

# Making Places Gloucester's rural fringe



At this stage, the Draft Plan identifies **site outlines** and includes some **draft policy wording** for each proposed site allocation. Sites **G1** and **G2** also include some indicative information on their site plans, reflecting ongoing discussions between the Council and the sites' promoters. The draft policies are not yet accompanied by full supporting text, which will include more detail about the type of development envisaged and any constraints or requirements that will need to be addressed through future planning applications. This text will be developed and refined for the next iteration of the Local Plan (the **Pre-submission Plan**, anticipated Autumn 2020), taking account of evidence and relevant views expressed through this public consultation.

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

In the parishes of Hardwicke, Haresfield, Harescombe, Broothorpe-with-Whaddon, 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 Draft 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.

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

## Gloucester's rural fringe | Strategic site allocations ...Hardwicke and Hunts Grove

### Draft site allocation

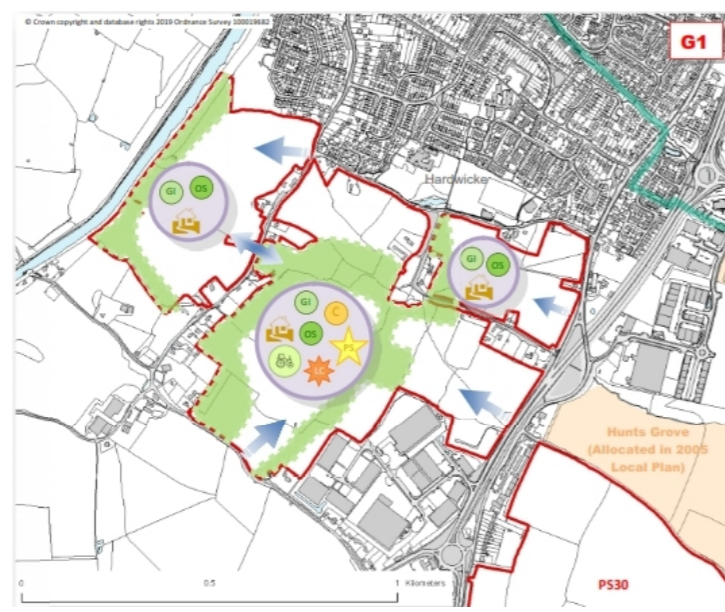
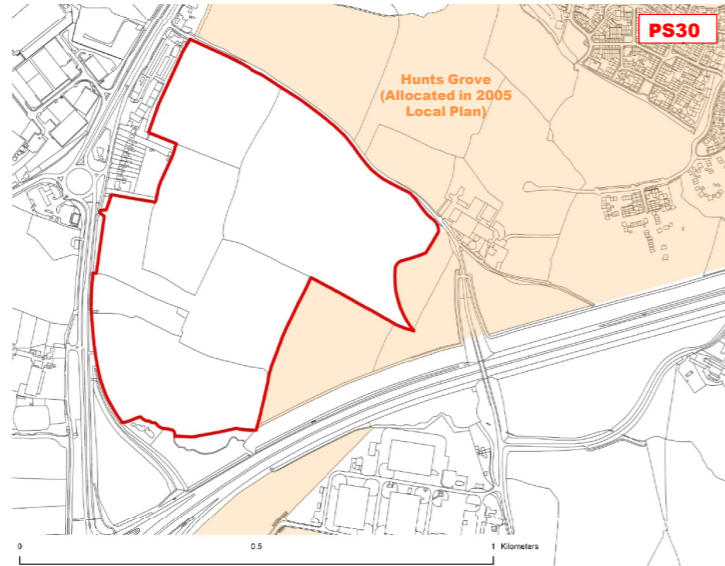
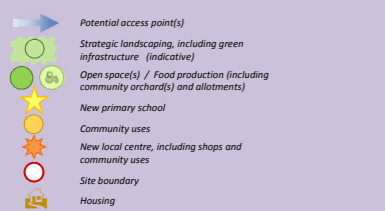
#### PS30 Hunts Grove Extension:

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

#### G1 South of Hardwicke:

South of Hardwicke, as identified on the policies map, may have potential to contribute towards future housing needs and so is included within the draft Local Plan at this stage for the purposes of public consultation.

The site is therefore allocated for a strategic mixed use development, including approximately 1,200 dwellings, local centre, community uses, primary school, green infrastructure, open space and strategic landscaping. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council in consultation with Gloucester City Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.



### Strategic employment allocations:

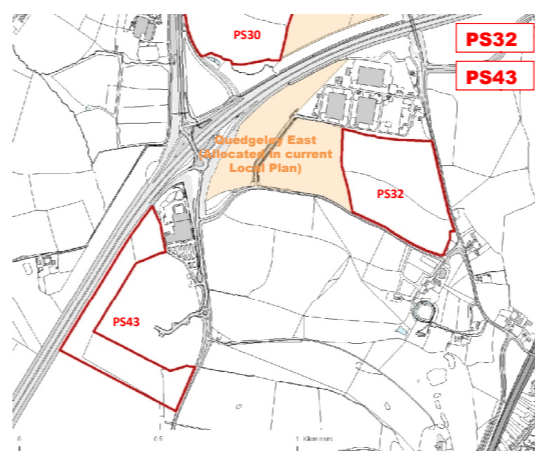
#### Draft site allocation

#### PS32 South of M5 / J12:

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

#### PS43 Javelin Park:

Land at Javelin Park, as identified on the policies map, is allocated as an extension to the key employment site EK14 for a development comprising 5ha employment and strategic landscaping. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.



### Hardwicke

Hardwicke is a **Tier 3a** settlement and has a Settlement Development Limit (SDL).

In addition to the allocated sites [outlined in red 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 Hardwicke's role and function as an accessible settlement with local facilities.

#### PS32 South of M5 / J12

#### PS43 Javelin Park

#### G1 South of Hardwicke

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

The proposed strategic site allocation **PS30** is not envisaged as an extension to the existing settlement of Hardwicke, but as part of **Hunts Grove**, which will be a distinct new settlement in its own right, once complete.

### Upton St Leonards

Upton St Leonards is a **Tier 3b** settlement and has a Settlement Development Limit (SDL). 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.

### Brookthorpe, Haresfield

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 the settlements of Brookthorpe or Haresfield.

The proposed strategic site allocation **G2** is within Brookthorpe-with-Whaddon parish.

*The site's promoters have produced a plan that illustrates how it might be laid out and accessed. It shows some indicative 'zones' for various potential land uses, including residential areas, a new primary school, a local centre with shops and community facilities, green space, including allotments, sports fields and play areas.*

## We want your views and input!

*Although the promoters of sites G1 and G2 have each begun to put together a vision of what development might be like at these places, these are still early ideas. There is scope and time to shape any future proposals, should either of these sites get taken forward as allocations in the final Local Plan.*

## Potential to meet Gloucester's needs

The **Joint Core Strategy (JCS)** for the Gloucester City, Tewkesbury Borough and Cheltenham Borough areas has identified that in the longer term additional sites will be required to meet Gloucester's housing needs beyond 2028. Stroud District Council is committed to working together with these and the other authorities in Gloucestershire, to identify the most sustainable sites to meet these future needs. An assessment of potential alternative sites to meet Gloucester's long term housing needs is currently being carried out. Land at **Whaddon** and **south of Hardwicke** (which lie within Stroud District) have been included in the assessment, together with other sites both within and on the edge of Gloucester but within neighbouring council areas. The best performing site(s) will be identified in the respective council's future draft plan(s) for potential allocation.

Current indications are that Whaddon may be amongst the better performing options. If the process ultimately concludes that a site at Whaddon is not required to meet Gloucester's immediate needs, then there is potential to review how the land might contribute to Stroud's own needs and whether there is any merit in bringing it into the Stroud District Local Plan, with consequential changes to the strategy.

## Have your say...

*Do you know of particular issues or constraints relating to these proposed sites? How should specific constraints, needs or opportunities be reflected in the final site allocation policies and supporting text?*

*Visit our website to make comments online.*

### Draft site allocation

(outlined in purple on the maps):

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

**G2 Land at Whaddon:** Land at Whaddon, as identified on the policies map, is safeguarded to meet the future housing needs of Gloucester City should it be required and provided it is consistent with the approved strategy of the Joint Core Strategy Review. Subject to this, the site will be allocated for a strategic mixed use development, including approximately 2500 dwellings, local centres including shops, community and employment uses, secondary and primary schools, bus interchange, safeguarded rail halt, green infrastructure, open space and strategic landscaping. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council in consultation with Gloucester City Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.



*The site's promoters have produced a plan that illustrates how it might be laid out and accessed. It shows some indicative 'zones' for various potential land uses, including residential and employment areas, a bus interchange, new schools, a local centre with shops and community facilities, green space, including allotments, sports fields and play areas.*

