the lifetime of the Plan.

PS11 Merrywalks Arches, Merrywalks

Support comments

Support for mixed use redevelopment of brownfield, under-used, town centre site.

Key issues identified:

- Flood risk will require sequential test modelling
- Will require full ecological appraisal



Objection comments

The site is more suitable for commercial development. Deliverability questioned due to significant level changes and associated ground stabilisation works.

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site within Stroud, a Tier 1 settlement, is in accordance with the development strategy. Whilst there are constraints such as the sites location within the Industrial Heritage Conservation Area, which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. Consultees raised the issue of deliverability due to the level changes within the site, however this is not seen as a significant enough issue to prevent re-development on the site. Whilst the site is not currently being actively promoted, there is a reasonable expectation that the site will be taken forward during the lifetime of the Plan.

PS12 Police Station/Magistrates Court, Parliament Street

Support comments

Support for mixed use redevelopment of brownfield, town centre site with opportunities for good urban design respecting local heritage and for delivering improvements to surface water drainage.

Key issues identified:

- Will require full ecological appraisal

Objection comments

Need to resolve the provision of a replacement police station.

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The site is a centrally located brownfield site where the owners are working actively with the District Council to consider redevelopment opportunities in the longer term. The potential need for a replacement Police station is referred to in the policy. All sites will require ecological appraisal.

PS13 Central river/ canal corridor

Support comments

Support for brownfield regeneration close to Stroud town centre with opportunities to deliver comprehensive mixed use redevelopment including a small canal basin, green spaces, sports facilities, cycle and footpath infrastructure linked to the canal.

Key issues identified:

- Retention of Lodgemore Mills employment site
- Medium sewerage risk - Further assessment and liaison with Severn Trent required
- Impact on the Industrial Heritage Conservation Area should be mitigated in accordance with SALA Heritage Impact Appraisal recommendations
- Impact on Stroudwater Canal and River Frome Local Wildlife Sites will require detailed ecological appraisal and delivery of GI to Building with Nature standards

Objection comments

Key concerns identified:

- Deliverability questioned due to flood risk, access constraints and significant loss of B1 floorspace
- Loss of canal's natural setting and environment

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site has potential for partial redevelopment, maintaining and enhancing employment provision and enhancing the IHCA. However, there are major challenges, including flood risk, contaminated land and difficult access issues to address. Whilst landowners within the area are actively considering opportunities for redevelopment, it is premature to allocate the site for redevelopment in this Local Plan as too many issues remain unresolved. However, the area is identified within Policy EI2 as an area where there are opportunities to regenerate employment land for mixed use redevelopment and proposals which can satisfactorily address the outstanding constraints will be supported through the development management process.



The Stonehouse Cluster

Leonard Stanley

PS16 South of Leonard Stanley Primary School

Support comments

Support for small sustainable extension to existing village

Key issues identified:

- Will require full ecological appraisal

Objection comments

Key concerns identified:

- Greenfield development and associated loss of habitat
- Inadequate local services and facilities to cope with additional development
- Inadequate sewerage infrastructure
- Lack of public transport
- Access to development
- Loss of school expansion land
- Increased risk of surface water flooding

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site within Leonard Stanley, a Tier 3a settlement, is in accordance with the development strategy and the area has the facilities and services to ensure the development is a sustainable extension to the village. The County Council has confirmed that the land is not required for education purposes. The development will be required to address drainage and sewerage matters at the planning application stage and the Infrastructure Delivery Plan has not identified this as a major constraint within this area. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

PS42 Land off Dozule Close

Support comments

Support for small sustainable extension to existing village

Key issues identified:



- Will require full ecological appraisal

Objection comments

Key concerns identified:

- Greenfield development and associated loss of habitat
- Inadequate local services and facilities to cope with additional development
- Inadequate sewerage infrastructure
- Lack of public transport
- Access to development
- Loss of school expansion land
- Increased risk of surface water flooding

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site within Leonard Stanley, a Tier 3a settlement, is in accordance with the development strategy. Whilst there are constraints including incorporating existing Public Rights of Way within landscaped open space, retaining the southern part of the site in open space uses, and safeguarding and enhancing local biodiversity, which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. Consultees raised issues relating to access and foul and surface water drainage which will need to be addressed at the planning application. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

Stonehouse

PS17 Magpies site, Oldends Lane

Support comments

Support for small scale brownfield redevelopment, safeguarding land for a future bridge across the railway at Oldends Lane, improving links to Stonehouse town centre, and enabling the delivery of improved community facilities.

Key issues identified:

- Will require full ecological appraisal



Objection comments

- Concern that development does not adversely impact existing sports pitches/ recreation facilities at Oldends Lane.

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The site is located at Stonehouse and would be in accordance with the development strategy. The boundary of the site is proposed to be extended to make explicit the relationship between the community facilities to be improved and the enabling housing development. The housing development would enable the Town Council to enhance existing community facilities and provide for new community uses at the adjacent Oldends Lane recreation area. The site lies adjacent to the Bristol-Birmingham main railway line and future plans for a pedestrian bridge across the railway line for pedestrians and cyclists will require land on this site to be safeguarded for these purposes. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

PS19 North/northwest Stonehouse

Support comments

Support for extension to existing strategic development at Great Oldbury, including a primary school and employment, with good sustainable transport links and public transport access to employment, community facilities and services.

Key issues identified:

- Masterplanned integration with existing Great Oldbury development to maximise use of sustainable transport and access to local facilities and services
- Subject to sensitive phasing of new homes, infrastructure and local employment
- Should deliver new/ enhanced footpath and cycle links to Stonehouse, maximising connectivity to Stonehouse Station, and a financial contribution to reopening Bristol Road Station
- Will need to include any required mitigation due to increased risk from increased use of the Old Ends vehicular level crossing and Stagholt, Stonehouse 2 and Little Australia footpath level crossings
- High sewerage risk will require further modelling to assess scope of any capacity requirements in addition to the existing growth scheme
- Will require detailed ecological appraisal to minimise the impact on River Frome Local Wildlife Site. Strategic landscaping should include a substantial buffer of natural habitat to the Local Wildlife Site and should be delivered to Building with Nature standards
- Opportunity for significant tree planted buffers on the northern boundary and to the railway to integrate development into the wider landscape and mitigate railway noise

Objection comments

Key concerns identified:

- Area has already had significant development
- Car dependent development will result in increased traffic congestion on A419 and Oldends Lane/ Bath Road junction
- Insufficient sustainable transport infrastructure, including public transport, pedestrian routes and cycle linkages across railway to Stonehouse town centre and associated services and facilities
- Potential landscape and visual impact from Cotswolds AONB, including key views from Haresfield Beacon and Topograph Hill
- Increased recreational pressure on Haresfield Beacon and Standish Woods

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that this site is appropriate for allocation in the Local Plan. The wording of the policy and supporting text seeks to address specific concerns raised during consultation.

A hybrid development strategy based upon concentrated development at our main towns and well located new settlements performs much better than dispersal options. This urban extension will contribute to the District's housing and employment needs at a location which maximises the potential for residents to use active travel and public transport to access jobs, services and facilities.

The site performs relatively well in the Sustainability Appraisal against reasonable alternatives, using a range of sustainability objectives. The Habitats Regulation Assessment has not identified any issues or impacts on biodiversity sites which are not capable of mitigation.

Whilst there are constraints, including proximity to the Bristol-Birmingham rail line and visibility from the Cotswolds escarpment, strategic landscaping along boundaries will minimise any potential amenity or visual impacts. The development will enhance planned open space provision at Great Oldbury and will have no direct recreational impacts on Haresfield Beacon and Standish Woods. The development will link seamlessly with the adjoining Great Oldbury development whilst providing a well planted northern edge to the development.

There are positive benefits related to proximity to the local centre and services and facilities at Great Oldbury and employment at Stonehouse, with the development providing opportunities to improve walking and cycling links within the local area and to connect to bus services along the A419.

The transport assessment work has identified no major issues and opportunities for sustainable transport measures and modest highway mitigation works to address traffic and safety issues. The Infrastructure Delivery Plan has identified no major issues which cannot be addressed.

The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation. The scale of growth required in the District means that a number of strategic sites will be in delivery at the same time. The range of types of sites, locations, different promoters and delivery mechanisms will ensure there is no market saturation.

PS20 M5 Junction 13

Support comments

Support for key issues identified:

- Should deliver new/ enhanced footpath and cycle links to Stonehouse, maximising connectivity to Stonehouse Station, and a financial contribution to reopening Bristol Road Station
- Detailed development proposals will require robust Travel Plans which layout measures to reduce commuting on the M5
- The development brief for the site south of the A419 must include the restoration of the Stroudwater Navigation 'Missing Mile'
- High sewerage risk will require further modelling to assess scope of any capacity requirements in addition to the existing growth scheme and address potential surface water flood risk
- Will require detailed ecological appraisal to minimise the impact on Stroudwater Canal and River Frome Local Wildlife Sites. Strategic landscaping should include a substantial buffer of natural habitat between the watercourse and new development and should be delivered to Building with Nature standards
- Will require sensitive building design and strategic landscape screening, including tree planting, to minimise wider impact on Cotswolds AONB and key views from Haresfield Beacon and Topograph Hill

Objection comments

Key concerns identified:

- Greenfield development and associated impact on rural character and amenity, including the setting of the canal
- Over provision of employment land
- Detrimental impact on existing employment sites and regeneration of brownfield sites
- Car dependent location, unrelated to existing settlements or sustainable transport infrastructure
- Impact on M5 Junction 13, A419 and traffic congestion
- Relocation of stadium and impact on local amenity, including William Morris College

- Areas within the flood zone should be prioritised for strategic landscaping to provide flood risk and noise mitigation
- Impact on heritage assets including the Industrial Heritage Conservation Area (IHCA) and listed buildings

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The wording of the policy and supporting text seeks to address specific concerns raised during consultation.

The recommended employment strategy for the Local Plan seeks to provide for new employment land and support existing employment areas located at the key employment property market areas identified in the ELR: south of Gloucester; within the M5/A38 corridor, at Stonehouse, Stroud, Cam/Dursley, Berkeley/Sharpness; and the Stroud Valleys. The overall quantum of employment land is intended to meet labour supply requirements and to deliver the aspirations of GFirst Local Industrial Strategy.

The site performs relatively well in the Sustainability Appraisal against reasonable alternatives, using a range of sustainability objectives. The Habitats Regulation Assessment has not identified any issues or impacts on biodiversity sites which are not capable of mitigation.

Whilst there are constraints, including impacts upon the Industrial Heritage Conservation Area (IHCA) and flood risk, these are capable of mitigation through layout and design measures. A comprehensive mitigation package for impacts upon the IHCA will require a Canal cut, towpath and operational uses as part of the restoration of the Stroudwater Canal to navigable uses from Saul Junction to Stroud. The location of primarily grass training pitches within the IHCA will minimise flood risk, minimise the impact of built development on the IHCA and ensure uses are compatible with sensitive neighbouring uses including William Morris House.

There are positive benefits related to significantly improved facilities for Forest Green Rovers Football Club, a high quality business park focussed on green technologies in an accessible location and the potential to significantly improve sustainable transport services along the A419 corridor including multi-modal transport interchange facilities, enhancing local walking and cycling routes and contributions to the reopening of Stonehouse railway station.

The transport assessment work has identified no major issues and opportunities for sustainable transport measures and modest highway mitigation works to address traffic and safety issues. The Infrastructure Delivery Plan has identified no major issues which cannot be addressed.

The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation. The scale of growth required in the District means that a number of strategic sites will be in delivery at the same time. The range of types of sites, locations, different promoters and delivery mechanisms will ensure there is no market saturation.

Cam & Dursley Cluster

Cam

PS21 Land adjacent to Tiltdown House

Support comments

Support for small scale development within existing settlement development limits, well placed for public transport, walking and cycling to nearby services and facilities, including mainline rail services.

Key issues identified:

- Impact on Grade II Listed Tiltdown House should be mitigated in accordance with SALA Heritage Impact Appraisal recommendations
- Will require full ecological appraisal

Objection comments

Key concerns identified:

- Access on to A4135 and impact on traffic flow
- Increased surface water flood risk to existing houses on opposite side of Tiltdown
- Impact on historic setting of Grade II Listed Tiltdown House
- Loss of green space within built up area

Council's response

The site has now received planning permission and has been removed as an allocation in the Pre-Submission Plan.

PS24 West of Draycott

Support comments

Support for some development delivering a primary school and access/ parking improvements for Jubilee Fields Playing Field linked to high quality cycling and walking linkages, road and junction improvements along the A4135 and Box Road, and improvements to Cam and Dursley Station.

Key issues identified:

- High sewerage risk – Further modelling required to assess the scope of any capacity improvements at Coaley Sewage Treatment Works

- Detailed design should maximise bus routing potential and include provision of high quality bus shelters, secure cycle parking and dedicated parking spaces for “stop and drop” activities
- Will need to include any required mitigation due to increased risk from increased use of the level crossings Dursley 28 Level crossing – footpath crossing and Slimbridge 46 Level Crossing
- Development will be required to minimise the exposure of noise-sensitive receptors to strategic traffic including a landscape buffer and acoustic bund to be located to avoid encroachment onto highway land associated with the Strategic Rail Network
- Will require full ecological appraisal and delivery of GI to Building with Nature standards
- Development should include tree planting to minimise the impact of development when viewed from the Cotswolds AONB and should be designed not to obscure sight of Slimbridge’s iconic Church Spire

Objection comments

Key concerns identified:

- Coalescence with Slimbridge and proposed strategic development site PS37 Land at Wisloe
- Greenfield development and associated loss of agricultural land and natural habitats
- Overdevelopment and potential risk to deliverability due to strategic development concentrated in the south of the District
- Scale of development and impact on local amenity, services and facilities
- Impact on local and strategic highway network including traffic congestion
- Insufficient capacity of sewerage and drainage infrastructure to cope with additional development
- Noise pollution from proximity to railway line and M5 motorway
- Detrimental impact on the Severn Vale landscape, visible from the Cotswold Escarpment

Council’s response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that this site is appropriate for allocation in the Local Plan. The wording of the policy and supporting text seeks to address specific concerns raised during consultation.

A hybrid development strategy based upon concentrated development at our main towns and well located new settlements performs much better than dispersal options. This urban extension will contribute to the District’s housing needs at a location which maximises the potential for residents to use active travel and public transport to access jobs, services and facilities.

The site performs relatively well in the Sustainability Appraisal against reasonable alternatives, using a range of sustainability objectives. The Habitats Regulation Assessment has not identified any issues or impacts on biodiversity sites which are not capable of mitigation.



Whilst there are constraints, including proximity to the M5 motorway and visibility from the Cotswolds escarpment, these are capable of mitigation through layout and design measures. The location of the railway and M5, together with on-site strategic landscaping will ensure there is no physical or visual threat to coalescence with Wisloe or nearby settlements. Conformity with the Cam NDP design code will ensure integration with the rest of Cam.

There are positive benefits related to proximity to Cam & Dursley station, employment at Draycott and local services and facilities at Cam local centre, with the development providing opportunities to improve walking and cycling links within the local area and to connect to bus services along the A4135 and A38.

The transport assessment work has identified no major issues and opportunities for sustainable transport measures and modest highway mitigation works to address traffic and safety issues. The Infrastructure Delivery Plan has identified no major issues which cannot be addressed.

The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation. The scale of growth required in the District means that a number of strategic sites will be in delivery at the same time. The range of types of sites, locations, different promoters and delivery mechanisms will ensure there is no market saturation.

PS25 East of River Cam

Support comments

Support for some development linked to high quality cycling and walking linkages, road and junction improvements along the A4135 and Box Road, and improvements to Cam and Dursley Station.

Key issues identified:

- Flood risk will require sequential test modelling
- Medium sewerage risk – Further modelling required to assess the scope of any capacity improvements at Coaley Sewage Treatment Works.
- Will require sensitive design close to 50m contour line to minimise impact on wider landscape, including the setting of the Cotswolds AONB
- Will require full ecological appraisal
- Will require sensitive treatment of the River Cam corridor to safeguard protected species and manage flood risk

Objection comments

Key concerns identified:



- Greenfield development and associated loss of agricultural land and amenities, including well used public footpaths
- Scale of development and impact on local services and facilities
- Impact on local and strategic highway network including traffic congestion
- Lack of any access solution
- Potential flood and pollution risk
- Detrimental impact on Rackleaze wildlife area and River Cam corridor

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that this site is appropriate for allocation in the Local Plan. The wording of the policy and supporting text seeks to address specific concerns raised during consultation.

The site will complete a strategic allocation planned for through the current adopted Local Plan. This urban extension will contribute to the District's housing needs at a location which maximises the potential for residents to use active travel and public transport to access jobs, services and facilities.

The site performs relatively well in the Sustainability Appraisal against reasonable alternatives, using a range of sustainability objectives. The Habitats Regulation Assessment has not identified any issues or impacts on biodiversity sites which are not capable of mitigation.

There are positive benefits related to connecting the existing strategic development North East Cam back to Cam local centre and delivering an important section of the Uley-Dursley-Cam Greenway, connecting Cam local centre, via the disused railway cycle and walking route to Box Road, Cam & Dursley station. The design will ensure no adverse impact on the Rackleaze wildlife area.

The transport assessment work has identified no major issues and opportunities for sustainable transport measures and modest highway mitigation works to address traffic and safety issues. The Infrastructure Delivery Plan has identified no major issues which cannot be addressed.

The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation. The scale of growth required in the District means that a number of strategic sites will be in delivery at the same time. The range of types of sites, locations, different promoters and delivery mechanisms will ensure there is no market saturation.

Dursley

PS27 1-25 Long Street

Support comments

Support for mixed use redevelopment of brownfield, town centre site with opportunities for retail and recreation uses

Key issues identified:

- Will require full ecological appraisal

Objection comments

Key concerns identified:

- Access and loss of parking
- Impact on Dursley Conservation Area and Listed Buildings

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site within Dursley, a Tier 1 settlement, is in accordance with the development strategy. Whilst there are specific site issues, including impacts on designated heritage assets and local biodiversity, access and multiple ownership, which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. The site is not currently being actively promoted however there is a reasonable expectation that the site will be taken forward during the lifetime of the Plan.

PS28 The Old Dairy / Land off Prospect Place

Support comments

Support for mixed use redevelopment of brownfield, town centre site with opportunities for environmental enhancement and improvements to servicing and access arrangements for local businesses.

Key issues identified:

- Will require full ecological appraisal

Objection comments

Key concerns identified:



- Impact on access and parking arrangements for existing residential and commercial properties
- Surface water drainage issues at junction with May Lane
- Protected species present on site
- Impact on Dursley Conservation Area and Listed Buildings

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site within Dursley, a Tier 1 settlement, is in accordance with the development strategy. Whilst there are specific site issues, including impacts on designated heritage assets and local biodiversity, access and multiple ownership, which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. Consultees raised issues relating to the shared use of the private access lane off May Lane and the impact on existing residents and commercial properties at Prospect Place and Parsonage Street which have been taken forward in the policy wording as a requirement to deliver improved access, turning and servicing arrangements as part of allocated development of the site. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.



The Gloucester Fringe

Hardwicke and Hunts Grove

PS30 Hunts Grove extension

Support comments

Support for continued allocation as an extension to existing strategic development at Hunts Grove with good sustainable transport access, including public transport connections, to employment, community facilities and services and potential to reduce commuting by car.

Key issues identified:

- Development should include provision of community facilities, in particular space/ building for youth club and community group use
- Will require highway capacity improvements to M5 Junction 12 with A38 and surrounding road network in association with robust Travel Plans to reduce commuting on the M5
- Medium risk to sewer network and high surface water drainage risk will require further modelling and potential need for upgrades as part of an overarching area drainage strategy
- Impact on priority and protected species and on existing semi-natural broadleaved woodland will require detailed ecological appraisal and delivery of GI to Building with Nature standards
- Will require noise and air pollution mitigation

Objection comments

Key concerns identified:

- Potential risk to deliverability due to proximity to other strategic allocation proposals at G1 South of Hardwicke and G2 Land at Whaddon
- Role in meeting evidenced need for additional housing south of Gloucester
- Impact on peak hour capacity of M5 Junction 12
- Noise and air pollution from proximity to M5

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that this site is appropriate for allocation in the Local Plan.

The site will complete a strategic allocation planned for through the current adopted Local Plan. This urban extension will contribute to the District's housing needs at a location which maximises the potential for residents to use active travel and public transport to access jobs, services and facilities.

A hybrid development strategy based upon concentrated development at our main towns and well located new settlements performs much better than dispersal options. This strategic housing development will contribute to the District's housing needs at a location which maximises the potential for residents to use active travel and public transport to access jobs, services and facilities.

The site performs relatively well in the Sustainability Appraisal against reasonable alternatives, using a range of sustainability objectives. The Habitats Regulation Assessment has not identified any issues or impacts on biodiversity sites which are not capable of mitigation.

Whilst there are constraints, including proximity to the M5 and flood risk, these are capable of mitigation through layout and design measures.

Whilst the site is close to the edge of Gloucester, the site will complete the Hunts Grove development, which has recently been established as a separate Stroud District parish and will qualify as a Stroud Tier 2 settlement, once the planned local centre has been provided. There are also positive benefits related to supporting the local centre and range of community services to be provided at Hunts Grove, proximity to the A38 and the ability to connect to strategic bus services and proximity to jobs, services and facilities within the local area.

The transport assessment work has identified no major issues and opportunities for sustainable transport measures and contribution to highway mitigation works to address traffic and safety issues. The Infrastructure Delivery Plan has identified no major issues which cannot be addressed.

The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation. The scale of growth required in the District means that a number of strategic sites will be in delivery at the same time. The range of types of sites, locations, different promoters and delivery mechanisms will ensure there is no market saturation.

PS32 South of M5 / J12

Support comments

Support as a good location for strategic growth with sustainable transport access, including public transport.

Key issues identified:

- Potential for employment-led mixed use development including housing, local retail and community uses
- Will require highway capacity improvements to M5 Junction 12 with A38 and surrounding road network in association with robust Travel Plans to reduce commuting on the M5
- High sewerage and surface water drainage risk will require further modelling and potential need for upgrades as part of an overarching area drainage strategy



- Will require full ecological appraisal including impact on identified ancient oak trees and required mitigation measures

Objection comments

Key concerns identified:

- Greenfield development and associated landscape impact on Severn Valley corridor and southern approach to Gloucester
- Impact of development on identified ancient oak trees classified as irreplaceable habitat

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site, as an extension to an existing high value key employment site, is in accordance with the development strategy for strategic employment growth and there are no overriding constraints preventing allocation. The policy wording includes requirements for the development to ensure that the scale and bulk of buildings adjacent to the south eastern part of the site, the visual gap and the nature and extent of strategic landscaping, protect the heritage assets and their immediate settings at adjacent Haresfield and wider views from the AONB escarpment. Trees and hedgerows will be protected on the boundaries of the site. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

PS43 Javelin Park

Support comments

- Good location for strategic employment growth and accessible via an existing frequent bus service between Gloucester and Stroud

Key issues identified:

- Any development should be net carbon neutral
- Opportunity to reuse heat discharge
- Subject to improved rail links from Bristol to Javelin Park
- Subject to full ecological appraisal
- Further liaison with Severn Trent and modelling required to determine the cumulative impact of proposed site allocations
- Subject to addressing capacity issues at J12 M5 and surrounding roads, robust travel plans in accordance with a sustainable transport strategy to reduce commuting on the M5
- Proposed size of allocation unviable. Larger site proposed for allocation offering capacity for large scale modern warehousing, not currently provided for in Draft Plan & opportunity for more meaningful structural landscaping/ Green Infrastructure (GI)

Objection comments

Key concerns identified:

- Greenfield development
- Further detract from Severn Valley corridor and approach to Gloucester
- Site allocation text should specifically reference the need to safeguard the efficient and effective operations of adjacent existing permitted / allocated waste management infrastructure

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site, as an extension to an existing high value key employment site, is in accordance with the development strategy for strategic employment growth and there are no overriding constraints preventing allocation. A southerly extension to the site will provide a more deliverable footprint for the development. Supporting text wording includes requirements for the development to ensure a high quality of design and landscaping that minimises any potential visual impacts upon the heritage assets and their immediate settings at adjacent Haresfield and wider views from the AONB escarpment. Additional wording will ensure that adjoining waste management infrastructure is safeguarded. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

G1 South of Hardwicke

Support comments

Support as a good location for strategic growth with sustainable transport access, including public transport connections, to employment, facilities and services and potential to reduce commuting by car.

Key issues identified:

- Development should include provision of community facilities, including access to waterspace, linked to the Gloucester and Sharpness Canal, and improved facilities for Hardwicke Rangers Youth Football Club
- Will require highway capacity improvements to M5 Junction 12 with A38 and surrounding road network in association with robust Travel Plans to reduce commuting on the M5
- Development should provide high quality bus facilities on the A38 Bristol Road maximising active travel and facilitated 'last mile' access
- Development should deliver significant GI improvements and active travel connections with key linkages to the Gloucester and Sharpness Canal towpath, planned station at Hunts Grove and local strategic employment sites



- High sewerage risk and surface water drainage will require further modelling to assess scope of any capacity improvements and potential need for upgrades as part of an overarching area drainage strategy
- Subject to full ecological appraisal to determine presence of national priority habitat, impact on protected species and necessary mitigation with delivery of GI to Building with Nature standards

Objection comments

Key concerns identified:

- Greenfield development and associated loss of farmland, wildlife habitat and rural character
- Scale of development and impact on Hardwicke village and local community
- Potential risk to deliverability due to proximity to other strategic allocation proposals at PS30 Hunts Grove Extension and G2 Land at Whaddon
- Role in meeting evidenced need for additional housing south of Gloucester
- Impact on peak hour capacity of M5 Junction 12
- Capacity of local infrastructure, facilities and services
- Surface water flooding and potential impacts of pollution to Shorn Brook, including protected species
- Impact on heritage assets including Grade II listed St Nicholas Church

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that this site is appropriate for allocation in the Local Plan. The wording of the policy and supporting text seeks to address specific concerns raised during consultation.

A hybrid development strategy based upon concentrated development at our main towns and well located new settlements performs much better than dispersal options. This strategic housing development will contribute to the District's housing needs at a location which maximises the potential for residents to use active travel and public transport to access jobs, services and facilities.

The site performs relatively well in the Sustainability Appraisal against reasonable alternatives, using a range of sustainability objectives. The Habitats Regulation Assessment has not identified any issues or impacts on biodiversity sites which are not capable of mitigation.

Whilst there are constraints, including impacts on local heritage, flood risk and gas mains on-site, these are capable of mitigation through layout and design measures. Strategic landscaping buffers around the site and a strong design code will prevent adverse impacts on the countryside and Sharpness & Gloucester Canal.

Whilst the site is close to the edge of Gloucester, the site is directly related to the Tier 3a village of Hardwicke and development will provide a new local centre for the village and enhance other community services and facilities identified within the Neighbourhood Plan.

There are also positive benefits related to opportunities to remove through traffic from local rural lanes, proximity to the A38 and the ability to connect to strategic bus services and proximity to jobs, services and facilities within the local area.

The transport assessment work has identified no major issues and opportunities for sustainable transport measures and contribution to highway mitigation works to address traffic and safety issues. The Infrastructure Delivery Plan has identified no major issues which cannot be addressed.

The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation. The scale of growth required in the District means that a number of strategic sites will be in delivery at the same time. The range of types of sites, locations, different promoters and delivery mechanisms will ensure there is no market saturation.

Whaddon

G2 Land at Whaddon

Support comments

Support as a good location for strategic growth with sustainable transport access, including public transport connections, to employment, facilities and services and potential to reduce commuting by car.

Key issues identified:

- Will require highway capacity improvements to M5 Junction 12 and surrounding road network in association with robust Travel Plans to reduce commuting on the M5
- Development should be designed to maximise opportunities for the use of sustainable transport options, including bus services and active travel links, and improve connectivity across the railway line
- Development should be phased to ensure early delivery of sustainable transport choices
- High sewerage risk will require further modelling to assess scope of any capacity requirements in addition to the existing growth scheme for the south of Gloucester
- Will need to include any required mitigation due to increased risk from increased use of the Brookthorpe footpath level crossing
- Will require noise and air pollution mitigation
- Subject to full ecological appraisal with delivery of GI to Building with Nature standards including the potential to enhance the identified wildlife corridor linking Robinswood Hill Local Wildlife Site to wider countryside
- Impact on heritage assets, including Grade II* listed St May's Church should be mitigated with regard to SALA Heritage Impact Appraisal recommendations

Objection comments



Key concerns identified:

- Greenfield development and associated loss of farmland, wildlife habitat and rural character
- Scale of development and capacity of local infrastructure, facilities and services
- Potential risk to deliverability due to proximity to other strategic allocation proposals at PS30 Hunts Grove Extension and G1 Land south of Hardwicke
- Role in meeting evidenced need for additional housing south of Gloucester Impact on peak hour capacity of M5 Junction 12
- Additional flood risk from development within functional floodplain
- Impact on protected species
- Visual impact on setting of Cotswolds AONB
- Impact on heritage assets

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that this site is appropriate for safeguarding to meet the needs of Gloucester City in the Local Plan. The wording of the policy and supporting text seeks to address specific concerns raised during consultation.

This site is not associated with any established Stroud settlement set out within the settlement hierarchy. However, the site relates well to the urban edge of Gloucester and this site offers the potential to contribute to Gloucester City's housing needs at a location which maximises the potential for residents to use active travel and public transport to access jobs, services and facilities.

The site performs relatively well in the Sustainability Appraisal against reasonable alternatives, using a range of sustainability objectives. The Habitats Regulation Assessment has not identified any issues or impacts on biodiversity sites which are not capable of mitigation.

Whilst there are constraints, including proximity to M5, Cotswolds escarpment and impacts on local heritage and flood risk, these are capable of mitigation through layout and design measures. Strategic landscaping buffers will protect local amenity and adverse impacts on the AONB, accessible natural green space along Daniels Brook will assist with addressing wider flood risk in the area and a sensitive layout and design approach will conserve local heritage assets including Whaddon Church.

There are also positive benefits related to proximity to the A4173 and the ability to connect to strategic bus services and proximity to jobs, services and facilities within the local area.

The transport assessment work has identified opportunities for sustainable transport measures and contribution to highway mitigation works to address traffic and safety issues. The Infrastructure Delivery Plan has identified no major issues which cannot be addressed.

The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation. The scale of growth required in the District means that a number of strategic sites will be in delivery at the same time. The range of types of sites,

locations, different promoters and delivery mechanisms will ensure there is no market saturation.



The Berkeley Cluster

Berkeley

PS33 Northwest of Berkeley

Support comments

Support for small scale extension to existing settlement to meet local housing needs with opportunities to deliver community facilities and improvements to local infrastructure.

Key issues identified:

- Development should deliver improved sustainable transport options including public transport, pedestrian and cycle links and support for Vale of Berkeley Heritage Railway.
- Will require further assessment of capacity at the downstream pumping station (14388)
- Will require full ecological appraisal

Objection comments

Key concerns identified:

- Combined scale of development at PS34 Sharpness Docks, PS35 Land at Focus School, Wanswell and PS36 New settlement at Sharpness
- Greenfield development and associated loss of agricultural land, countryside and natural habitat.
- Car dependent development, remote from transport corridors and employment
- Impact on local and strategic highway network including traffic congestion
- Inadequate local infrastructure, services and facilities
- Impact on highway safety using rural lanes and designated National Cycle Route 41
- Local surface water flooding and increased floodrisk
- Poor housing sales within local area

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The site is located at Berkeley and would be in accordance with the development strategy. The site performs better than alternative locations around the settlement edge in terms of landscape sensitivity. Whilst there are constraints, including flood risk, development will provide a landscaped park to include flood risk attenuation and enhancements to support local biodiversity particularly connections to The Fishers woodland north of the site. The site will provide walking and cycling routes connecting to the local network and is close to main bus routes into Berkeley centre. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

Newtown & Sharpness

PS34 Sharpness Docks

Support comments

Support for continued allocation and brownfield regeneration with opportunities for commercial and tourism development linked to the operational docks

Key issues identified:

- Impact on the Severn Estuary designated SAC, SPA and Ramsar site, Sharpness Docks Local Wildlife site and national priority species will require a detailed Environmental Impact Assessment before any decision is taken as to whether land is suitable for development.
- Development should be linked to local highway improvements and improved accessibility to A38 corridor.
- Development should deliver improved sustainable transport options including public transport, pedestrian routes and support for Vale of Berkeley heritage railway.
- Flood risk will require sequential test modelling
- Will need to include any required mitigation due to increased risk from increased use of Oldminster footpath level crossing
- Development will need to safeguard the efficient and effective operations of the working port and existing, permitted waste management infrastructure.

Objection comments

Key concerns identified:

- Scale of development and impact on local amenity, services and facilities
- Greenfield development and associated loss of natural habitats and rural setting of the canal.
- Area should be prioritised for recreation, tourism, natural flood management and to deliver Biodiversity Net Gain offset from other allocations
- Potential risk to deliverability due to proximity to other strategic allocation proposals
- Inadequate highway infrastructure and public transport access
- Flood risk
- Located within potential blast zone
- Impact on working port and future growth potential
- Ecological impact on designated sites and protected species from new development, flood protection and increased recreational pressure
- Impact on heritage assets



Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that this site is appropriate for allocation in the Local Plan.

The site is an existing allocation within the current adopted Local Plan and has been thoroughly assessed previously through the process of examining that Plan.

The site performs relatively well in the Sustainability Appraisal against reasonable alternatives, using a range of sustainability objectives. The Habitats Regulation Assessment has identified potential impacts on Severn Estuary designations but the policy and supporting text require substantial mitigation measures to ensure there are no significant impacts and potential benefits from allocation.

Whilst there are constraints, including flood risk, land contamination and proximity to a working port, these are capable of mitigation through layout and design measures. There has been detailed work on layout matters to ensure that development will be safe from any potential safety incidents at the southern Docks. The housing is specifically required to deliver the leisure and tourism led vision for the northern Sharpness Docks. The vision will positively enhance heritage assets within the area.

There are positive benefits related to the regeneration of the Berkeley/Sharpness area, with the regeneration of the Sharpness Docks complementing the regeneration of the former Berkeley Power Station for employment uses and the proposed new settlement, with the promoters working with the Berkeley Vale Railway to bring back passenger services to the Sharpness Branchline for both tourism and commuting purposes. An enhanced rail branch line also provides the opportunity to achieve a freight railhead at the Docks.

The transport assessment work has identified a range of highway mitigation measures to ensure traffic and safety issues can be addressed and also opportunities for sustainable transport measures to provide realistic options to the use of the private car. The Infrastructure Delivery Plan has identified no major issues which cannot be addressed.

The Canal and River Trust is actively delivering its vision for Sharpness and a current planning application is at an advanced stage within the decision making process.

PS35 Land at Focus School, Wanswell

Support comments

Support for small scale brownfield redevelopment to meet local housing needs with opportunities to deliver community facilities and improvements to local infrastructure.

Key issues identified:

- Development should deliver improved sustainable transport options including public transport, pedestrian and cycle links between Wanswell and Berkeley and support for Vale of Berkeley Heritage Railway

- Will require further assessment of capacity at the downstream pumping station (15432)
- Will require full ecological appraisal
- Potential for expansion to include adjoining parcel of land and other available land owned by TBE (The Berkeley Estate)

Objection comments

Key concerns identified:

- Combined scale of development with PS33 Northwest of Berkeley, PS34 Sharpness Docks and PS36 New settlement at Sharpness
- Loss of school site and associated playing fields
- Overdevelopment of site including greenfield development
- Inadequate local infrastructure and employment
- Impact on highway safety using rural lanes and designated National Cycle Route 41
- Poor housing sales within local area

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The site is located at Wanswell and would contribute to the provision of facilities associated with the proposed new settlement and would therefore be in accordance with the development strategy. Redevelopment of previously developed land for housing provides the opportunity to safeguard and improve existing open space on site to meet the recreational needs of the new community. Redevelopment can be accommodated without impacts on highway safety and development can connect to existing walking and cycling routes to Berkeley and the wider local area. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

PS36 South and east of Newtown and Sharpness

Support comments

Support for Garden Village development, incorporating exemplar carbon neutral technologies, delivering strategic road, rail, and public transport connectivity and opportunities for growth linked to Berkeley Green UTC science and technology hub and canal related tourism.

Key issues identified:

- Impact on the Severn Estuary designated SAC, SPA and Ramsar site and national priority species will require a detailed Environmental Impact Assessment before any decision is taken as to whether land is suitable for development. The site includes two known areas of priority habitat which must be retained and expanded as part of the delivery of GI to Building with Nature standards
- Subject to sensitive phasing of new homes, infrastructure and local employment



- Will require improvements to M5 J14
- Development should deliver improved sustainable transport options, pedestrian and cycle routes including the Severn Way and Vale of Berkeley heritage railway
- Will require flood risk mitigation including the potential for managed realignment of the tidal flood defences along the Severn Estuary frontage of the site in consultation with the Severn Estuary Coastal Group
- Will need to include any required mitigation due to increased risk from increased use of Oldminster footpath level crossing
- High sewerage risk: Existing capacity not available and will require further assessment of potential for capacity improvements within existing environmental constraints and impacts from proximity to sewage treatment works

Objection comments

Key concerns identified:

- Coalescence of Berkeley, Sharpness, Wanswell and Brookend and associated rural hamlets
- Scale of development and impact on local amenity, services and facilities including secondary school provision
- Scale of proposed Phase 2 development beyond Plan period
- Combined scale of development with PS33 Northwest of Berkeley, PS34 Sharpness Docks and PS35 Land at Focus School, Wanswell and in conjunction with strategic allocations PS24 West of Draycott and PS37 New settlement at Wisloe
- Greenfield development and associated loss of agricultural land, countryside and natural habitats including wildfowl feeding grounds associated with Slimbridge WWT
- Insufficient proposed employment
- Impact on local and strategic highway network including traffic congestion and role of A38 as motorway relief road
- Car dependent development, remote from transport corridors and local and regional centres of services and employment
- Impact on highway safety using rural lanes and designated National Cycle Route 41
- Deliverability and viability concerns regarding public transport provision and proposed rail link
- Increased floodrisk
- Public safety implications from proximity to former Berkeley Power Station site and impact on operational requirements of the Nuclear Decommissioning Authority and Magnox
- Impact on Severn Estuary SAC, SPA and Ramsar site, Slimbridge WWT and protected species from new development, flood protection and increased recreational pressure
- Impact on the Sharpness Canal, Severn Way and Severn Estuary landscapes

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that this site is appropriate for allocation in the Local Plan. The wording of the policy and supporting text seeks to address specific concerns raised during consultation.

A hybrid development strategy based upon concentrated development at our main towns and well located new settlements performs much better than dispersal options. This new settlement, developed in accordance with Garden City principles, will contribute to the District's housing and employment needs at a location which maximises the potential for residents to use active travel and public transport to access jobs, services and facilities.

The site performs relatively well in the Sustainability Appraisal against reasonable alternatives, using a range of sustainability objectives. The Habitats Regulation Assessment has identified potential impacts on Severn Estuary designations but the policy and supporting text will require substantial mitigation measures to ensure there are no significant impacts and potential benefits from allocation.

Whilst there are constraints, including flood risk, landscape and biodiversity impacts, these are capable of mitigation through layout and design measures. Infrastructure improvements relating to drainage and flood risk will also benefit existing residents within the area. The new settlement is being designed with strategic landscaping buffers, a network of multifunctional Green Infrastructure and with a strong design code to protect the separate character and identity of Berkeley, Sharpness, Wanswell, Brookend and rural hamlets. The site will have no adverse impact on the operational requirements of the Nuclear Decommissioning Authority and Magnox.

There are positive benefits related to the regeneration of the Berkeley/Sharpness area, with the new settlement complementing and supporting existing regeneration initiatives at Sharpness Docks and the former Berkeley Power Station. The development of 10 hectares of employment land will complement the growing employment opportunities at the Gloucestershire Science and Technology Park and adjacent to Sharpness Docks. Proximity to the historic market town of Berkeley will provide services and facilities for the new community in the early years and support the vitality and viability of the market town, whilst the final range of services and facilities at the new settlement will benefit existing communities, once established. There is a particular opportunity to provide passenger services on the Sharpness rail branch line.

The transport assessment work has identified a range of highway mitigation measures to ensure traffic and safety issues can be addressed and also opportunities for sustainable transport measures to provide realistic options to the use of the private car. The Infrastructure Delivery Plan has identified no major issues which cannot be addressed.

The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation. The scale of growth required in the District means that a number of strategic sites will be in delivery at the same time. The range of types of sites,



locations, different promoters and delivery mechanisms will ensure there is no market saturation.

Wisloe

PS37 Land at Wisloe

Support comments

Support for Garden Village development, incorporating exemplar carbon neutral technologies, delivering enhanced strategic public transport provision, including improvements to Cam and Dursley Station, and high quality cycling and walking links across the M5 motorway and mainline railway.

Key issues identified:

- Subject to no negative impacts on the Severn Estuary SPA and delivery of GI to Building with Nature standards
- Subject to sensitive phasing of new homes, infrastructure and local employment
- Will require improvements to M5 J14
- Opportunity to provide shuttle bus service to Slimbridge WWT
- Will need to include any required mitigation due to increased risk from increased use of the level crossings Dursley 28 Level crossing – footpath crossing and Slimbridge 46 Level Crossing.
- WWU high pressure gas pipeline will influence masterplanning of site
- Development will be required to minimise the exposure of noise-sensitive receptors to strategic traffic including a landscape buffer and acoustic bund to be located to avoid encroachment onto highway land associated with the Strategic Rail Network
- Development will require a new pumping station to pump sewage flows directly to Coaley Sewage Treatment Works. Potential high surface water drainage risk outside the scope of existing growth scheme
- Development should include tree planting to minimise the impact of development when viewed from the Cotswolds AONB and should be designed not to obscure sight of the iconic Slimbridge Church spire
- Will require archaeological evaluation

Objection comments

Key concerns identified:

- Fails to satisfy Garden Village principles or requirements
- Coalescence of Slimbridge, Cam and Gossington parishes and associated rural hamlets
- Greenfield development and associated loss of agricultural land, countryside and natural habitats including wildfowl feeding grounds associated with Slimbridge WWT
- Scale of development and impact on local amenity, services and facilities



- Insufficient proposed employment
- Overdevelopment and potential risk to deliverability due to proximity to proposed strategic allocations at PS24 West of Draycott and PS36 New settlement at Sharpness
- Impact on local and strategic highway network including traffic congestion and role of A38 as motorway relief road
- Impact on highway safety crossing A38 and using rural lanes
- WWU High pressure gas main – public safety and development capacity constraints
- Local sewage and surface water flooding and increased flood risk
- Noise and air pollution from proximity to M5 motorway and mainline railway
- Detrimental impact on the Cotswolds AONB, Cotswold Way and Severn Estuary landscapes
- Impact on Severn Estuary SAC, SPA and Ramsar site and protected species from development and increased recreational pressures
- Impact on archaeological assets

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that this site is appropriate for allocation in the Local Plan. The wording of the policy and supporting text seeks to address specific concerns raised during consultation.

A hybrid development strategy based upon concentrated development at our main towns and well located new settlements performs much better than dispersal options. This new settlement, developed in accordance with Garden City principles, will contribute to the District's housing and employment needs at a location which maximises the potential for residents to use active travel and public transport to access jobs, services and facilities.

The site performs relatively well in the Sustainability Appraisal against reasonable alternatives, using a range of sustainability objectives. The Habitats Regulation Assessment has not identified any issues or impacts on biodiversity sites which are not capable of mitigation.

Whilst there are constraints, including proximity to the M5 motorway and gas mains on-site, these are capable of mitigation through layout and design measures. Strategic landscaping buffers around the site and a strong design code will prevent physical and visual coalescence with neighbouring villages.

There are positive benefits related to proximity to Cam & Dursley station with opportunities to improve access to the station for walkers and cyclists, opportunities to link the Uley-Dursley-Cam Greenway with the Sustrans route at Slimbridge, the ability to connect to bus services along the A4135 and A38 and relative proximity to jobs, services and facilities at Cam & Dursley.

The transport assessment work has identified no major issues and opportunities for sustainable transport measures and modest highway mitigation works to address traffic and safety issues. The Infrastructure Delivery Plan has identified no major issues which cannot be addressed.

The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation. The scale of growth required in the District means that a number of strategic sites will be in delivery at the same time. The range of types of sites, locations, different promoters and delivery mechanisms will ensure there is no market saturation.

The Severn Vale

Frampton on Severn

PS44 Northwest of Whitminster Lane

Support comments

Support for small sustainable extension to existing village with opportunities to address specific local housing pressures and improved community facilities.

Key issues identified:

- Presence of overhead power lines
- Will require full ecological appraisal

Objection comments

Key concerns identified:

- Greenfield development and associated coalescence with Oatfield
- Impact on capacity of local services and facilities
- Access - potential conflict with access to doctor's surgery and playing field carpark, lack of public footpath/ cyclepath along Whitminster Lane
- Significant site constraints including overhead power lines, public footpaths, foul and surface water drainage issues

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that part of the site is appropriate for allocation in the Local Plan. The site area has been reduced to retain appropriate separation between Frampton and Oatfield, protect the rural setting of the adjacent Industrial Heritage Conservation Area and minimise the loss of agricultural land. The location of the site as a sustainable extension to Frampton on Severn, a Tier 3a settlement, is in accordance with the development strategy. Whilst there are constraints, including overhead power lines, public footpaths and the relationship with adjacent development, which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. Consultees raised issues relating to foul and surface water drainage and appropriate community and open space provision which will be addressed at the masterplanning and planning application stages. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

The Severn Vale - Whitminster

PS45 Land west of Upton's Gardens

Support comments

Support for small sustainable extension to existing village and as an opportunity for SME builders

Key issues identified:

- Will require full ecological appraisal to determine presence of priority habitat and development suitability
- Impact on heritage assets and their mature landscaped setting

Objection comments

Key concerns identified:

- Impact on sewerage/ water treatment capacity at Frampton on Severn
- Impact on the Frome Valley and associated Key Wildlife Site

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site as a small sustainable extension to Whitminster, a Tier 3a settlement, is in accordance with the development strategy. Whilst there are specific site issues, including impacts on designated heritage assets, wider landscape setting and local biodiversity, which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. Consultees raised issues relating to foul and surface water drainage which will be addressed at the planning application stage. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

PS46 Land west of School Lane

Support comments

Support for sustainable extension to existing village well related to existing development and local services and facilities.

Key issues identified:

- High or medium risk to the sewer network will require further modelling to assess scope for any sewerage capacity improvements at Frampton Sewage Treatment Works
- Will require full ecological appraisal

Objection comments



Key concerns identified:

- Impact on sewerage/ water treatment capacity at Frampton on Severn
- Impact on the Frome Valley and associated Key Wildlife Site

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site as a sustainable extension to Whitminster, a Tier 3a settlement, is in accordance with the development strategy. Whilst there are specific site issues, including public footpaths, and impacts on the wider landscape setting and local biodiversity, which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. Consultees raised issues relating to foul and surface water drainage which will be addressed at the planning application stage. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.



Wotton Cluster

Kingswood

PS38 South of Wickwar Road

Support comments

Support for small scale development within Wotton Cluster with potential to address local housing needs and deliver local community benefits.

Key issues identified:

- Will require full ecological appraisal to determine presence of protected and priority species and development suitability
- Kingswood School capacity and potential for improvements, including provision of open space, alongside primary school capacity within wider planning area
- Improvements to pedestrian safety within Kingswood village and wider linkages to KLB School and Wotton under Edge
- Access onto B4060 Wickwar Road and associated local highway improvements
- Further assessment of cumulative development impacts on sewer capacity and liaison with Wessex Water required

Objection comments

Key concerns identified:

- Greenfield dormitory development
- Insufficient capacity at Kingswood School and limited capacity within wider planning area
- Future secondary school capacity at KLB School
- Distance and route for primary age pupils to access schools in Wotton Under Edge
- Lack of suitable, safe, sustainable transport choices to access primary schools and other local services and facilities in Wotton Under Edge
- Impact on traffic and parking congestion in Wotton Under Edge
- Inadequate infrastructure and local facilities to cope with additional new development
- Access and highway safety concerns within Kingswood village and wider linkages to Wotton under Edge
- Access to site and potential capacity

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site as a sustainable extension to Kingswood, a Tier 3a settlement, is in accordance with the development strategy. Consultees raised significant concerns regarding insufficient capacity at Kingswood School to cater for additional development together with wider school capacity issues and safe sustainable access to

Wotton under Edge. The Council considers that the proposed scale of development can be justified to meet Kingswood's local housing need for the Plan period, necessary to sustain the settlement's role, function and community vitality, and that moderate, planned growth will support the delivery of sustainable accessible pedestrian and cycling improvements within Kingswood and the wider local area, including the Wotton – Charfield – Kingswood Greenway. The County Council has indicated that there is existing capacity at local schools within Wotton. Whilst there are other constraints including impacts on local biodiversity, which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. Consultees raised issues relating to access, open space and site capacity issues which will be addressed at the masterplanning and planning application stages. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

PS47 Land west of Renishaw New Mills

Support comments

Support for high quality employment growth and training opportunities as an extension to the existing key employment site at Renishaw New Mills with opportunities to support delivery of the Wotton – Charfield – Kingswood Greenway and wider sustainable transport choices.

Key issues identified:

- Should be linked to highway/ sustainable transport improvement contributions to M5 Junction 14, Charfield Station and delivery of section of the Wotton – Charfield – Kingswood Greenway
- Access should provide an improved roundabout junction with the B4058 including a bus stop pick-up area
- The northern part of the site is within the flood zone and will require flood protection
- Sewerage requirements for significant length of off-site sewer or potential watercourse crossing
- Will require detailed ecological appraisal and natural habitat buffer to Marlees Brook
- Impact on Lower Barns Farm and Renishaw New Mills listed buildings should be mitigated in accordance with SALA Heritage Impact Appraisal recommendations
- Will require native planted structural landscaping to integrate development into rural location

Objection comments

Key concerns identified:

- Greenfield development and associated loss of agricultural land
- Impact on local and strategic road network at M5 Junction 14
- Visually sensitive countryside location



Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site, as an extension to an existing high value key employment site, is in accordance with the development strategy for strategic employment growth and there are no overriding constraints preventing allocation. The policy wording includes detailed requirements for the development brief to address site specific issues raised by consultees, including impacts on designated heritage assets, landscape setting and local biodiversity, together with wider requirements associated with strategic development to meet the District's needs regarding infrastructure provision, promoting transport choice and accessibility and enhancing sustainable travel opportunities for all. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

The Cotswold Cluster

Painswick

PS41 Washwell Fields

Support comments

Support for additional housing in this location subject to the resolution of key issues.

Key issues identified:

- Restrictive covenant limiting developable area
- Provision of a safe and suitable access
- Will require full ecological appraisal

Objection comments

Key concerns identified:

- Greenfield development and associated loss of meadow habitat
- Deliverability concerns due to restrictive covenant
- Lower Washwell Lane unsuitable as an access to further development
- Additional traffic adding to local congestion and pedestrian/ vehicle conflict
- Increased recreational pressure on Cotswold Beechwoods SAC
- Visual impact within the Cotswolds AONB

Council's response

Having considered all consultation responses, background evidence, assessment work and reasonable alternatives, the Council considers that the site is appropriate for allocation in the Local Plan. The location of the site as a small extension to Painswick, a Tier 2 settlement, is in accordance with the development strategy. Consultees raised the principle of development within the AONB as a significant constraint, including concerns about scale, landscape impact and the existence of a restrictive deed of covenant on part of the site. However, the Council considers the points of principle can be justified, and potential impacts can be avoided, minimised and mitigated. The Council considers that the proposed scale of development can be justified as proportionate and specific to Painswick's local housing need (that is need arising from within the AONB here identified in 2020, which cannot be met elsewhere) and that moderate, planned growth is necessary to sustain the settlement's role, function and community vitality. Whilst consultees raised issues relating to ecological impacts, traffic generation, pedestrian/vehicle conflict and visual impacts, these matters can be addressed at the planning application stage and through policy wording limiting the developable area to avoid part of the site subject to the restrictive deed of covenant and establishing the need for ecological appraisal at an appropriate time of year. There are no overriding constraints preventing allocation. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.

Alternative sites

As part of the 2019 Draft Plan consultation, the Council asked whether people would like to promote alternative sites for consideration.

General suggestions for the location of alternative sites for allocated development to meet the District's needs for the plan period included:

- All Tier 3 and Tier 4 settlements
- Land between the A38 & M5
- East of M5 between J12 and J13
- Empty shops in cities
- Previously rejected sites assessed through the Strategic Assessment of Land Availability (SALA) process
- Brownfield sites
- Neighbourhood Plan sites
- Land south of Ebley bypass, Stonehouse

In addition, the table below lists specific sites suggested that have previously been assessed through the SALA process or potential sites (PS) previously consulted on in the Emerging Strategy consultation paper 2018. A list of suggested new sites, not previously assessed, can be viewed on the SALA page of the Council's website and have been assessed and reported on in the SALA New Sites Update Report October 2020, available on the Council's website at [www.stroud.gov.uk/strategic Assessment of Land Availability \(SALA\)](http://www.stroud.gov.uk/strategic%20Assessment%20of%20Land%20Availability%20(SALA)).

Settlement	Suggested alternatives
The Stroud Valleys	
Amberley	No alternative sites suggested
Brimscombe & Thrupp	BRI002, BRI015
Chalford	No alternative sites suggested
Horsley	No alternative sites suggested
Manor Village	No alternative sites suggested
Minchinhampton	MIN002, MIN003, MIN011, MIN016
Nailsworth	No alternative sites suggested
North Woodchester	No alternative sites suggested
Stroud	STR002, STR017, STR024, STR032, STR046
Whiteshill & Ruscombe	No alternative sites suggested
The Stonehouse Cluster	
Eastington (Alkerton)	EAS009, EAS011, EAS013, EAS014, EAS016, EAS17, EAS020
Kings Stanley	KST002/ PS15
Leonard Stanley	No alternative sites suggested
Stonehouse	STO06, STO014, STO015, STO017
Cam & Dursley	
Cam	CAM010, CAM011, CAM015, CAM016, CAM018, CAM021, CAM028, CAM024
Coaley	No alternative sites suggested

Dursley	DUR002, PS26, PS29
Uley	No alternative sites suggested
The Gloucester Fringe	
Hardwicke	HAR013, HAR014, HAR018
Haresfield	HFD005, HFD011, HFD012
Upton St Leonards	UPT012
The Berkeley Cluster	
Berkeley	BER008
Newtown & Sharpness	No alternative sites suggested
Slimbridge	No alternative sites suggested
Wisloe	CAM0015, CAM016
Severn Cluster	
Frampton on Severn	FRA001
Whitminster	WHI001, WHI002, WHI007, WHI008, WHI010
The Wotton Cluster	
Kingswood	KIN001, KIN007, KIN008, KIN013, KIN014, PS39
North Nibley	NIB004, NIB005
Wotton-under-Edge	WUE001
The Cotswold Cluster	
Bisley	No alternative sites suggested
Oakridge Lynch	No alternative sites suggested
Painswick	PAI002, PAI012, PAI013

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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visit www.stroud.gov.uk/localplanreview



Stroud District Local Plan Review

Additional Housing Options Consultation Report

April 2021

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Planning
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1. Introduction

- 1.1 In November 2019, the Council published and carried out consultation on the Stroud District Council Local Plan Review: Draft Plan for Consultation. The Draft Plan sets out the preferred development strategy for meeting the District's growth needs for the period to 2040 based on a minimum housing requirement of 638 homes per annum calculated under the Government Standard Method. A separate report analysing responses to the Draft Plan consultation is available to view on the Council's website at [www.stroud.gov.uk/Stroud District Local Plan review](http://www.stroud.gov.uk/Stroud-District-Local-Plan-review).
- 1.2 In August 2020, the Government published a consultation document proposing changes to the method for calculating the minimum housing requirement for each local authority area in the country. This revised standard method proposed increasing the requirement for Stroud District from 638 homes per annum to 786 homes per annum and a need to plan for a potential additional 1,050 – 2,400 homes between now and 2040.
- 1.3 In response to these changes, in October 2020 the Council carried out a focused consultation on additional housing options for consideration as part of the Local Plan Review should the potential need for additional land within the District for housing be confirmed. This report provides an overview of the public consultation including quantitative analysis and summaries of public comments submitted in response to the Additional Housing Options consultation paper October 2020. A Council response to issues raised details how comments have been taken into account in the Pre-submission Plan.

2. Additional housing options consultation

Consultation document

- 2.1 The document sets out the spatial and additional site options available if it is necessary to identify additional housing land and seeks views on where additional housing land should be found and whether and where a reserve housing supply should be identified in the event that we need it in the future.

COVID-19 impact

- 2.2 Temporary changes to the Council's Statement of Community Involvement (SCI) were adopted on the 28 March 2019 in the light of the COVID-19 pandemic and included amended consultation arrangements.
- 2.3 The consultation was primarily carried out online with particular steps taken to enhance local publicity, ensure access to the consultation for those without internet access and provide further explanation of the specific nature of the consultation as part of the Local Plan Review.
- 2.4 The paper was published on the Council's website, [www.stroud.gov.uk/Stroud District Local Plan review](http://www.stroud.gov.uk/Stroud%20District%20Local%20Plan%20review) along with links to a range of background information and relevant online resources.
- 2.5 Public consultation on the additional housing options took place over a period of eight weeks from 21st October until 16th December 2020.

Making representations

- 2.6 Feedback on the Additional Housing Options consultation paper was invited across a range of formats:
- By online questionnaire
 - By email
 - By letter
 - An online call for sites: site submission form

Publicity and notification



- 2.7 The eight-week consultation was advertised in the local press in October 2020 and was also the subject of additional media coverage online and in print. Social media publicity of the Additional Housing Options press release achieved a reach of 7,350 on Facebook. The consultation was publicised in the Council's eNews November 2020 to promote wider awareness of the consultation across the Council.
- 2.8 Notification of the consultation, including a PDF leaflet advertising the consultation and invitation to request printed leaflets to display, was emailed to all town and parish councils and public deposit points to provide local publicity of the consultation. The leaflet included publicity of a dedicated telephone hotline number to request a hard copy of the consultation document in the post for anyone interested in responding but genuinely unable to access the consultation online. Additional printed fliers were provided to Moreton Valence Parish Council and Whitminster Parish Council to be delivered around local communities closest to proposed growth points PGP 1 Land at Grove End Farm, Whitminster and PGP 2 Broad location at Moreton Valence/ Hardwicke publicising the consultation arrangements.
- 2.9 Local members received an email notifying them of the consultation and hotline arrangements for constituents unable to access the consultation document online.
- 2.10 Email notification was also sent to all statutory consultees, together with interest groups, local organisations, businesses, land agents, developers and local residents signed up to the Planning Strategy consultation database, to be kept informed of the Local Plan process.

Public engagement

- 2.11 In line with the Council's revised Statement of Community Involvement (SCI) and COVID-19 restrictions, consultation methods were adapted to promote the consultation, engage with interested parties and reach out to residents without online access to the consultation document.
- 2.12 In addition to the telephone hotline number to request a hard copy of the consultation document in the post, the following measures were included to support understanding and promote awareness of the additional housing options focused consultation:

Audio visual presentation

- 2.13 A short 3-part PowerPoint presentation was available online, providing an audio visual explanation of the consultation document, spatial options and potential sites and how to respond to the consultation.

Neighbourhood wardens

- 2.14 The Council's Neighbourhood Wardens across the District were engaged to promote the public consultation in local communities; including displaying leaflets, having a hard copy of the consultation document available for residents and passing on document requests using the hotline number to help support residents without online access.

Social media

- 2.15 A continued social media presence, to promote public engagement throughout the eight-week consultation period, included:
- A Facebook post highlighting the last few days to comment on the Additional Housing Options consultation and where we should plan new homes in the District achieved a reach of 2,200.
 - Twitter, published #Stroud2040 content throughout the consultation period, achieved 12,330 impressions and a top tweet of 3, 390 impressions highlighting the last few days of the consultation period.

Town and Parish Councils

- 2.16 Town and Parish Councils with a site listed in the consultation document located within their parish were invited to arrange a virtual meeting with officers to discuss proposals. Meetings were held with the following parish councils:

Hardwicke Parish Council
Moreton Valence Parish Council
Whitminster Parish Council

- 2.17 All Town and parish Councils were invited to an online workshop, held via Zoom, on 7th December 2020 including officer presentations on the Local Plan spatial strategy options, the potential additional housing options and an introduction to possibly using reserve housing sites in the Local Plan. Breakout groups, facilitated by Planning Strategy officers, took part in structured discussions on the advantages and disadvantages of the different spatial strategy options for accommodating additional housing followed by consideration of the merits, disadvantages and potential triggers for including reserve housing sites.

- 2.18 A list of the 23 Town and Parish Councils represented is provided in the table below:

Town/Parish Council

Bisley with Lypiatt Parish Council
Cainscross Parish Council
Dursley Town Council
Eastington Parish Council
Frampton Parish Council

Minchinhampton Parish Council
Moreton Valence Parish Council
North Nibley Parish Council
Nympsfield Parish Council
Pitchcombe Parish Council



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Hamfallow Parish Council
Hardwicke Parish Council
Haresfield Parish Council
Hinton Parish Council
Horsley Parish Council
Kingswood Parish Council
Leonard Stanley Parish Council

Rodborough Parish Council
Slimbridge Parish Council
Standish Parish Council
Stonehouse Town Council
Whitminster Parish Council
Wotton-under-Edge Town Council



3. Overview of the responses

Level of Response

- 3.1 In total, 356 respondents submitted their comments on the Additional Housing Options consultation. Responses were received from a variety of stakeholders including individuals, town and parish councils, statutory and non-statutory organisations, landowners and developers and local community groups. The majority (72%) of responses submitted were made by individuals. The full breakdown is shown below in Figure 1.

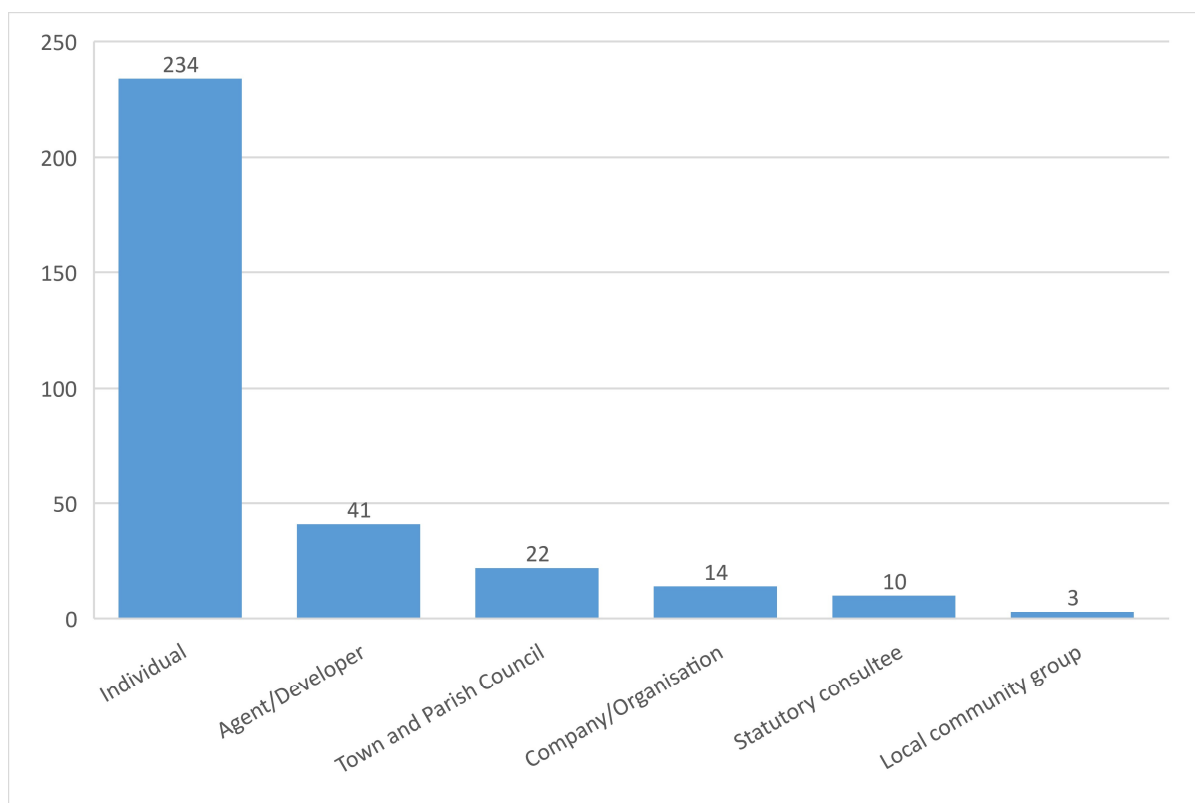


Figure 1: Type of response

- 3.2 Representations were received from 10 statutory consultees:

Canal and River Trust
Environment Agency
Gloucestershire County Council
Highways England
Historic England

Natural England
Severn Trent Water
South Gloucestershire Council
Sports England
Wessex Water

- 3.3 Representations were received from 22 town and parish councils:

Cam Parish Council
Chalford Parish Council
Dursley Town Council
Eastington Parish Council
Frampton Parish Council
Hamfallow Parish Council
Hardwicke Parish Council
Horsley Parish Council
Kingswood Parish Council
Leonard Stanley Parish Council
Minchinhampton Parish Council

Nailsworth Town Council
Rodborough Parish Council
Slimbridge Parish Council
Standish Parish Council
Stonehouse Town Council
Stroud Town Council
Uley Parish Council
Upton St Leonards Parish Council
Uley Parish Council
Upton St Leonards Parish Council
Wotton under Edge Town Council

- 3.4 Representations were received from 324 agents, developers, companies, organisations, local community groups and individuals.

Method of response

- 3.5 In order to respond to the consultation, the Council asked that all responders complete an easy to use electronic form which could be submitted online, but could also be printed, completed manually and returned. A full breakdown of responses by method can be seen in Table 2 below:

Method	No. of responses	Percent
Online form	237	67%
Email	113	31%
Letter	6	2%
Total	356	100%

Figure 2: Method of response

4. What you told us....

- 4.1 The response form was split into eleven questions grouped by themes matching the consultation document. For each of the closed questions asked, the data is presented in a table showing how many people responded with either support, object, yes or no. The answer with the most responses has been highlighted and the percentage of people who gave each answer has also been included. Where open questions were asked, a summary of the responses has been included. It should be noted that because some responders chose not to answer every question and some responders chose not to use the Councils response form, the amount of answers to each question will not add up to the total number of individual responders.

Question 1

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

Option A – Intensify	Support		Object	
	Number	%	Number	%
	137	60	89	40

Option B - Towns and villages	Support		Object	
	Number	%	Number	%
	77	33	155	67

Option C - Additional growth point	Support		Object	
	Number	%	Number	%
	109	51	104	49

Option D - Wider dispersal	Support		Object	
	Number	%	Number	%
	82	41	116	59

Option E - Would you support a hybrid	Support		Object	
	Number	%	Number	%
	158	72	61	28



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Option F - Can you suggest another strategy?

Summary of Option F responses

No new viable strategies were submitted to this question, the majority of responses were a mixture of repeating one of the above existing strategies, objection to one of the existing strategies or objecting to any new development in the district or the responder's local area.

Council's response

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 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 adopted, this new revised method would have required the Draft Local Plan to identify additional land within the District for housing. Question 1 was to consult on which strategic option responders supported if the Council was required to find additional land.

On 16 December 2020 the Government published its response to the consultation and the proposed changes to the guidance. In summary, the Government withdrew its proposals to increase the requirements for Stroud District and kept the current standard method. Which for Stroud District means reverting to the 630 homes per annum that we have been planning for through the Local Plan Review. As sufficient land has been identified to meet the minimum housing requirements the Council isn't required to provide additional land and a strategic approach isn't required. In the event of any further changes the Council has tested the different strategic options for additional land through this consultation.

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?

Summary of Question 2 responses

- A hybrid of A&C was the most named approach, with responders supporting intensification of existing main settlements as the most sustainable due to existing infrastructure, services and facilities. Responders thought that intensification first, coupled with new growth points as necessary would take pressure away from smaller towns and protect the rural character of smaller settlements and protect the local environment.
- Although not named outright A&B seemed popular, with many responders describing a hybrid approach of intensification across urban extensions and towns and villages as the best approach.
- Support for A&D was based on responders feeling that while the majority of development should be based on intensification as set out in A, some development was



required in all areas to provide housing for local people, help support existing services and give all areas a chance to grow if they wanted.

- Support for B&D was based on responders wanting to see growth in towns and villages and smaller settlements.
- Support for C&D was based on responders wanting to see a new growth point to take pressure away from existing towns and villages, but still allow some dispersal in smaller settlements.
- There was limited support for a combination of all options A-D combined, as this would allow intensification, growth in towns and villages, some new growth points and some development in smaller villages. It was felt this mix stood the most chance of success as it included all the available options.
- A number of responders didn't name any hybrid approach but stated they would support any combination that avoided development on greenfield sites, while some said they would support any hybrid that focused on improving cycling and environmental issues.
- A number of responders said they objected to any hybrid approach, reasoning that no housing should be allocated at all.

Council's response

On 16 December 2020 the Government withdrew the proposals to increase the local housing need to 786 homes per annum and reverted to the 630 homes per annum that we have been planning for through the Local Plan Review. Therefore, the Council does not need to identify additional land at this time as sufficient land has been identified to meet the minimum housing requirements. However, in the event of any further changes which do require a reserve site the Council has consulted and tested the different strategic options.

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, immediate review of the Local Plan		No, other option	
	Number	%	Number	%	Number	%
	88	37	127	54	21	9

Council's response

On 16 December 2020 the Government withdrew the proposals to increase the local housing need to 786 homes per annum and reverted to the 630 homes per annum that we have been planning for through the Local Plan Review. Therefore, the Council does not need to identify a reserve site at this time as sufficient land has been identified to meet the minimum housing

requirements. However, in the event of any further changes the Council has consulted on reserved sites.

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.

Option B – Towns and villages	Support		Object	
	Number	%	Number	%
	63	33	126	67

Option C – Additional growth point	Support		Object	
	Number	%	Number	%
	81	45	98	55

Option D – Wider dispersal	Support		Object	
	Number	%	Number	%
	64	45	114	55

Option E – Would you support a hybrid	Support		Object	
	Number	%	Number	%
	145	70	61	30

Option F – Can you suggest another strategy?

Summary of Option F responses:

Very few suggestions were made for a new strategy, with the majority of responders repeating that brownfield sites and intensification should be looked at again, other responses included:

- The Council should challenge the Government's housing numbers.
- If intensification is done properly no reserves site is required.
- There are too many retail sites and existing retail should be kept as the reserve.
- The AONB protection should be reduced and used to locate reserve sites.
- The reserve dwellings required should be split equally and the Parish and Town Councils should have to nominate a site each.

Council's response

On 16 December 2020 the Government withdrew the proposals to increase the local housing need to 786 homes per annum and reverted to the 630 homes per annum that we have been planning for through the Local Plan Review. Therefore, the Council does not need to identify a

reserve site at this time as sufficient land has been identified to meet the minimum housing requirements. However, in the event of any further changes the Council has consulted on the strategic options for reserved sites.

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?

Very few responders answered this question, from those that did, most repeated that option A, intensification and brownfield sites were the most suitable option with the other responses including:

- B, C and D wider dispersal, in that a smaller number of houses being built in many small tier 2, 3 and 4 settlements is going to add up to number that will fulfil housing supply.
- A hybrid of Options B and D would be supported as this allows for most efficient use of a dispersed housing strategy bringing a wealth of benefits to smaller settlements for development.
- A combination of options B, C and D are likely to provide the best outcomes for wildlife and people's access to nature.
- No support for a hybrid.

Council's response

On 16 December 2020 the Government withdrew the proposals to increase the local housing need to 786 homes per annum and reverted to the 630 homes per annum that we have been planning for through the Local Plan Review. Therefore, the Council does not need to identify a reserve site at this time as sufficient land has been identified to meet the minimum housing requirements. However, in the event of any further changes the Council has consulted on the strategic options for reserved sites.

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

A) A delay in an allocated Local Plan site receiving planning permission?	Support		Object	
	Number	%	Number	%
	37	26	108	74

B) Failure to deliver housing at the build rates set out in the Local	Support		Object	
	Number	%	Number	%
	70	29	168	71



C) Another trigger (please specify)	Support		Object	
	Number	%	Number	%
	57	24	181	76

Summary of C) responses:

- A trigger should only be used if one of the sites can't be used for safety reasons.
- Delays can be caught up; delays should not be a trigger.
- Reserve sites should only be triggered if every other site has been built out.
- The Council should allocate sites properly to remove the need for reserve sites.
- The Council should challenge the housing numbers.
- The Council should over allocate now to avoid a reserve or planning by appeal.
- Concerns over the economy/COVID19/Brexit, this is the wrong time to look at housing delivery.
- Only if and when a reserve is needed, there should be a public consultation and options put to the public.
- Planning is too onerous, the system should be changed.
- If a site allocated for employment (retail/office/manufacturing/warehousing) remains unused within 5 years, its designation should be automatically changed to housing.
- Release of reserve sites for development should only be allowed once two thirds of all scheduled construction on 90% of land with existing planning permission is completed to time.
- If a site can't come forward, then a replacement reserve site should only be considered in that geographical area and after a public consultation.
- The trigger should only be the loss of the 5-year supply.
- The trigger should only be considered if the Council has caused delays.
- No reserve sites should be included/if the council has any doubts over its plan it shouldn't proceed.
- This question is too complicated/confusing/needs qualifications to answer/should not be up to the public.

Council's response

On 16 December 2020 the Government withdrew the proposals to increase the local housing need to 786 homes per annum and reverted to the 630 homes per annum that we have been planning for through the Local Plan Review. Therefore, the Council does not need to identify a reserve site trigger at this time as sufficient land has been identified to meet the minimum housing requirements. However, in the event of any further changes the Council has consulted on reserved site triggers.

Question 7

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

7a BER016 Hook Street Farm, Berkeley	Support		Object	
	Number	%	Number	%
	86	55	71	45

Support Comments

- Site is sustainable, appropriate size and scale.
- This area needs additional housing.
- This area has good infrastructure and transport links.
- Development here will have little landscape and environmental impact, most of the identified 'potential sites' are several kilometres away from the boundary of the Cotswolds National Landscape and/or from elevated viewpoints within the National Landscape.
- Dispersal approach is supported.
- Development will bring support to existing services and shops.
- This area is more appropriate than others.

Object Comments

- The area doesn't need any more housing/is already overdeveloped.
- Out of character, this area is rural/impact on existing character.
- This will have a negative impact on Sarah's Field which has proved to be an enormous asset to the town.
- No development on greenfield, impact on environment, flora & fauna, and landscape.
- The site is too large out of scale for the area.
- The development proposed is too intense.
- The access is not suitable and has been the reason for refusing development on this site previously/roads can't cope with additional traffic, junctions 12 and 13 of the M5 already at capacity as well as the A38 and A419.
- This area suffers from flooding which will be made worse here and downstream.
- This area is not sustainable and is too far from infrastructure and services.

Council's response

After assessment BER016 & 17 are allocated for development comprising up to 60 dwellings and open space. Particular issues to address include the provision of structural landscaping to integrate the development into the landscape and not increasing flood risk either on or off site. A 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-ordinate manner.



7b BER017 Bevans Hill Farm, Berkeley	Support		Object	
	Number	%	Number	%
	97	62	59	38

Support Comments

- Site is sustainable, appropriate size and scale.
- This site should be in the Berkeley NDP.
- This area needs additional housing.
- This area has good infrastructure and transport links and would strengthen the need for the completion of the Berkeley by pass from Berkeley to the A38.
- Development here will have little landscape and environmental impact, most of the identified 'potential sites' are several kilometres away from the boundary of the Cotswolds National Landscape and/or from elevated viewpoints within the National Landscape.
- Dispersal approach is supported.
- Development will bring support to existing services and shops.
- This area is more appropriate than others.
- Proposals relate well to existing development limits.

Object Comments

- The area doesn't need any more housing/is already overdeveloped/Great Oldbury and Forest Green football club too much already.
- Will have the effect of nearly joining a ring of development around Berkeley, effectively joining up with the Sharpness development.
- Out of character, this area is rural/impact on existing character.
- No development on greenfield, impact on environment, flora & fauna, and landscape.
- The site is too large out of scale for the area.
- The development proposed is too intense.
- This area suffers from flooding which will be made worse here and downstream.
- This area is not sustainable and is too far from infrastructure and services.
- Roads already too congested with traffic from the newly opened college and Police training centre, Junctions 12 and 13 of the M5 already at capacity.
- Planning has been applied for a number of times on this site for a development of light industrial units and residential units; rejected at least once due to concern for access.
- No employment opportunities here.
- Intensification of existing allocations should be pursued instead.

Council's response

After assessment BER016 & 17 are allocated for development comprising up to 60 dwellings and open space. Particular issues to address include the provision of structural landscaping to integrate the development into the landscape and not increasing flood risk either on or off site. A 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-ordinate manner.

7c HAR017 Land at Sellars Road, Hardwicke	Support		Object	
	Number	%	Number	%
	119	79	31	21

Support Comments

- Site is sustainable, appropriate size and scale, will keep a sense of community.
- Due to surrounding developments the site has become isolated and surplus to requirements and suitable for development.
- This area needs additional housing and these small sites will make an important contribution in line with the NPPF.
- Site should be developed in line with Hardwicke NDP.
- This area has good infrastructure and transport links including a good bus service.
- Dispersal approach is supported.
- Development will bring support to existing services and shops.

Object Comments

- The area doesn't need any more housing/it should be located in the main towns.
- Out of character, this area is rural/impact on existing character.
- Growth should only be at new growth points/settlements.
- This area suffers from flooding which will be made worse here and downstream.
- This area is not sustainable and doesn't have enough infrastructure and services.
- Roads already too congested A38, Junctions 12 and 13 of the M5 at capacity, poor local public transport.
- Intensification of existing allocations should be pursued instead.

Council's response

After assessment HAR017 Land at Sellars Road will be allocated for up to 10 dwellings and open space uses. Particular issues to address include integration with surrounding land uses, open space provision, addressing the need for precautionary archaeological evaluation, surface water management

and a road access being formed off Bridge Keepers Way. A 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.

7d STR065 Beeches Green Health Centre	Support		Object	
	Number	%	Number	%
	113	85	20	15

Support Comments

- Site is sustainable, appropriate size and scale.
- This site is a brownfield/within development limits/infilling.
- This area needs additional housing.
- Very good access to public transport/rail/bus and close to major road links to Cheltenham and Gloucester.
- Will encourage walking and cycling use by residents.
- This area has good infrastructure and access to service due to central location.
- Development isn't on greenfield/agricultural, will have no landscape or environmental impact and no harm to the AONB or the countryside.
- Development will bring support to existing services and shops.
- This area is more appropriate than others.

Object Comments

- Too large in scale.
- What will happen to the health centre?
- Intensification is not supported.
- Current infrastructure can't cope.
- Poor highway access/congestion/roads already at capacity.

Council's response

After assessment STR065 Land at Beeches Green will be allocated for approximately 20 dwellings, healthcare and extra care accommodation. Particular issues to address include integration with surrounding land uses, including enhancing the setting of adjacent listed buildings and improving sustainable access through the site from the town centre towards Stratford Park. A 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-ordinate manner.

7e WHI012 South of Hyde Lane, Whitminster	Support		Object	
	Number	%	Number	%
	112	65	61	35

Support Comments

- Site is sustainable, appropriate size and scale and within the A38/ M5 corridor.
- Close to employment facilities.
- This area needs additional housing.
- Will provide a good mixture of house types.
- In line with NPPF, local planning authorities to recognise the important contribution that small and medium sized sites can make to meeting the housing requirement of an area, as can often be built relatively quickly.
- This area has good infrastructure that can support this level of development.
- Development here will have little landscape and environmental impact, no loss of agricultural land/greenfield.
- Site is only 200m from the National Landscape boundary, however it will have no negative impact.
- Dispersal approach is supported.
- Development will bring support to existing services and shops and will complement the existing community.
- This area is more appropriate than others.
- Proposals relate well to existing development limits.

Object Comments

- Outside of development limits and constitutes urban sprawl.
- Other sites which have been promoted in Whitminster are better located in terms of access and relationship to the village –i.e. land east of School Lane and extending the proposed allocation West of School Lane.
- Out of character/size for this area, impact on the existing rural character/identity.
- No development on greenfield, impact on environment, flora & fauna, and landscape.
- This area suffers from flooding which will be made worse here and downstream.
- Infrastructure already struggling, the school is at capacity.
- Site access is poor with a single lane prone to flooding, the A38 end of Hyde lane is already congested.
- Site will increase sewage problems here and further down the system.
- Roads already too congested, Junctions 12 and 13 of the M5 already at capacity.
- Intensification of existing allocations should be pursued instead.

Council's response

After assessment WHI012 will not be allocated as Hyde Lane is considered inadequate to serve as a main access to development due to its narrow width and its role within the wider Public Rights of Way network. It is considered that local housing needs can be better provided for at PS45 Land west of Upton's Gardens and PS46 Land west of School Lane, in accordance with the development strategy for Whitminster as an accessible settlement with local facilities.

Question 8

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

A total of 26 new sites were suggested, these sites will be mapped and added as Appendix 1 for the Regulation 19 Consultation.

Council's response

On 16 December 2020 the Government withdrew the proposals to increase the local housing need to 786 homes per annum and reverted back to the 630 homes per annum that we have been planning for through the Local Plan Review. Therefore, the Council does not need to identify new sites at this time as sufficient land has been identified to meet the minimum housing requirements.

Any new sites submitted, but not previously assessed as part of the Strategic Assessment of Land Availability (SALA) 2017 – 2020 will be assessed as part of the 2021 update later in the year and would be available for consideration as potential suitable and available site options as part of the Local Plan Review process if additional sites are required.

Question 9

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

	Support		Object	
	Number	%	Number	%
a) PGP1 Land at Grove End Farm,	109	64	61	36

Support Comments

- Site is sustainable, appropriate size, will utilise materplanning and is within the A38/ M5 corridor.
- The area needs more housing this is a logical location.
- Close to employment facilities/opportunities.
- Will bring much needed funding and improvements to infrastructure.

- Development will bring support to existing services and shops and complement the existing community.
- This area is more appropriate than others and won't impact the existing towns and villages.
- Good transport links to major roads and junctions which reflects the building of the "new" A419 road linking the A38 and the M5 junction 13.
- Available land options are few, so any major development has to be sandwiched between the AONB and the Severn Flood plain, meaning the M5 corridor is the best and only option.
- Opportunity to design an exemplar carbon-negative scheme.
- This land has long been earmarked for development and is expected to be allocated.
- Better than overwhelming smaller settlements.
- This site is really an extension of Stonehouse and Stroud which have existing good facilities and is close to motorway.
- Sufficiently far from either the Severn Estuary (and flood plain) and Cotswold Escarpment, so as to mitigate ecology or environmental concerns.
- Site will result in less coalescence, less archaeological damage; less noise pollution.
- Approach is fair as it doesn't concentrate all housing in existing towns.
- The land is not high grade agricultural land.

Object Comments

- Site is too large/out of scale/dominates surrounding villages, impact on the existing rural character/identity.
- Too close motorway and A38 for noise and pollution.
- No development on greenfield, impact on environment, flora & fauna, and landscape, Loss of agricultural land.
- This area suffers from flooding and is waterlogged most of the year.
- The appropriate infrastructure won't be delivered.
- Roads already too congested, Junctions 12 and 13 of the M5 already at capacity.
- Intensification of existing allocations should be pursued instead.
- No public transport/lack of rail/reliant on car/pollution.
- New settlement will have no community feel or identity, engineered communities rarely work.
- Development does not fit with being carbon zero or neutral.

Council's response

Having considered the results of public consultation, assessment work and local evidence, the Council has decided not to take this growth point forward into the Pre-submission Draft Local Plan. The site performs less well than alternative sites in terms of meeting sustainability appraisal objectives and compatibility with the proposed development strategy.



Agenda Item 7

Appendix

b) PGP2 Broad location at Moreton Valence / Hardwicke, Including SALA sites HAR015, HAR016, HAR006, HAR007, HAR008 and HAR009.	Support		Object	
	Number	%	Number	%
	114	63	67	37

Support Comments

- Site is sustainable, appropriate size, and is within the A38/ M5 corridor.
- Much better than the Whitminster option.
- This area has taken less development than the east of the district, this is finally fair.
- The area needs more housing this is a logical location.
- Close to employment facilities, excellent transport links to Bristol and Gloucester
- Will bring much needed funding and improvements to infrastructure, schools, doctors, roads, rail and busses.
- Development will bring support to existing services and shops and complement the existing community.
- This area is more appropriate than others and wont impact the existing towns and villages.
- Opportunity to design an exemplar carbon-negative scheme/potential to link to incinerator, design a cycling and walking settlement, this fits with carbon zero targets.
- Better than overwhelming smaller settlements/unfair dispersal.
- Sufficiently far from either the Severn Estuary (and flood plain) and Cotswold Escarpment, so as to mitigate ecology or environmental concerns.
- Site will result in less coalescence, less archaeological damage, less noise pollution as it doesn't add all housing to existing towns.
- The land is not high grade agricultural land.
- Housing closer to the Gloucester Fringe better meets the housing needs that Stroud and Gloucester have agreed to share.
- The current countryside can't be used by the public, so the addition of allocated open space will be of benefit everyone, rather than providing a view to the current limited number.
- This would be an ideal reserve site.

Object Comments

- Wrong strategy, intensification and dispersal instead.



- Site is too large/out of scale/dominate surrounding villages, impact on the existing rural character/identity/destroy heritage.
- The AONB protection should be removed, it is resulting in unfair development in other parts of the district.
- Too close to motorway and A38 for noise and pollution and too close to incinerator.
- No development on greenfield, impact on environment, flora & fauna, and landscape, Loss of agricultural land.
- This area suffers from flooding and is waterlogged most of the year.
- Roads already too congested, Junctions 12 and 13 of the M5 and the Cross Keys Roundabout are all at capacity.
- Intensification of existing allocations should be pursued instead.
- No public transport/lack of rail/reliant on car/pollution.
- New settlement will have no community feel or identity, engineered communities rarely work.

Council's response

Having considered the results of public consultation, assessment work and local evidence, the Council has decided not to take this growth point forward into the Pre-submission Draft Local Plan. The site performs less well than alternatives sites in terms of meeting sustainability appraisal objectives and compatibility with the proposed development strategy.

Question 10

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

There were no new sites submitted to be considered as potential future growth points.

Council's response

On 16 December 2020 the Government withdrew the proposals to increase the local housing need to 786 homes per annum and reverted back to the 630 homes per annum that we have been planning for through the Local Plan Review. Therefore, the Council does not need to identify new sites at this time as sufficient land has been identified to meet the minimum housing requirements.

Question 11

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

Very few comments were made in response to this question and many responses were not relevant to the SA and either repeated answers already given to other questions or gave responses not relevant to this consultation. Those that did respond specifically to the SA included:



- A number of precise technical questions on individual assessments were submitted by site promoters.
- The document is too complicated/hard to understand/too long.
- Well prepared thorough document.
- The SA should be updated once all of the AGPs have been fully reviewed, to identify relative merits for each AGP. A quick comparison of the sites, knowing the sites in question, highlights significant differences in sustainability which are recognised in the SA report. Both new AGPs (PGP1 and PGP2) are significantly more sustainable than PS37 due to their location and the proposed developments eg developers intend to move the high pressure gas pipeline for both.
- A full assessment of all sites should be publicly available to compare the sites proposed for the Local Plan prior to submission to the Inspectorate

Council's response

All comments made to the SA have been forwarded to LUC the Councils consultants who have analysed all comments and will respond in the latest version of the SA.

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STROUD DISTRICT COUNCIL

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ENVIRONMENT COMMITTEE

MEMBER REPORT

NAME OF ORGANISATION/BODY	Planning Review Panel
DATE OF LAST MEETING ATTENDED	30 March 2021
BRIEF REPORT:	
<p>Members of the Planning Review Panel have spent considerable time on the detailed work involved in considering the policies, locations for new housing, availability of services and environmental impact on the District involved in the New local Plan. It is, therefore, unfortunate that it has not been possible to achieve unanimous support from the members of the panel.</p> <p>The Panel, is prepared to accept, reluctantly or otherwise, all the sites proposed in the plan with the exception of the proposal to develop the site known as Wisloe. In the eyes of some, this particular site may present difficulties which would lead to its removal at examination in public. Other members did not share this view. Some investigative work on this site is still being done at the time of writing. However, to progress the new Local Plan as a whole, the Wisloe site has been included in the list of proposed sites to 2040. There was discussion in depth on other sites but these were eventually included in the proposals.</p> <p>The duty to co-operate with other authorities, which many find contentious, has been met with the reservation of the site at Whaddon for helping to meet the needs of Gloucester.</p> <p>It would be fair to say that it is expected that differing views on particular sites will emerge. Nevertheless the proposals already set out and the possibility of having a reserve site available, in the event of a change being needed, places this Council in a strong position to face an Examination in Public. No doubt, members of the Environment Committee, will have their own views.</p> <p>I wish to convey my thanks to all members of P.R.P. past and present and all the officers involved, both past and present for their work on the new Local Plan. The Panel has worked well over the years and it is my hope that it will continue to do so.</p>	
REPORT SUBMITTED BY	Cllr Nigel Studdert-Kennedy
DATE	05 April 2021

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ENVIRONMENT COMMITTEE

MEMBER REPORT

NAME OF ORGANISATION/BODY	Stroud Regeneration Committee
DATE OF LAST MEETING ATTENDED	11 th February 2021

BRIEF REPORT:

There were four main items on the agenda

- 1) Agenda item 8: **Temporary closure of London Road on Saturday mornings to allow social spacing in farmer market**

The current temporary road closure order expired on 3rd April 2021. Kardien Gerbands, operator of Stroud Farmers' Market explained to the committee that the additional space provided by the current, temporary closure of London Road on Saturdays was successful and had been welcomed by traders and shoppers. Given the popularity of the market, he was seeking a commitment to permanently closing London Road on Saturdays to facilitate the market.

Members discussed the current closure, including the costs of traffic management. It was agreed to extend the temporary closure until September. It was also agreed to investigate a longer term closure which would involve a TRO which is a much more in-depth and lengthy process. Clerk and Project Officer to progress temporary road closure order and investigate permanent long-term closure and report to next committee.

- 2) Agenda item 9: **Stroud District One Public Estate Bid and land release bid .**

Brendan Cleere gave details of the bid, which consisted of two elements:

- a) £200,000 for masterplanning and what is possible regarding housing and retrofitting of historic properties
- b) £1million for Brimscombe Port development

Both funding sources have been oversubscribed, but it was hoped that the uniqueness of the retrofitting element would prove beneficial. The Council were likely to hear the result of their bid during the week commencing 22nd February 2021. Brendan Cleere also noted the bid process had resulted in close working with partners, including STC and GCC, and had strengthened relations with these bid partners.

- 3) Agenda item 10: **Stroud District Council Covid-19 Recovery Strategy**

Brendan Cleere reported that this consisted of multiple elements, including the Regeneration and Canal Strategy and the One Public Estate bid. In addition, an Economic Development Strategy for the district had been commissioned to investigate how to secure a strong future

of the towns within the District. Stroud District Council had applied to government to be a gateway for the Kickstart Scheme, aimed at 16–25 year-olds. Developing this bid had strengthened the Council's relationships with businesses, especially smaller ones. Elsewhere, the Council had concentrated its Covid-19 recovery work around the themes of: environment and climate, community, and housing. The Council will be recruiting officer on a temporary basis to help deliver this work.

4) Agenda item 11: **Update report from Stroud Tourism Forum by Hannah McDonnell.**

Hannah McDonnell gave an update on the work of the Stroud Tourism Forum.

To make businesses more visible forum members have discussed the use of brown tourism signage. But this requires a cumbersome and costly application process to Glos CC. The Clerk agreed to work with Brendan Cleere to see if this process could be streamlined

Other work highlighted included a series of trails e.g. agri-tourism, funded by GWR, to be launched on 1st March 2021. Town Council had signed up to the Cotswold AONB Kingfisher Trail taking place over the summer.

The current pandemic continued to impact on destination marketing which was causing further anxiety for businesses. **(NB. This was before the Times voted Stroud the best town In England to live)**

The Visit Stroud website was proving successful. **Councillors were urged to promote the site:** <https://www.visitstroud.uk/>

Action: The Clerk to investigate potential for gateway signs and consult with Brendan Cleere

DATE	07 April 2021
REPORT SUBMITTED BY	Councillor Pickering








Performance Monitoring Report: Environment Committee

DATE OF MEETING	20 April 2021
ATTENDEES	Members: Haydn Sutton, Chas Townley Officers: Brendan Cleere
PERFORMANCE UPDATE <i>(please give a brief progress update on the following areas)</i>	
CDP PRIORITIES <i>(see Excelsis)</i>	<p><i>CDP3.11 Implement the revised Environment Strategy and develop an action plan with partners to incorporate our commitment to being a Carbon Neutral district by 2030 (CN2030).</i></p> <p>Public consultation on the draft 2030 Strategy concluded in December 2020 and, following consideration by all four main policy committees, was adopted by Full Council on 18 March 2021.</p> <p><i>CDP3.12 Work with partners to implement the next phase of the cycling and walking strategy, focussing on routes between Dudbridge-Nailsworth; Dursley-Cam-Uley; Wotton-Kingswood-Charfield.</i></p> <p>Following requests from GCC for CIL funding, further match funding has been allocated from the cycling and walking budget to progress several routes as outlined in the route summaries below.</p> <p>Dudbridge-Nailsworth: £116k from CIL and £40k from the cycling and walking budget (total £156k) has been allocated to provide essential refurbishment works to Newman Henders bridge. Remaining track improvement works will also be completed from this allocation.</p> <p>Dursley-Cam-Uley: £25k from CIL and £25k from the cycling and walking budget (total £50k) has been allocated to complete design works for sections linking the Littlecombe development to the proposed cycle track at the north east Cam development. Public consultation on work to footpath CDU14 to make it suitable for cycling and re-designate it as a bridleway has been delayed due to Covid 19. The £50k allocated from the cycling and walking budget to complete these works remains in place.</p> <p>Cainscross segregated cycleway: £25k from CIL and £25k from the cycling and walking budget (total £50k) has been allocated for the upgrading of 1.25km of existing advisory cycle lanes to provide light segregation between Lansdown and Cainscross Roundabout, connecting to onward strategic cycle routes.</p>

Agenda Item 8c

CDP PRIORITIES <i>(see Excelsis)</i>	<p>Frampton Cycle Path: £10k from CIL and £10k from the cycling and walking budget (total £20k) has been allocated for detailed design work to implement a safe link from the canal to the village in association with the completion of the canal restoration work.</p> <p>Wotton-Kingswood-Charfield: Sustrans have commenced the design phase for this project. SDC is contributing £8k for this piece of work. A request for a further £10k from the cycling and walking budget to complete this work is currently being considered.</p> <p>Stroud-Chalford: Meetings with the local parishes leading this project are due to be held to coordinate this route with the proposed redevelopment of Brimscombe Port.</p> <p>CDP3.13 <i>In our role as statutory waste collection authority, support community groups to phase out single use plastics; whilst also reducing its use across council services</i></p> <p>As reported previously Stroud District Action on Plastic (SDAP) were invited to contribute to the SDC Christmas message promoted to residents alongside collection alterations over the festive period. This was shared widely on social media and appeared in local press. The SDAP AGM took place in December.</p> <p>CDP3.14 <i>In partnership with Stroud Town Council and Friends of the Lido submit a bid to National Lottery Heritage Fund for additional funding to refurbish Stratford Park Lido.</i></p> <p>As stated in Q2 the project is being delayed due to the current pandemic. Meetings have taken place with a representative of the friends of the Lido. Again due the pandemic bids from the various agencies/ organisations are closed. The friends of the Lido will be part of the consultation process for the District leisure review.</p>
PROJECTS / CAPITAL PROGRAMME <i>(if not covered in CDP)</i>	<p><i>Assess air quality within the District in line with the requirements of Defra and prepare an annual report on air quality in the District</i></p> <p>Monitoring of NO₂ across the District using passive detectors has continued from June 2020. Uncorrected levels of NO₂ suggest that all sites will meet Air Quality Objectives for the year and levels remain lower than for the corresponding quarter in 2019. Continuous monitoring of particulates at two sites on behalf of the Javelin Park Community Liaison Group has recommenced in early 2021 following significant equipment failures.</p>
PROJECTS / CAPITAL PROGRAMME <i>(if not covered in CDP)</i>	<p><i>Establish a working group and governance structure for the development of work plans to deliver the 2030 Carbon Neutral commitment.</i></p> <p>Integral to the Environment Strategy being finalised under CDP3.11 is a strategy for consultation and ongoing governance with the community. This will be finalised on the basis of both internal and external consultation processes that are currently under way. In the meantime, the internal steering group is established and the network of neighbourhood climate action groups continues to grow.</p>

	<p><i>Deliver and secure the long term sustainability of the rural SuDS project in partnership with the EA, working closely with land owners and communities using innovative land and flood management techniques.</i></p> <p>Funding bid approved for Regional Flood and Coastal Committee funding of £50,000 revenue and £30,000 capital per year for the next 6 years of the funding cycle. Interventions already installed worked well during the December flooding and definitely greatly reduced the effects during our most testing rainfall event to date. Works continue on the ground to identify new projects.</p> <p><i>Manage the delivery of the 'Warm Homes Fund' project</i></p> <p>Seven installs were completed in Q3 in Stroud District following the lifting of COVID restrictions. Whilst there are more applicants waiting for installation during Q4 the COVID shutdown may again have an impact on outcomes. The additional funding secured through BEIS has enabled the Warm & Well team to identify a further 50 households across Gloucestershire who are eligible to have Air source heat pumps installed. The full Q3 report is available on the SDC website</p>
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PERFORMANCE MEASURES (see <i>Excelsis</i> where applicable)					
Indicator	Target	Q1	Q2	Q3	
Percentage of MAJOR planning applications determined within 13 weeks. This also takes into account Planning Performance Agreements which allow for longer than 13 weeks but will be counted positively.	60	88	100	100	
Percentage of MINOR applications determined within 8 weeks.	70	96	95	94	
Percentage of 'other' applications determined within 8 weeks	70	97	98	99	
Residual household waste per household. (kgs)	63	77	75	78.2	 *
Percentage of household waste sent for reuse, recycling and composting	60	60.5	60.9	58.11	

	<p>*The number of kgs per household has increased due to the number of residents working from home. This has prompted an increase of waste into the residual stream that would normally be disposed of via commercial collections. The slight decrease in recycling rate is due to the increase in residual waste collected during the pandemic.</p>
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RISKS (see <i>Excelsis</i>)	<p>CCR9 WASTE MANAGEMENT: Cost of providing waste and recycling services to the district currently constitutes around a third of the organisation's budget. As such any budgetary implication is of significant consequence to the MTFP.</p> <p>Risk Score - 6</p> <p>This risk remains unchanged. Legislative detail is still outstanding. Ubico have submitted a proposed budget for 2021 and this is being reviewed prior to agreement. Covid is having an impact on waste - residual levels have increased which will reduce the expected income from the new Residual Waste Incentive agreement between SDC and GCC. However, we expect this to be balanced against increased recycling credits; in line with increased recycling tonnages.</p>
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Agenda Item 8c

RELEVANT FINANCE ISSUES	See - Budget Monitoring Report 2020/21 Q3
FOLLOW UP (any issues for consideration at the next meeting)	None at the time of writing

ANY ISSUES OF SIGNIFICANT CONCERN TO BE REPORTED TO AUDIT AND STANDARDS	
None	
ANY ACTIONS/RECOMMENDATIONS FOR THE COMMITTEE	
None	
REPORT SUBMITTED BY	Brendan Cleere (with input from relevant lead officers)
DATE OF REPORT	10 April 2021