



Stroud District Local Plan Review

Emerging Strategy Paper

November 2018



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Planning
for our future

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Local Plan Review | Emerging Strategy paper

What is this document about?

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

The District Council started the process of reviewing the **current Local Plan** last year. This consultation paper sets out the Council's emerging strategy for meeting development needs over the next 20 years but also highlights other options.

Why are we reviewing the Local Plan now?

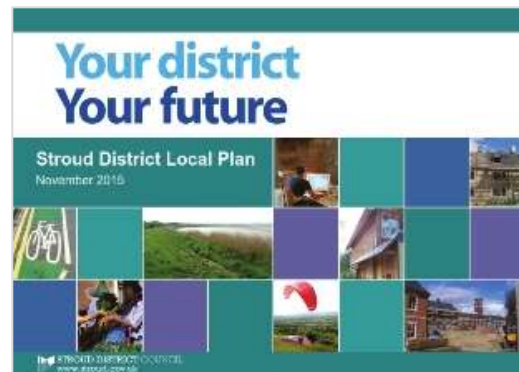
The Government wants all local authorities to review their local plans every 5 years. The **current Local Plan** was approved in November 2015. New plans can take 5 or more years to finalise and so it is important that we make progress now.

What is our programme?

We have built into the timetable plenty of time to discuss issues, options and proposals with local communities. We have already completed a full programme of public consultation on **Issues and Options** during Autumn 2017.

There will be ongoing engagement with organisations, but the main public consultation activities will be... ▶

The current Local Plan ▼



- **Issues and options consultation Autumn 2017:**
An opportunity to discuss emerging issues and identify ways of distributing and managing future development needs.
- **Emerging strategy consultation Winter 2018:**
We now know the minimum number of houses that we need to provide for and we have identified a potential strategy for delivery.
- **Final draft plan consultation Autumn 2019:**
A final chance to check that we have the right draft plan in place.
- **Pre-submission consultation Autumn 2020:**
The formal stages of making representations on the plan.
- **Modifications Summer 2021:** Consultation on any proposed modifications to the plan
- **Adoption:** It is anticipated that the new Local Plan will be adopted by Winter 2021/22.



How can I get involved?

The purpose of this Emerging Strategy consultation is to understand:-

- * *Have we identified the main issues and needs relating to the places you live, work or visit in Stroud District?*
- * *Do you support the potential strategy for addressing these issues and meeting future development needs? Or do you support an alternative approach?*

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

This Emerging Strategy consultation will involve:

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

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

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

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

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

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

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

How can you make comments?

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



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



local.plan@stroud.gov.uk



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Ebley Mill
Stroud GL5 4UB

Please respond by the closing date of **18th January 2019**.





How can I get involved? | Events and exhibitions

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

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

There will be exhibitions at 12 venues, focusing on sites and issues for surrounding parishes. You can come along to any one of these, but we are hoping that this 'clustering' will help us to build up a picture of the particular needs /proposals that most concern different parts of the District.

"Parish clusters"

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

Severn Vale

Although there are no potential sites in this area, you can come along to exhibitions elsewhere.

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

Gloucester fringe

Hardwicke Village Hall, Green Lane.
Tuesday 18th Dec.
2.30pm – 6.30pm

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

Cotswold cluster

Painswick Town Hall, Victoria Square.
Wednesday 28th Nov.
2.30pm – 6.30pm

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

Stroud Valleys

Stroud Sub Rooms. Saturday 24th Nov. 10.30am – 1.30pm

Nailsworth Library. Wednesday 5th Dec. 2.30pm – 6.30pm

Minchinhampton Youth Hub, Tobaccoist Rd. Wednesday 12th Dec. 2.30pm – 6pm

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

Cam & Dursley

Cam Parish Council Office.
Saturday 8th Dec.
10.30am – 1.30pm

Dursley Methodist Church, Castle Street.
Tuesday 11th Dec.
2.30pm – 6.30pm

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

Berkeley cluster

Sharpness Village Hall, Oldminster Lane.
Saturday 1st Dec.
10.30am – 1.30pm

Slimbridge Village Hall, St. John's Road.
Monday 3rd Dec.
2.30pm – 6.30pm

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

Stonehouse cluster

Stonehouse Town Hall, High Street
Thursday 13th Dec.
2.30pm – 6.30pm

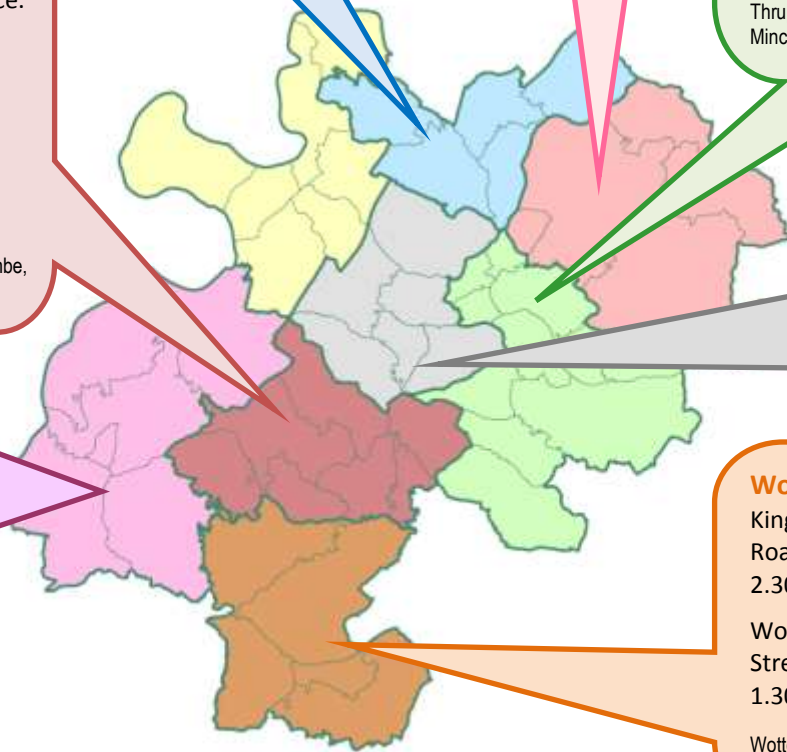
Stonehouse, Standish, Eastington, Frocester, Leonard Stanley, Kings Stanley

Wotton Cluster

Kingswood Village Hall, Wickwar Road. Monday 26th Nov.
2.30pm – 6.30pm

Wotton Town Hall, Market Street. Monday 17th Dec.
1.30pm – 5.30pm

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



1. Key Issues

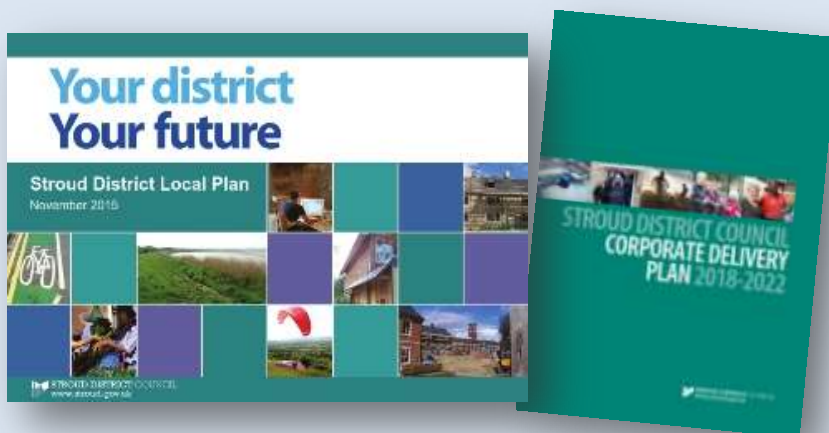


1. Key issues

Last year, through the **Issues and Option Paper**, we suggested 40 key issues, challenges and needs facing the District, which we think the Local Plan Review should address. These covered a range of areas, including the economy, affordable housing, the environment, health and wellbeing and delivery.

Many of these will remain relevant into the future. However, challenges and needs change over time; and priorities for action can change too.

We asked you to choose your Top 5 key issues, challenges and concerns from our list of 40 (see [Appendix B](#)), to help us understand which issues are of particular concern to you as we all look into the future. We also asked you to tell us if there were any new issues emerging that we had missed and need to take account of in preparing the next Local Plan.



Building on the key issues set out in the current Local Plan (p9 - 14), and based on Stroud District Council's five Key Priorities for making Stroud District a better place to live, work and visit for everyone (Corporate Delivery Plan 2018-22), we identified 40 priority areas for the Local Plan review to address.

The top 5 key issues you identified were:

Key issue 1:

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

Your top suggestions for tackling this issue:

Prioritise building on brownfield and infill sites, rather than greenfield and agricultural land; and locate development in areas where there is existing infrastructure, or where there is potential to improve infrastructure and public transport links.

Key issue 2:

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

Your top suggestions for tackling this issue:

Establishing green links along river/canal corridors; and expanding the boundaries of the Cotswolds Area of Outstanding Natural Beauty (AONB).

Key issue 3:

Maximising the potential of brownfield and underused sites to contribute to housing supply.

Your top suggestions for tackling this issue:

Converting empty shops and space above shops; building on derelict land and regenerating areas to make them more attractive and vibrant, creating more sustainable patterns of living.

Key issue 4:

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

Your top suggestions for tackling this issue:

Protecting greenfield land from unnecessary development; conserving and enhancing open spaces and wildlife habitats.

Key issue 5:

Tackling the acute lack of affordable housing in the District.

Your top suggestions for tackling this issue:

Building more council houses; encouraging developers to build smaller houses and bungalows to that the young can afford to buy and the elderly can downsize; maximise sites for rental at affordable rents and rent-to-buy schemes.

You also told us which issues or challenges you felt had been missed in the **current Local Plan**. These included: the need to focus on ways to attract more students to the District; engaging with the business community to ensure joined-up thinking through websites and proactive communication; better access for the disabled in their communities; better parking facilities; and managing the increase in second home ownership.

There were also a number of issues that did not make the Top 5 but were raised specifically by local community representatives. These included the need to: address traffic congestion; increase the focus on tourism; make improvements to public transport and cycle routes; and support agriculture, farm diversification and smaller local businesses.

What the Sustainability Appraisal Scoping Report tells us about the key issues:

The scoping report reviewed the baseline information available for the District in order to identify the key environmental, social and economic issues and to consider how these issues might develop over time if the Local Plan Review is not implemented.

The review did not recommend any specific changes to the 40 key issues that were identified in the Local Plan **Issues and Options** consultation. It concluded that the Local Plan Review offers opportunities to direct and strongly affect existing trends in a positive way, through an up-to-date plan which reflects the requirements of national policy.



What we will do...

Having taken into consideration your views, national policy and evidence where available, the emerging Strategy will seek to address your Top 5 issues by:

Issue 1: Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development

- 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.

Question 1.0a

Have we identified the top 5 issues for you?

Question 1.0b

Do you agree with the ways we intend to tackle these issues?

Issue 2: Conserving and enhancing Stroud District's countryside and biodiversity including maximising the potential for a green infrastructure network across the District

- providing a robust policy framework for protecting and conserving the green 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.

Issue 3: Maximising the potential of brownfield and underused sites to contribute to housing supply

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

Issue 4: Developing strategies to avoid, reduce and mitigate the indirect impacts of development on the natural environment

- 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.

Issue 5: Tackling the acute lack of affordable housing in the District

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



2. Needs

2.1 Local economy and jobs

2.2 Our town centres

2.3 A local need for housing

2.4 Local green spaces and community facilities



2.1 Local economy and jobs

What you told us...

Last year we explained the role that the Local Plan can have in providing certainty to the business community in terms of allocating further employment land to meet future business needs and by supporting existing businesses on key employment sites. We also highlighted some emerging trends and key challenges facing the local economy including the projected very small rise in people of traditional working age living in the District in the future and changes in working practices including home working and the need for faster broadband and potential structural changes in the pattern of future farming.

The Local Enterprise Partnership is in the process of reviewing and updating its **Strategic Economic Plan (SEP)** and producing an **Industrial Strategy**.

Working with other Gloucestershire councils, we will undertake work next year to identify a future economic growth strategy for Gloucestershire and what this will mean in terms of employment policies and sites.

The lack of jobs within Stroud District is a great concern for local people, meaning that many people living within the area need to commute to larger city areas for employment.

Some respondents commented that further employment within the area should be prioritised over developing housing. Identified business requirements included more modern, high tech premises for new digital companies as well as small-scale start up units for local or family businesses.

There was support for continued expansion of employment land at existing sites and settlements, and particularly for the redevelopment and intensification of existing brownfield sites.

The most popular locational choice, however, was for additional growth along the M5 corridor, although concerns were raised that this may draw people away from areas that are more difficult to access by car and lorry, such as within the Stroud valleys. Other concerns related to the need for sufficient parking facilities.

In terms of flexibility to allow other job generating uses on employment sites, this proved to be a popular option. But responses emphasised that care needed to be taken, as different uses need to be compatible. Any flexibility should prioritise the re-use or redevelopment of derelict buildings. It was also suggested that sites for B class uses must be safeguarded to ensure that employment needs can be delivered and any alternative uses on these sites should be considered on a case by case basis and be ancillary to B class.

The growing importance and popularity of home working was highlighted; however the major limiting factor identified is the speed and quality of internet broadband.

Most respondents stressed the importance of controlling development in rural areas in order to prevent adverse impacts on the countryside and to ensure that sufficient farmland is retained for future food production.



What the Sustainability Appraisal Scoping Report tells us about the key economy and jobs issues:

- The **age** structure of the population shows that there is currently a higher proportion of older people in the South West than nationally. There is expected to be an increasingly disproportionate number of older people in the area. This will have implications for the economy, service provision, accommodation and health.
- **Economic productivity** in the District, in terms of the GVA per hour worked indices, is slightly lower than the national figure. There is a requirement to make appropriate use of the District's strong strategic transport links along the M5 corridor to facilitate future economic growth. Furthermore there is a net flow of commuters out of the District.
- The District needs to capitalise further on the **tourism industry** so that this sector continues to contribute fully to economic growth. There is also a need to consider how links to the wider Cotswolds area can be made most use of profitably and how these links can be promoted.



[1]

© Megan Crouse

◀ 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.



[2]



[3]

© Renishaw

▲ High Tech...

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



[4]

SpaceHoppers

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]



Having taken into consideration your views, national policy and evidence where available, the emerging Strategy will seek to deliver:

- a clear economic strategy to support sustainable economic growth for the next 20 years
- economic growth and additional jobs on and adjacent to existing high value employment sites and within the M5/A38 growth corridor
- regeneration of under-utilised or low value employment sites for other uses provided this does not undermine key employment sectors
- new employment sites of varying sizes and locations to meet the specific locational requirements of different sectors
- 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.

Local economy and jobs...

Question 2.1a

Do you agree with the ways in which the emerging Strategy intends to support the local economy and the creation of jobs?

Question 2.1b

Do you support an alternative approach? Or have we missed anything?

Co-location... ▼

The emerging Strategy seeks to regenerate under-utilised sites and to continue the existing 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 about 400 new homes, 700 new jobs, 200,000sqft of employment buildings and 40 acres of green space.



[6]

2.2 Our town centres

Last year we outlined some of the changes in national shopping patterns, including the recent onset of e-retailing, which are providing a growing challenge to the traditional role and health of our town centres. However, there has also been a positive story to tell with the rise in locally sourced food and an emerging cafe culture. A recent **Future of Town Centres** report identified a number of options for helping our town centres to meet these challenges including marketing our town centres on-line for their retail offer and their leisure and tourism potential, reviewing parking charges and looking at more flexible planning policies to support other complimentary uses.

We will be looking next year to identify the amount of retail floorspace we will need in the future and to identify sites, if required, to meet those needs.

Change... ▶

How will our town centres adapt in the future? How can the planning process help the District's town centres to thrive in the face of changing retail practices?



What you told us...

There was broad agreement for the options. One comment was that there needed to be an overall strategy. There was support for better town centre management and setting up local business networks (e.g. chambers of commerce) and for rate relief. General concerns related to parking supply and charging policy, traffic congestion, a lack of bus information and active travel routes, a lack of meeting places for young people, a need for better pedestrian and cycle access and better signage. There was support for developing brownfield sites and making improvements that reflect the character and ambience of each town.

Stroud – Housing for the whole community; stricter planning control on shopfronts and signs; upgrade street furniture; further pedestrianisation; promote Stroud arts and attract food retailers.

Nailsworth – Redevelop Town Square/Old Market but safeguard existing businesses; improve Market Street; improve cycle/footpath links to Stroud; create 20 mph zone in the town.

Dursley – Support long stay parking; reduce traffic in Dursley town centre; improve the streetscape as set out in the draft Neighbourhood Plan.

Stonehouse – Appoint a town centre manager/marketing officer; establish better links between the town centre and West of Stonehouse (footbridge across railway).

Wotton under Edge – Market as tourist and Cotswold Way location; improve pub, restaurant and retail offer; rationalise road system but not pedestrianisation.



What the Sustainability Appraisal Scoping Report tells us about the key town centre issues:

- The **town centres** of the District face evolving pressures in terms of outside retail offers of the surrounding areas and the continued importance of e-retailing and provision of services online. Service uses and to a lesser extent comparison and convenience uses have seen a decline at many of the town centres, while there has been a growth in leisure uses in recent years up to the end of 2016. There is a requirement to protect and enhance the role of town centres as economic drivers and employment supporters in a sustainable manner, which is responsive to the evolving situation in Stroud.
- There may be opportunities to grow the **tourism** market at the District's town centres particularly where there are existing links to the Cotswolds AONB and Cotswold Way. Recent years have seen a rise in the number of **leisure** uses at town centre locations; identified strengths at the various centres include independent cafes and shops, traditional markets and the attractive landscape setting.



[1]



[2]



[3]



[4]



[5]



[6]



[7]

▲ 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.



What we will do...

Some of your suggestions can be developed and delivered outside the planning system - the Council will look to work with other partners (including town councils and the County Council as transport authority) to bring forward suitable proposals, subject to resources.

Having taken into consideration your views, national policy and evidence where available, the emerging Strategy will seek to deliver:

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

Stroud

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

Nailsworth

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

Dursley

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

Wotton-under-Edge

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

Stonehouse

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



Our town centres...

Question 2.2a

Do you agree with the ways in which the emerging Strategy intends to support the District's town centres?

Question 2.2b

Do you support an alternative approach? Or have we missed anything?



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.



2.3 A local need for housing

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. Recently, the Government has introduced **housing targets** to be met by every local authority in the country. These are based on projections of local household needs and the relative cost of housing in each area. Departing from these minimum targets can only be justified in exceptional circumstances. Currently, the Government requires the Local Plan Review to provide for at least 638 new homes per year, although this figure may change in the future as new data is published. This is a 40% increase from the figure in our **current Local Plan** of 456 homes per year. Last year 497 homes were built in the District.

To meet this new challenging target every year over a 20 year period will require the Local Plan Review to identify land for at least 12,800 new homes. Currently, 7,100 new homes have received permission or are already identified in the **current Local Plan** – so we need to identify land for at least 5,700 homes to meet this target. However, both the target and the supply

may have changed by 2020 when we intend to submit the draft document to Government for examination. So these figures need to be kept under review and we need to retain flexibility about the potential sites that may be identified in the final draft plan.

Last year we identified ways of addressing local housing needs that aren't currently being addressed by the market, including opportunities to grow the rented sector and to meet those wishing to build their own homes. We also identified the need to identify ways for young people to be able to stay within rural neighbourhoods and to meet the needs of older people or those with disabilities through flexible forms of accommodation including 'lifetime homes'.

We are currently in the process of preparing a **Local Housing Needs Assessment**, working together with all local authorities in Gloucestershire. The results of this work will inform the draft Local Plan next year.



[1]

Local need... ▲ ▶

Residents were able to move into brand new Council homes completed in Cam last year. 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.



[2]



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





What you told us...

Affordable housing in its widest sense is needed throughout the District, including a greater proportion of smaller properties. It is clear that the price of current housing is unaffordable for younger people.

Opportunities for self-build properties are supported, but plots are scarce and are generally not affordable at present.

There is support for more sheltered accommodation and bungalows/retirement villages to provide opportunities for elderly residents to downsize, should they wish to, and free up larger houses for families.

New development should be more sympathetic and sensitive to the environment and provide adequate parking. New development should also be located near places of employment and be supported by the necessary infrastructure.

The wider use of local housing need surveys is supported to identify shortfalls and develop a bespoke housing mix for each town or village. However, such surveys depend on high response rates to be truly representative and are only a snapshot of need at any given point and need to be regularly updated.

The general consensus is that development should be focussed on brownfield/derelict areas and within settlement boundaries.

What the Sustainability Appraisal Scoping Report tells us about the key housing issues:

- **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.



What we will do...

Having taken into consideration your views, national policy and evidence where available, the emerging Strategy will seek to deliver:

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

A local need for housing...

Question 2.3a

Do you agree with the ways in which the emerging Strategy intends to meet local housing need?

Question 2.3b

*Do you support an alternative approach?
Or have we missed anything?*



2.4 Local green spaces and community facilities

What you told us...

Last year we explained the role that the Local Plan can have in providing local green spaces and community facilities to meet local needs, delivering new or improved community facilities in association with new development and protecting existing places and spaces of value to local communities. We also highlighted challenges facing local communities from the loss of village pubs, shops and other local services and the need to provide for the changing needs of growing communities.

We have commissioned a **Green Infrastructure (GI), Sport and Recreation Study**, including a full audit of all accessible open spaces across the District. The study will identify the quality, quantity and accessibility of current provision, produce local provision standard recommendations in accordance with relevant guidance and local needs, and identify opportunities to extend and protect the green infrastructure network.

Provision of open space, sports or community facilities:

The majority of comments identified a lack of sporting facilities, including sports fields with changing rooms, and children's play areas within neighbourhoods, together with a need to expand or improve existing facilities. Other specific open space needs identified include a park accessible to the disabled, allotments (Dursley, Nailsworth), a new cemetery (Stroud), parks for dog walking/exercise (Stonehouse, and Uplands in Stroud), more green spaces within the town (Wotton) and better provision of seating and sheltered seating areas within open space areas.

Community facility needs identified include new or larger community spaces (Stroud, Stonehouse, Haresfield), toilets for playing field (Kingswood), sports pavilion refurbishment (Bisley). Other community service provision needs identified include a post office (Horsley), affordable youth activities and facilities (Wotton, Kingswood, Stonehouse), new/expanded primary school (Kingswood and Uplands in Stroud), GP surgeries and health services (Minchinhampton, Stonehouse, Stroud), community shopping facilities (Stroud). Communities close to strategic growth areas expressed concerns about the adequacy of existing health, education and other community facilities to cope with increased population pressure and the need to provide additional facilities and infrastructure in advance or alongside new housing development.

Comments also identified a need to improve access and connectivity between open space provision and community facilities within neighbourhoods and a demand for better pavement/ bridleway/ cycle infrastructure linking communities, including safe walking and cycling links between Cam/Slimbridge, Berkeley/Newport and Wotton/Kingswood.



Protection of existing facilities or local spaces:

Comments expressed strong support for the protection of existing open spaces in and around local communities and the important contribution they make to community life in terms of cultural identity and setting, providing habitats, wildlife corridors and natural flood defences, and promoting exercise, health and well being.

Local spaces identified for protection within settlements included sports fields, green spaces, parks, play areas, allotments, community orchards and wildlife areas. Comments supporting the protection of specific areas included Frith Wood (Chalford); the Narles field (Frampton); Parry's Field (Horsley); Minchinhampton Common; Broadham Fields (Painswick); Holywell Farm (Wotton); and The Heavens; Baxter's Field; Mc Nally's Field; Grange Field and Wickridge Hill (all Stroud). The canal corridor, the Cotswold Way and public footpaths were also identified as important open spaces for special protection.

Other community facilities identified as important for protection include indoor and other built sports facilities, pubs, village schools, libraries, health facilities and community buildings.

What the Sustainability Appraisal Scoping Report tells us about the key local green space, community facilities and wider environmental issues:

- **Climate change** is likely to affect biodiversity.
- Stroud District contains many areas of **high ecological value** including sites of international and national importance. These are under threat from urbanising pressures, including disturbance and damage from recreational use.
- The District has significant areas of **Landscape importance**, most notably to the east within the boundaries of the AONB.
- The **age** structure of the population shows that currently there is a higher proportion of older people in the South West than nationally. There is expected to be an increasingly disproportionate number of older people in the area. This will have implications for the economy, service provision, accommodation and health.
- Stroud generally displays higher levels of public health than the national average however there is a requirement to address **health inequalities** as well as specific health problems such as obesity in the District.
- 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.
- The re-establishment of the Cotswolds Canals presents opportunities for the promotion of **alternative modes of transport** however there is a need to handle this sensitively.



Having taken into consideration your views, national policy and evidence where available, the emerging Strategy will seek to deliver:

- policy protection for important open spaces within settlements, outdoor recreation facilities, playing fields or allotments within or relating to settlements
- a mapped GI network, linking urban areas to the wider countryside, identifying important habitats, landscape features, river and green corridors and ecological networks
- a set of standards for local open space, sport and recreation facility provision, to guide future development
- site opportunities to address shortfalls in local open space, sport, recreation and community facility provision and to address gaps in the GI network and enhance the network function
- restoration of the derelict canal between Stonehouse and Saul Junction, reconnecting Stroudwater Navigation to the Gloucester & Sharpness Canal, including creating 30 hectares of biodiverse habitat and canal towpath
- improvements to the Stonehouse to Nailsworth cycleway, including biodiversity improvement and resurfacing work; creation of the Cam, Dursley and Uley Greenway and potential to deliver a Wotton under Edge, Kingswood and Charfield Greenway
- 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.

Local green spaces and community facilities...

Question 2.4a

Do you agree with the ways in which the emerging Strategy intends to protect existing or deliver new local green spaces and community facilities?

Question 2.4b

Do you support an alternative approach? Or have we missed anything?



3. Planning for the future | a vision for the future

- 3.1 A vision for the future
- 3.2 Strategic objectives



3.1 A vision for the future

What do you want Stroud District to be like in 20 years time? 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.

The broad and over-arching vision set out in the **current Local Plan**, expressed aspirations for the future of our District up to 2031. We are looking to build on the current vision and to roll it forward to cover the next 20 years to 2040.

Last year we asked representatives from local communities to tell us what they valued about where they live, work and visit and what they told us has helped us to refine the 8 mini-visions for the parish clusters that make up the District. These can be found in section 6.

Taking account of these views, the issues and needs you have commented on, changes to national policies and priorities and our own local evidence, we are reviewing the vision for Stroud District.

At this stage, we are only proposing some minor changes to the **current Local Plan** vision. But we are interested in hearing your views. Does this vision reflect what you value about the District and where you want us to be in 20 years' time?

Draft vision... ►

What do you think of this draft vision, which builds upon the vision in the current Local Plan?

A vision for the future...

Question 3.1a

Do you agree with the vision for 2040 as drafted?

Question 3.1b

Do you support an alternative approach? Or have we missed anything?

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 are responding to climate change through reducing our CO2 emissions and adapting our lifestyles to live within our environmental limits.

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 in green technologies and creative industries. 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, which 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 vulnerable people are supported.

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



3.2 Strategic objectives

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

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

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

Homes and communities:

Strategic Objective SO1: Accessible communities

Maintaining and improving accessibility to services and amenities, with:

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

Strategic Objective SO1a: Healthy, inclusive and safe communities

Developing communities that support healthy lifestyles, promote social interaction, 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 enables 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 current Local Plan...**
Visit our Local Plan web page to see how these revisions compare to the six Strategic Objectives in the current Local Plan (page 18).



Our environment and surroundings:

Strategic Objective SO5: Climate Change and environmental limits

Promoting a development strategy that mitigates global warming, adapts to climate change and respects our environmental limits by:

- Securing energy efficiency 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 facilitates the use of sustainable modes of transport
- Minimising and mitigating against future flood risks, recycling water resources and protecting and enhancing the quality of our District's surface and groundwater resources

Strategic Objective SO6: Our District's distinctive qualities

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

Strategic Objectives...

Question 3.2a

Do you agree with the Strategic Objectives as drafted?

Question 3.2b

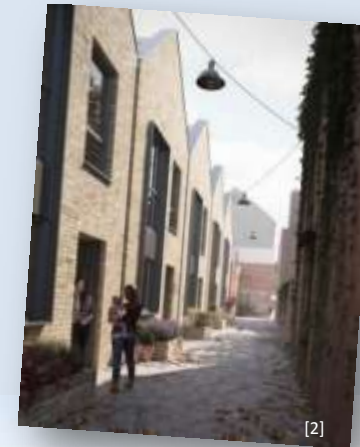
Do you support an alternative approach? Or have we missed anything?

Regeneration... ▼

This award-winning scheme for Ham Mill in Thrupp, which was granted planning permission last year, shows how good planning and intelligent design can achieve the Local Plan's big objectives.*

The current Local Plan identified Ham Mill as one of several 'regeneration sites' (Policy EI2), where brownfield redevelopment should seek to intensify employment provision, as well as developing other uses. The heritage-led mixed-use scheme combines 100 new homes with modern commercial / employment space. Its location allows easy access to public transport as well as the canal towpath and cycle route, while the site includes wildflower and wetlands areas, a community fruit orchard and play facilities, as well as private gardens and roof terraces.

The planned development would re-use historic buildings alongside high quality, locally-distinctive new-build and the scheme aims to set an architectural benchmark, to catalyse regeneration of other under-used industrial heritage sites in the District.



** The national **Housing Design Awards** were launched in 1948 as a government initiative to promote well-designed and healthy homes in post-war Britain*



[1]

Mixed use redevelopment of Grade II listed Ham Mill by Assael Architecture



4. Future growth strategy

4.1 Options for growth

4.2 The emerging growth strategy

4.3 Our towns and villages | settlement hierarchy

4.4 Our towns and villages | settlement development limits



4.1 Options for growth

The current Local Plan seeks to distribute growth through a strategy of concentrated development, focussed on a small number of strategic growth areas, within or adjacent to larger settlements, within the Stroud Valleys, to the north east of Cam, to the west of Stonehouse, south of Gloucester and to support regeneration of the docks at Sharpness.

We need to review this approach to ensure we can deliver the future growth requirements up to 2040. The **Issues and Options** document detailed four alternative patterns for future growth in the District. We asked you what you thought of the four; whether a combination or 'hybrid' might be another option; or whether there is an alternative that we should consider.

The four options were:

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

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

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

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

What you told us...

Option 1 was the most popular individual approach, with broadly twice the support of the next most popular option. Amongst the formal written responses we received, Options 2, 3 and 4 received broadly similar levels of support. However, **Option 3** was the next most popular strategy based on visitors' informal responses at our Issues and Options touring exhibitions.

A number of responses suggested hybrid options, which included elements of the four main options. Other suggestions included focusing development along major transport corridors, close to employment areas and on brownfield land.



Public exhibition in Stonehouse during Autumn 2017



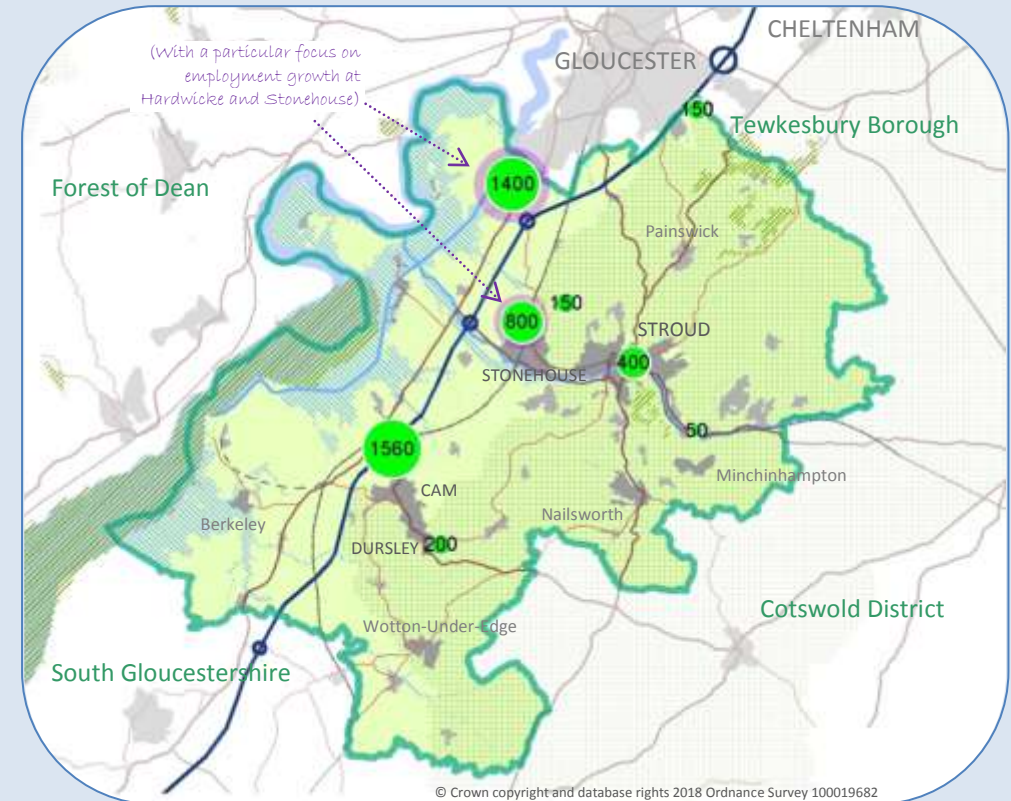
How have we tested the four options and what do the results tell us?

In order to test whether these options are reasonable and deliverable (and to compare the potential impacts of each option), we identified potentially suitable and available sites from a range of sources, including from the Council's **Strategic Assessment of Land Availability (SALA)**, the **Brownfield Register** and sites promoted through the Issues and Options Local Plan **consultation process**. We then assigned them to each option, depending upon their location and size.

Sustainability Appraisal (SA)

Sustainability appraisal, carried out independently by consultants, then looked at comparing the four options against 17 sustainability objectives, covering 'social', 'economic' and 'environmental' themes. The results indicate:

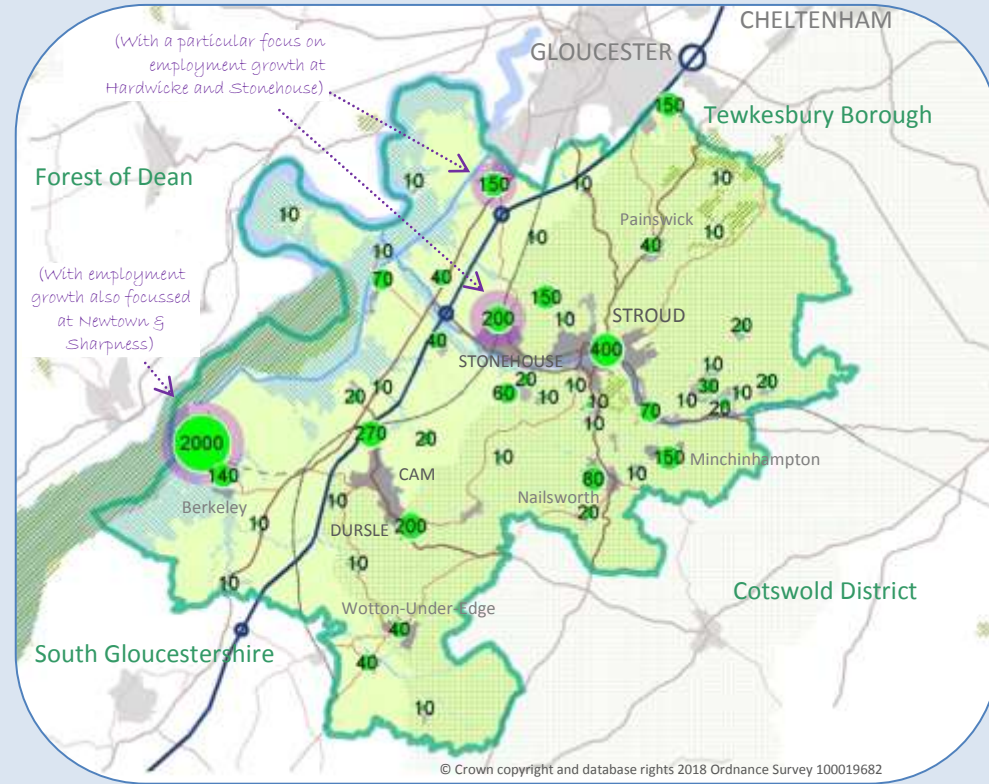
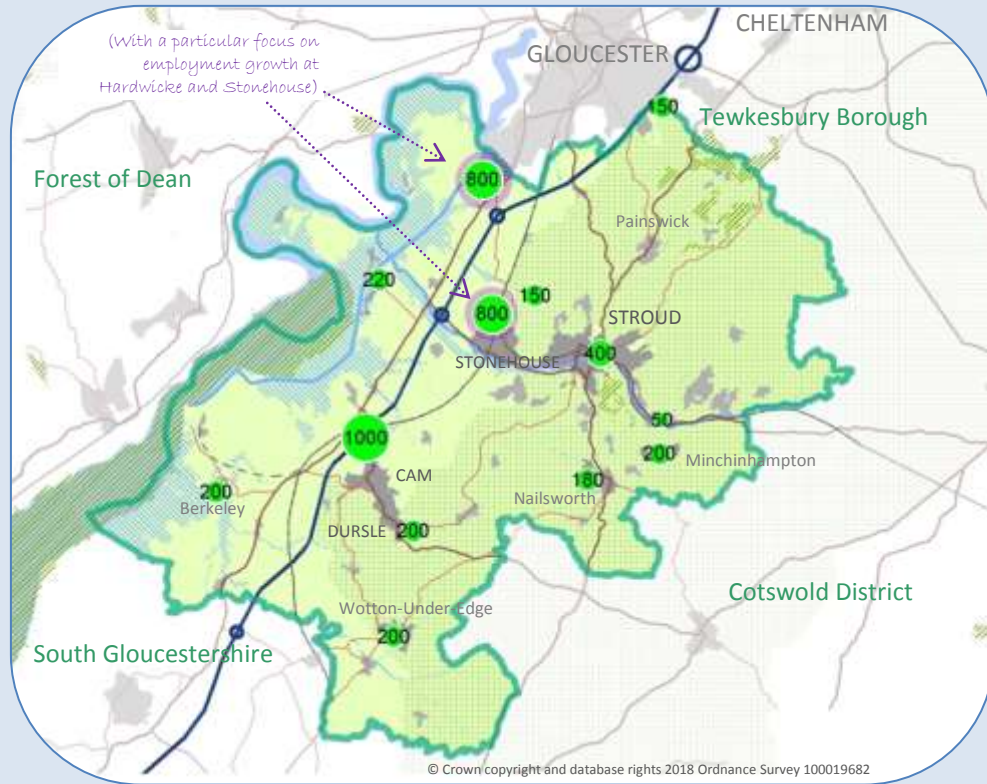
Option 1 performs slightly better overall in terms of potential positive effects and slightly fewer negative effects. However, there are elements of the other three options that also perform well. In particular, concentrating all the new growth at three potential growth points (**Option 4**) could have fewer negative environmental impacts than **Options 2** and **3**, and would have most of the same significant positive effects as **Option 1** (for provision of housing, employment opportunities, access to services, health and social inclusion) due to the creation of new, mixed-use communities. **Option 2**, with a slightly wider distribution than **Option 1**, could have benefits in terms of access to services and employment opportunities for some of the other larger towns and villages in the District.



▲ [Option 1] ...Concentrated development?

This option was based on continuing the current Local Plan's focus on concentrating housing and employment development at a few large sites, located adjacent to the District's main towns. We need to identify land for at least 5,700 homes in order to meet the Government's housing target (see p16). Using sites at the locations identified above, combined with small sites / windfalls at settlements in Tiers 1-3 of the settlement hierarchy, could deliver 5,570 new homes.

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



▲ [Option 2] ...Wider distribution?

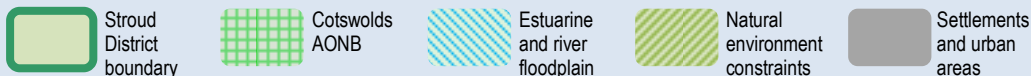
This option was based on taking a more dispersed approach, with some medium-sized housing and employment sites on the edge of larger villages, as well as the main towns. We need to identify land for at least 5,700 homes in order to meet the Government’s housing target (see p16). Using sites at the locations identified above, combined with additional small sites and windfalls at any of the District’s defined settlements, could deliver 5,530 new homes.

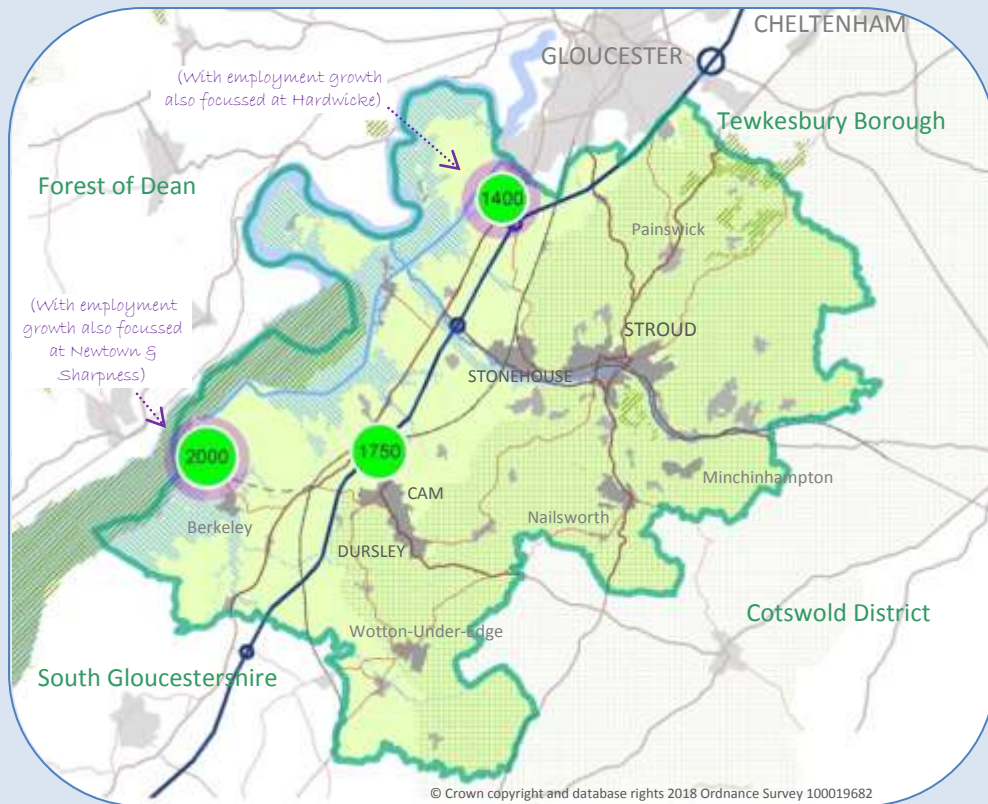
In last year’s Issues and Options paper, we suggested that smaller and mid-sized housing or employment allocations at the District’s towns and larger villages would be able to respond to local needs. And they might bring about some limited additional benefits, such as community open spaces.

▲ [Option 3] ...Dispersal?

This option was based on dispersing development across the District, with most villages including at least one small- to medium-sized site, allocated to meet local needs. We need to identify land for at least 5,700 homes in order to meet the Government’s housing target (see p16). Testing this option against potentially suitable and available sites indicated that there is not sufficient capacity to deliver this many homes solely through dispersed small- and medium-sized sites: this option would need to be combined with a growth point and/or some significant large sites in order to achieve this figure. Using sites at the locations identified above, combined with additional small sites and windfalls at any of the District’s defined settlements, could deliver 5,720 new homes.

In last year’s Issues and Options paper, we suggested that dispersing small housing or employment sites across the District offers a more organic way of integrating future growth into existing communities and meeting very local housing and employment needs. However, such small scale development is unlikely to sustain ailing services and facilities and would not deliver significant service or infrastructure improvements for the community or wider District.





▲ [Option 4] ...Growth Point?

This option was based on identifying a growth point in the District as a focus for significant growth, either as an expansion of an existing settlement, or to create a new settlement. We need to identify land for at least 5,700 homes in order to meet the Government's housing target (see p16). Using sites at the locations identified above, combined with potential small sites / windfalls at settlements in Tiers 1-3 of the settlement hierarchy, could deliver 6,100 new homes during the Plan period.

In last year's Issues and Options paper, we suggested that concentrating future growth in such a way means that all kinds of elements can be efficiently and comprehensively planned, with a focus on place-making and community-building. Whilst development on this scale is likely to visibly transform the landscape and surroundings, it should enable the delivery of new tailor-made facilities and necessary infrastructure to serve the community, as well as potentially meeting wider local needs for things like primary and secondary schools, sports and leisure facilities, green infrastructure, shopping, playgrounds, allotments and healthcare, as well as homes and jobs.

Sustainability Appraisal recommendation: It may be worth considering a hybrid option, which most resembles **Option 1**: Concentrated development, but which perhaps includes growth at the Sharpness growth point and/or one or two of the larger towns and villages as well (although this would need to avoid settlements where negative environmental effects on biodiversity/geodiversity, landscape/ townscape, historic environment, water quality and flooding are more likely).

Transport Assessment

We have also carried out a high level transport assessment, in consultation with officers from **Highways England** and **Gloucestershire County Council**.

The results indicate:

Option 1 is the most sustainable in terms of the location of planned growth and existing levels of non car based trips. It is the option most likely to benefit from the existing passenger transport network.

Option 2 is highly sustainable in terms of the location of planned growth and existing levels of non car based trips

Option 3 is the least sustainable in terms of the location of planned growth. It is likely to be the most reliant on the car and the least likely to benefit from the passenger transport network, due to the lack of growth points required to sustain passenger transport services.

Option 4, based on existing travel patterns and the locations of the potential growth points, is likely to be reliant on the car. However, due to the scale of growth proposed, there is the opportunity to provide non car based alternatives.



Towards a potential growth strategy

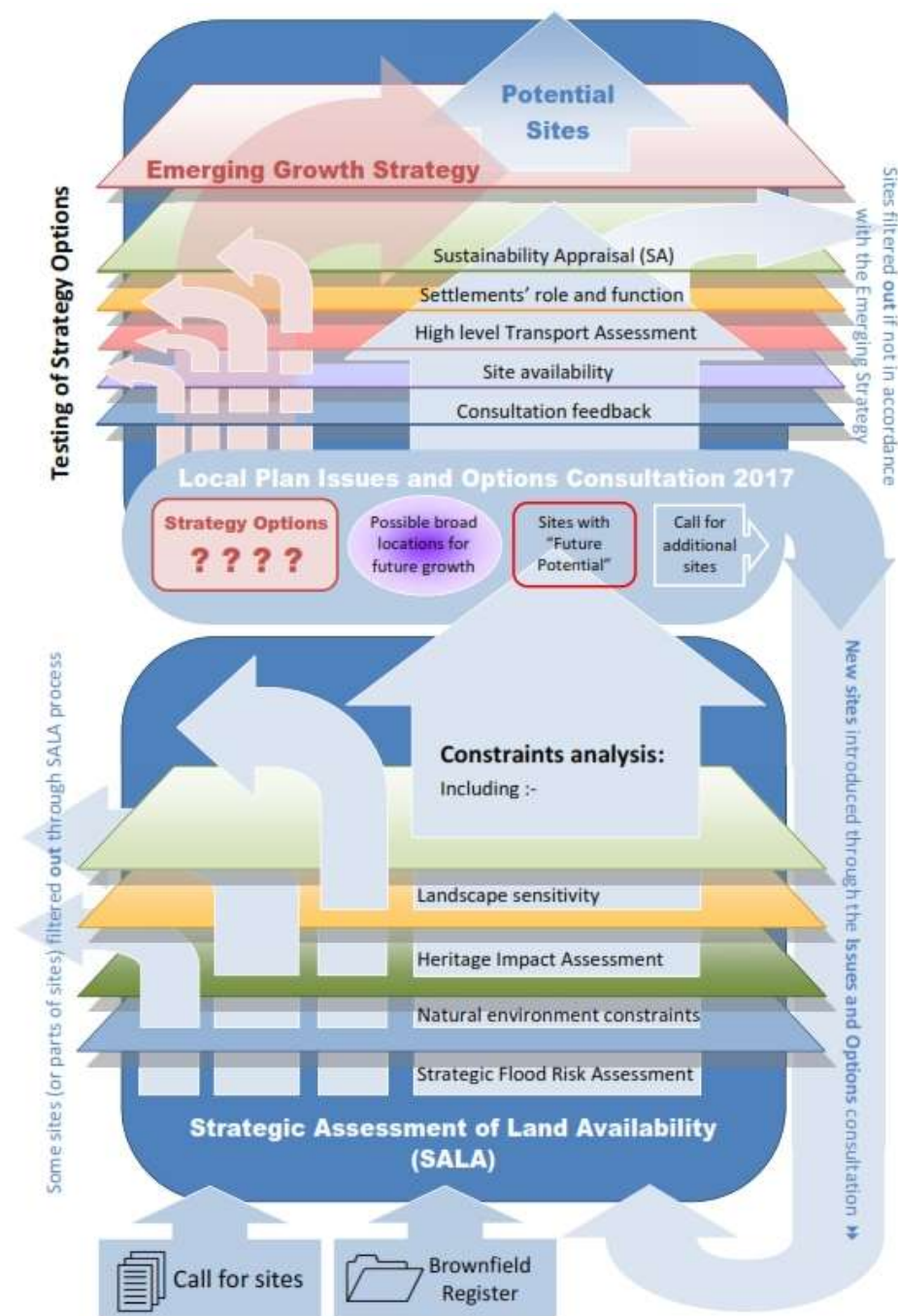
These strategy assessments only provide one element of the considerations needed to develop a future growth strategy.

Equally important is for us to understand the current and expected future roles and functions of each of the main towns and villages in the District, in order to determine which places can support future growth and which places cannot. We have looked at which settlements perform an important employment role, which towns and villages have a suitable range of facilities and services, and which ones benefit from transport services allowing for a choice of means of transport other than by the private car. Further information can be found in [Chapter 4](#) (4.4) and in [Chapter 5](#).

Finally, we have assessed individual sites put forward by stakeholders for consideration for development. All realistic alternative options are identified in [Chapter 5](#). We have assessed each site through our **Strategic Assessment of Land Availability (SALA)**, to identify sites that can be delivered now and those with future potential to be assessed through the Local Plan process. We have also identified sites that we do not think are suitable, available or achievable.

Sustainability Appraisal has tested each site against 17 sustainability objectives, using indicators derived to measure minor and significant positive and negative effects.

Our **high level transport assessment** investigates likely impacts of development from groupings of sites; and it identifies potential transport improvements needed to support growth in each location.



4.2 The emerging growth strategy

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

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.

Housing and employment growth will also be centred at two new settlements at Sharpness and at Wisloe within the Severn Vale (A38/M5 corridor) where there is the potential to create new sustainable communities along garden village principles. Further strategic employment growth will also be concentrated at accessible locations within the A38/M5 corridor.

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.

Lesser levels of growth will be delivered at the villages of Brimscombe, Kings Stanley, Kingswood, Leonard Stanley, North Woodchester and Thrupp which have a range of local facilities and which benefit from good transport links, or which have the potential to develop better transport links, to strategic facilities at the nearby towns of Stroud and at Wotton-under-Edge, where growth potential is limited by environmental constraints.

Further infill development to maximise the use of brownfield land will be supported at these and other settlements, within settlement development limits.

Some limited development at small and medium-sized sites (up to 20 dwellings) 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.

At Tier 4 and 5 settlements, in addition to rural exception sites, the development of small sites of up to 10 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 through the making of a Neighbourhood Plan.





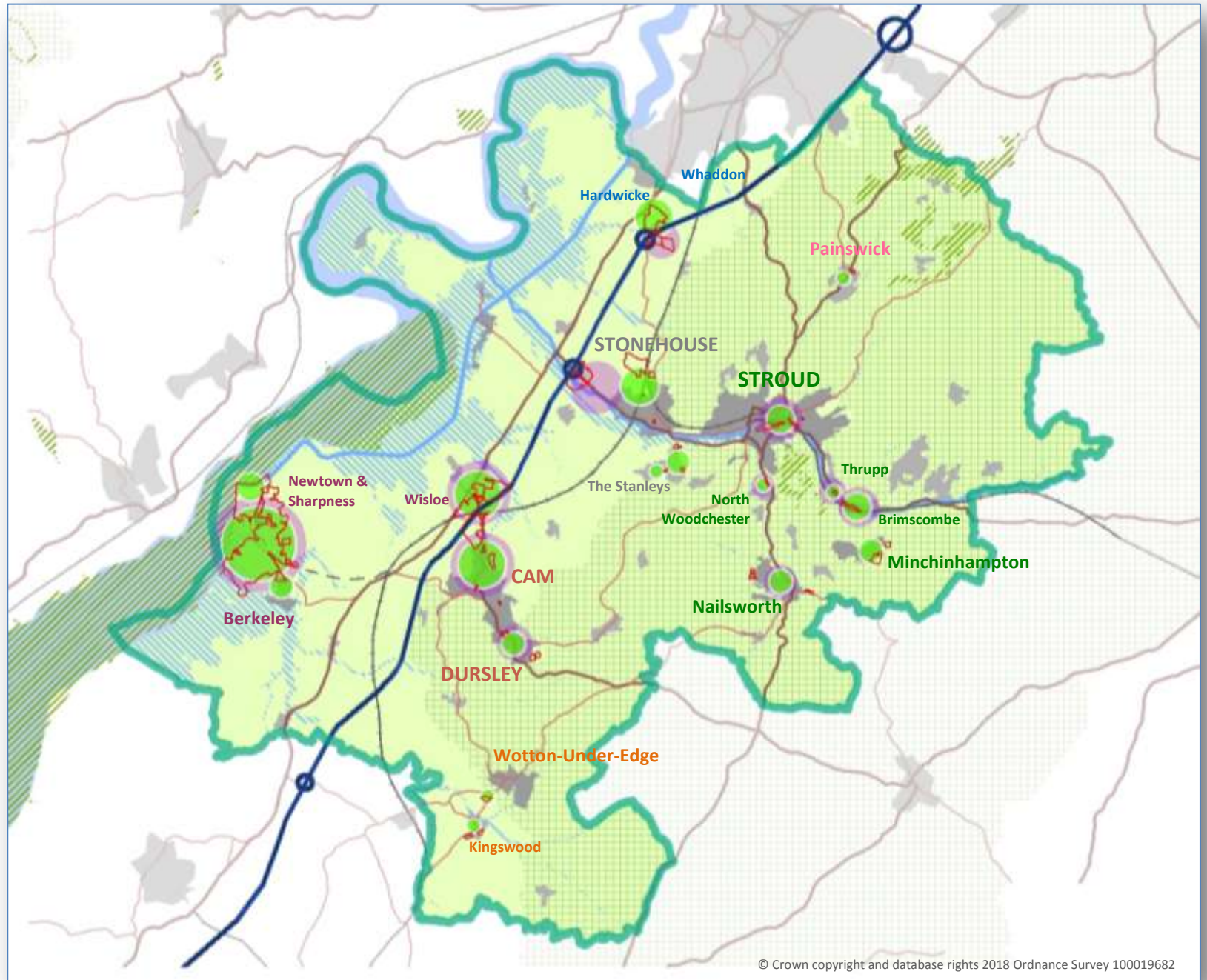
The emerging growth strategy... ▶

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

The emerging strategy is a 'hybrid', which incorporates some of the most sustainable and deliverable aspects of the four strategy options we consulted on last year.

Key to map ▼

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



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◀ What this strategy means for where you live

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.

At **Dursley**, the strategy envisages: regenerating brownfield sites within the settlement; supporting town centre improvements; housing development and open space uses to the south east of the town within an enhanced landscape setting; improvements to the local cycling and walking network.

At **Stonehouse**, the strategy envisages: regenerating brownfield sites within the settlement; supporting town centre improvements; extensions to planned growth to the north west of the town including enhancing community facilities and additional open space;

supporting improvements to the canal corridor and local walking and cycling routes.

At **Stroud**, the strategy envisages: regenerating large scale brownfield sites for housing, employment and canal related tourism; supporting the better use of edge of town centre sites and public realm improvements; supporting improvements to the canal corridor and local walking and cycling routes.

At **Newtown/Sharpness** the strategy envisages: delivery of a new garden village community incorporating housing, employment, shopping, community and open space uses, with the opportunity to transform local transport facilities and access to new and enhanced facilities for existing residents and businesses.

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 local facilities for existing residents and businesses whilst protecting the setting of existing villages.

At **Berkeley, Minchinhampton, Nailsworth, Painswick** and the smaller villages of **Brimscombe** and **Thrupp**, **Kings Stanley**, **Kingswood**, **Leonard Stanley**, and **North Woodchester**, 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.

What are the key challenges to this emerging strategy?

Delivering the growth expected by central Government within the next 20 year time horizon will be challenging. The strategy demands an increase in house building rates beyond levels achieved in recent memory. The strategy includes supply from a range of small, medium, large and very large sites at a number of different locations, which together provide opportunities for all levels of the market to deliver. However, delivery rates are vulnerable to changes in economic cycles,



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

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

Improvements to public transport will need to include increasing rail and bus services along main transport corridors and improvements to interchanges and to Cam & Dursley rail station. The Council continues to support the provision of an additional rail station on the Bristol-Birmingham main line. Sites at Bristol Road, Stonehouse and Hunts Grove, Haresfield are safeguarded in the current Local Plan for this purpose.

Meeting Gloucester's needs

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

An assessment of potential alternative sites to meet Gloucester's long term housing needs will be carried out during 2019. Possible sites to the south of **Hardwicke** and at **Whaddon** (within Stroud District) will form part of that assessment, together with other sites both within and on the edge of Gloucester but within neighbouring council areas. The site(s) that perform best will be identified in the respective council's future draft plan(s) for potential allocation.

At that stage, if sites at Whaddon or South of Hardwicke are not needed to meet Gloucester's immediate needs, then there is the potential to review how these sites might contribute to future needs and whether there is merit in them coming into the Stroud Local Plan with consequential changes to the strategy.

The South of the District

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

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



The emerging growth strategy...

Question 4.2a

Do you support the broad approach of the emerging growth strategy, in terms of distributing the growth required by national policy for Stroud District?

Question 4.2b

Do you support an alternative strategy approach?

Question 4.2c

Have we identified the right towns and villages for growth? Or do other settlements have growth potential?

Question 4.2d

Do you support our approach to addressing Gloucester's housing needs?

Question 4.2e

Do you support an alternative approach to addressing Gloucester's housing needs?



4.3 Our towns and villages | Settlement hierarchy

The **current Local Plan** identifies a hierarchy of settlements, consisting of five distinct tiers. The largest towns, containing the best range of services and facilities, are in the top tiers. These are the primary focus for growth, providing significant levels of new homes and jobs. By contrast, the smallest settlements (containing minimal facilities) are not expected to receive any growth, other than limited development that seeks to address specific needs identified through **Neighbourhood Plans**.

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

Last year we sought views on whether the current hierarchy-based approach is the most appropriate way to identify which settlements are best suited to various levels of growth. We asked what changes might be necessary in order to make the hierarchy more useful or relevant, and whether the individual settlements are correctly categorised within the five tiers.

What you told us...

Around 75% of responses expressed broad support for the principle of a settlement hierarchy, while 25% stated that they did not support it. However, many people highlighted specific concerns about how the hierarchy operates in practice, its relationship to the Local Plan's policy framework, and how the individual settlements have been categorised. The current hierarchy was described as a 'blunt instrument'. Key points included:

- A hierarchy should take account of settlements' character, environmental or physical constraints and the reality of land availability
- The collective or 'cluster' function of neighbouring settlements should be recognised: do some settlements perform better as a group than they would if assessed in isolation?
- Tier 3 is too diverse and the distinction between the settlements within it is too obscure
- There is a disconnect between the various tiers and the amount of development that each settlement experiences or is capable of accommodating

We were challenged to review the position of all settlements within the hierarchy. It was commonly perceived that lowering a settlement's position within the hierarchy would curtail future development, and most suggestions focussed on moving settlements down to lower tiers. But some comments advocated raising some of these up to higher tiers and, in a few cases, arguments were made both for moving a settlement up and for moving it down.



How have we tested the current settlement hierarchy?

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. This time, its scope has been expanded to look at all the District's settlements, rather than just Tiers 1-3.

Much of the data contained in the 2014 study was derived from the 2011 census and it has not been possible to update some of this. However, in the **2018 Settlement Role and Function Study Update**, we have looked at:

- which settlements perform an important employment role, which settlements draw in workers, and which act as 'dormitories'; we have looked at which settlements offer the best opportunity for self-containment, with the best or worst correlation between the characteristics of the resident working population and the local jobs market;

- an updated audit of the services and facilities available within each settlement, to determine which towns and villages perform a 'strategic' role (drawing users from across the District to hospitals, secondary schools, banks, supermarkets etc) and what level of 'local' provision there is for the community (e.g. primary school, pub, post office, village hall);
- average travel times from each settlement to a range of key services and facilities, both by car and on foot/by bus, to help identify which places have best accessibility and least car-dependence, as well as places with transport or connectivity issues;
- the relative sizes of the settlements and how much housing growth each settlement has experienced in the recent past (both in absolute terms and in proportion to its size);
- trends in household size and demographic characteristics, to help identify places where housing availability (or affordability) may be an issue.

What do the results tell us?

Refreshing the data and extending the analysis to cover Tier 4 and Tier 5 settlements, has suggested some changes to the current hierarchy. Changes

are proposed in relation to 11 settlements and these amendments are highlighted in the Proposed Settlement Hierarchy, set out over the page.

Some shifts in how the settlements rank are simply due to changing circumstances (the loss or gain of a village shop, for example; or changes to public transport infrastructure or timetabling). Some changes have been highlighted because we have introduced some additional criteria into the analysis in order to address some concerns raised through the **Issues and Options** consultation, meaning that the comparison between settlements is slightly more sophisticated and nuanced than the 2014 study.

All these pieces of information about individual settlements' key characteristics and functionality, and how they compare to others in the District, have helped us to build a 'case for growth' for each settlement.

A settlement hierarchy does seem to be a relevant and useful way of helping to determine which places can support future growth and which places cannot, and what quantity of development is appropriate.



What we will do...

We propose to carry the principle of a settlement hierarchy through the Local Plan Review and this forms part of the emerging Strategy. However, on the basis of the analysis, a number of amendments to the current hierarchy are proposed.

Tier 1

These are the largest settlements in the District, by a considerable margin. They all have a significant employment role, each providing thousands of jobs. Stroud is the District's principal town, with a much larger population and a more extensive range of strategic services and facilities than the other towns; however, the settlements of Cam and Dursley together represent a very significant second focus for the District. All these settlements benefit from transport infrastructure that enables very good or excellent access to key services and facilities, with good links to their suburbs and some 'satellite' communities. Stroud and Dursley in particular have environmental and/or physical constraints to growth.

Stroud	....Remain Tier 1
Cam	....Remain Tier 1
Dursley	....Remain Tier 1
Stonehouse	....Remain Tier 1

Tier 2

These are relatively large settlements, some of which have a "strategic" role in terms of providing services or facilities that serve a District-wide or wider-than-local catchment. Berkeley is the smallest of these settlements in terms of population, but it shares many characteristics in common with other Tier 2 settlements in terms of role and function (size is not necessarily an indicator of a settlement's role, nor its diversity of services and facilities). All Tier 2 settlements have a retail role, whether strategic or local, or both. They all offer a good or excellent level of "local" services and facilities. These settlements offer some employment, although this is not necessarily a strong part of their role and function in all cases. All of these settlements face some degree of environmental and/or physical constraints to growth.

Berkeley	....Remain Tier 2
Minchinhampton	....Remain Tier 2
Nailsworth	....Remain Tier 2
Painswick	....Move up from Tier 3
Wotton-Under-Edge	....Remain Tier 2



Tier 3a

These medium-sized and large settlements are generally well-connected and accessible places, which benefit from their proximity to higher order settlements and / or good transport routes. Or, in the case of Eastington, Kings Stanley, Leonard Stanley and Whitminster, they have the potential for accessibility improvements because of where they are located. These settlements generally lack any “strategic” role or function but they all provide a good range of local services and facilities for the community. Although several of these villages are relatively big employment providers (notably Brimscombe & Thrupp, Hardwicke, Eastington, and Kingswood), the principal role of almost all these settlements is as a ‘dormitory’, where most people have no choice but to commute to work elsewhere. Some have environmental or physical constraints to growth.

Brimscombe & Thrupp	... Thrupp up from Tier 4
Chalford	...Remain Tier 3
Eastington	...Remain Tier 3
Frampton-on-Severn	...Move down from Tier 2
Hardwicke	...Remain Tier 3
Kings Stanley	...Remain Tier 3
Kingswood	...Remain Tier 3
Leonard Stanley	...Remain Tier 3
Manor Village (Bussage)	...Remain Tier 3
Newtown & Sharpness	...Remain Tier 3
North Woodchester	...Remain Tier 3
Whitminster	...Remain Tier 3

Tier 3b

These settlements typically have a more basic level of services and facilities than the 3a list (to the left). Many have fair or good access to services and facilities elsewhere, although Bisley, Miserden, Oakridge Lynch and Slimbridge do not. These are small and medium-sized settlements, in terms of resident population. These settlements typically face environmental constraints.

Amberley	....Remain Tier 3
Bisley	....Remain Tier 3
Coaley	....Remain Tier 3
Horsley	....Remain Tier 3
Miserden	....New designation
North Nibley	....Remain Tier 3
Oakridge Lynch	....Remain Tier 3
Slimbridge	....Remain Tier 3
Uley	....Remain Tier 3
Upton St Leonards	....Remain Tier 3
Whiteshill & Ruscombe	....Remain Tier 3

Tier 4

These small and very small settlements lack any substantial services or facilities themselves. However, they are generally well-connected and accessible settlements, which benefit from their proximity or connectivity to higher order settlements and /or their location on a key public transport route, although road infrastructure in some locations is very constrained. These settlements typically face environmental constraints.

[Tier 4 contd.]...

“Old” Bussage	....Remain Tier 4
Eastcombe	....Remain Tier 4
Newport	....Remain Tier 4
Selsley	....Remain Tier 4
South Woodchester	....Remain Tier 4

Tier 5

These small and very small settlements typically provide very basic, low or minimal levels of services and facilities for the community. None of these have retail facilities. These settlements are highly car-reliant and generally poorly-connected, with poor foot, cycle or bus access to services and facilities elsewhere. These settlements typically face environmental constraints.

Arlingham	....Remain Tier 5
Box	....Move down from Tier 4
Brookthorpe	....Move down from Tier 4
Cambridge	....Move down from Tier 4
Cranham	....Remain Tier 5
France Lynch	....Move down from Tier 4
Haresfield	....Remain Tier 5
Hillesley	....Remain Tier 5
Longney	....Remain Tier 5
Middleyard	....Move down from Tier 4
Nymphsfield	....Move down from Tier 4
Randwick	....Move down from Tier 4
Saul	....Remain Tier 5
Sheepscombe	....Remain Tier 5
Stinchcombe	....Move down from Tier 4
Stone	....Move down from Tier 4



Having taken into consideration your views, national policy and evidence where available, the emerging Strategy will seek 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.

Settlement hierarchy...

Question 4.3a

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

Question 4.3b

Do you support the proposed approach to managing development at small Tier 4 and 5 settlements by including them within the hierarchy and defining Settlement Development Limits? Or do you support an alternative approach of simply treating them as 'open countryside'? What are the pros and cons of either approach?

Question 4.3c

Do you support the idea that the Local Plan should seek to manage the cumulative impacts of growth on individual settlements? How should we develop a policy framework to achieve this?

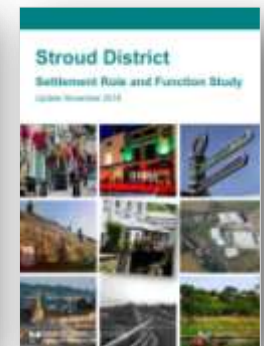
▼ Where can I find out more about the characteristics, role and function of particular settlements?

Chapter 5 "Making Places" provides a brief summary of the characteristics, constraints, role and function of each of Stroud District's current Tier 1 to 3 settlements.

You can find fuller analysis and data in our Settlements Role and Function Study (2014) and Update (2018), which are available through the Evidence Base pages of our website.



www.stroud.gov.uk/localplan



4.4 Our towns and villages | Settlement boundaries

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

Last year we discussed the potential to reassess current settlement development limits or to consider a different approach. We identified three potential options:

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

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

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

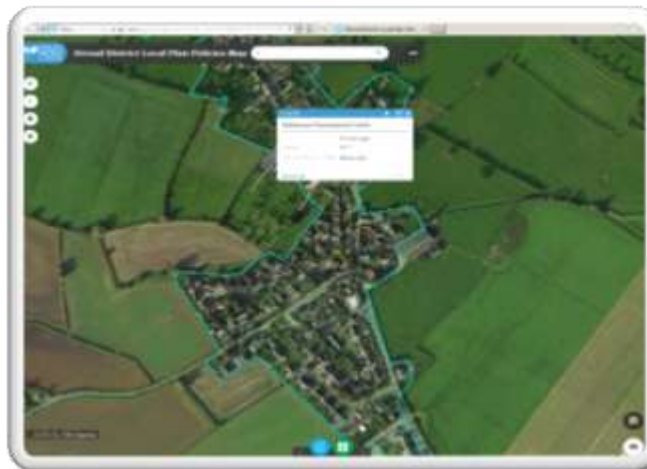
We also asked for suggestions for minor changes to existing settlement development limits either to prevent unsuitable development or to allow for some limited development to create a better edge to a town or village.

▼ Where can I see the current settlement boundaries?

The existing 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, CNES/Airbus DS | © Crown copyright and database rights
2018 Ordnance Survey 100019682 | OS, Esri, HERE, Garmin

What you told us...

The most popular option was to assess proposals on a case by case basis, although a similar number of people supported either continuing with the existing approach or expanding the types of development that are allowed within the countryside.

Amongst those people who supported an alternative approach to manage development proposals on the edge of towns and villages, suggestions were for approaches that:

- are flexible and reviewed constantly;
- are linked to neighbourhood plans;
- would maintain current settlement development limits, but expand the types of development that could be accommodated beyond them, on a case by case basis.

Specific changes were suggested to existing settlement development limits at: Berkeley, Bisley, Cam, Chalford, Dursley, Hardwicke, Horsley, Manor Village, Minchinhampton, Nailsworth and Oakridge Lynch.



What the Sustainability Appraisal Scoping Report tells us about settlement development limits:

Continuing with the current approach (**Option 1**) is likely to have broadly positive effects on the environmental SA objectives as development outside of settlement limits is strictly controlled. However, the lack of flexibility associated with this approach could have minor negative effects on housing and economy objectives if proposals for development outside of settlement limits are prevented from coming forward.

Option 2, assessing proposals on a case by case basis using criteria, would allow for more flexibility – which may benefit housing and economy objectives if residential and commercial developments are able to come forward in wider locations where it can be established that there would not be harm as a result. However there may be an increased chance of negative effects on biodiversity and landscape objectives in particular if there is less stringent protection. Effects would depend largely on the criteria that are applied and how stringently they are enforced.

Continuing with the current settlement development limits but expanding the types of development that are allowed beyond them

(**Option 3**) would provide the environmental protection of **Option 1**, although not as strongly. There could be benefits for housing and economy objectives assuming that the types of developments that might be allowed would be things like live work units and exemplar carbon neutral schemes. There may however be negative effects on air quality and access to services objectives.

There are a number of possible hybrid options and the effects of these would be a mixture of the positives and negatives described above. For example, one **hybrid option** could be a combination of removing settlement development limits for large settlements, but retaining them for small villages with few facilities in sensitive locations. This approach would have some of the more positive social and economic effects of **Option 2**, while still providing some of the environmental protection associated with retaining settlement development limits.



▲ Case-by-case?

The idea of assessing proposals for development against a set of criteria on a case-by-case basis, rather than relying on a line on a map, proved to be a popular option when we consulted last year.

This could be a more flexible approach, although issues might arise through potentially differing interpretations of written criteria; and this approach would demand considerable resources in order to prepare and maintain comprehensive landscape and heritage assessments for all settlements.



Settlement development limits are an established part of the strategy for managing growth in Stroud and have been since the 1990s. Whilst there are issues relating to flexibility and accuracy, we consider that it would be a significant departure to remove them entirely and to rely on policy wording and site by site assessment. Issues with this approach would relate to the different potential interpretations of written criteria; and consequences around the speed and consistency of decision making; and the additional resources required to prepare and maintain comprehensive landscape and heritage assessments for all settlements.

We consider a more feasible approach would be to continue to use updated settlement development limits as the basis for all decisions, but to provide for some flexibility by allowing some limited development beyond settlement development limits, as set out in the emerging Strategy, subject to satisfying detailed environmental and design criteria.

We have reviewed existing settlement development limits and we are considering minor changes to a number of settlement development limits, to reflect physical changes since the last review and to better reflect their intended

function in terms of managing growth. The potential changes are set out in [Appendix A](#).

Having taken into consideration your views, national policy and evidence where available, the emerging Strategy will seek to deliver:

- housing, employment and community uses within existing settlement development limits, updated, where appropriate, to reflect physical changes since they were last reviewed and to better reflect their intended function
- some limited development beyond settlement development limits as set out in the emerging Strategy, subject to satisfying detailed environmental and design criteria.

Settlement development limits...

Question 4.4a

Do you support the emerging Strategy's approach towards maintaining settlement development limits?

Question 4.4b

Or do you support an alternative approach?

Question 4.4c

Do you support the proposals to allow some limited development beyond settlement development limits?

Question 4.4d

Or do you support an alternative approach?

Question 4.4e

Do you support the specific changes to existing settlement development limits that are set out in [Appendix A](#)? (Please clearly specify which settlement(s) your comment(s) relate to, and use the map's boundary change reference where relevant).

Question 4.4f

Do you support any other changes to settlement development limits, not listed in [Appendix A](#)? Please specify.



5. Making Places | Shaping the future of Stroud District



[1] ©Nick Turner



5. Making Places | Shaping the future of Stroud District

5.0 Shaping the future of Stroud District

5.1 The Stroud Valleys

5.2 The Stonehouse cluster

5.3 Cam & Dursley

5.4 Gloucester's rural fringe

5.5 The Berkeley cluster

5.6 The Severn Vale

5.7 The Wotton cluster

5.8 The Cotswold cluster



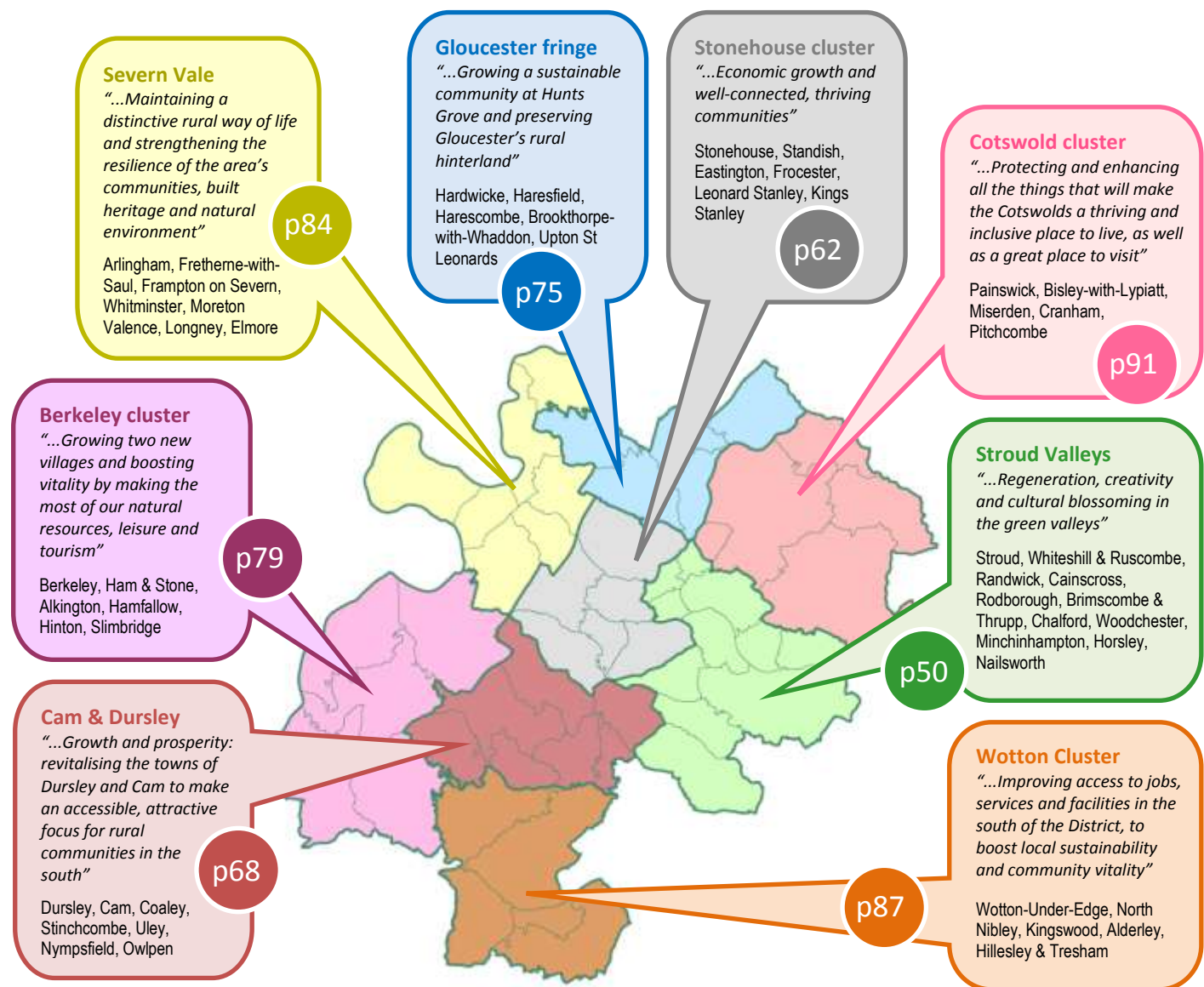


5.0 Making Places | Shaping the future of Stroud District

To meet the current issues and needs facing people and places in Stroud District, we identify an over-arching vision for the District as a whole in **Chapter 3** and set out a possible growth strategy in **Chapter 4**.

However, whilst some places in the District have a need for development or are suitable for strategic levels of growth, others are not. This chapter explores what the emerging strategy might mean for distinct parts of the District.

During the **Issues and Options** consultation in Autumn 2017, we discussed with local community representatives what made their places special and what was important to retain – as well as what needed to change. We have used these conversations to review **the eight “mini-visions”** set out in the current Local Plan, and to identify **key issues and top priorities** for action. These are set out over the following pages and we welcome your views on whether we have got these right.



Preparation of the emerging growth strategy and the revised settlement hierarchy has involved studying the main towns and villages in the District, to identify their current roles and functions. The following pages summarise some of the key findings from this work, to establish the **case for growth** at each settlement.

In preparation for this consultation, the District Council has continued to assess the development potential of land within and around the main towns and the larger villages in Stroud District – those identified in the **current Local Plan** as Tier 1, Tier 2 and Tier 3 settlements.

We have looked again at the broad locations identified in the issues and options document and new sites promoted to us. The detailed site specific results are set out within the 2017 and 2018 update **Strategic Assessment of Land Availability (SALA)**. All sites have also been subject to **sustainability appraisal**.

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

The **potential sites** are identified on the following maps in **red** outline. **Alternative sites** rejected at this stage are identified in **blue** outline. Other possible sites on **Gloucester's fringe** (subject to consideration in 2019, together with other sites in adjoining districts) are shown in **purple**.

We would like to know firstly whether we have identified the right settlements for growth, or whether other settlements have growth potential.

We would also like to know whether we have identified the best site(s) at the settlements that are highlighted as most suitable for growth, or whether other alternative sites may be suitable.

You may wish to suggest a different location and/or site for consideration.

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

Making places: mini visions and priorities for your area...

Question 5.0a

Do you support the proposed mini-visions for your area(s)? (Please be clear and specific about which of the 8 mini-visions your comment(s) relate to).

Question 5.0b

Would you like to propose alternative wording for any of the mini-visions? (Please be clear and specific about which of the 8 mini-visions your comment(s) relate to).

Question 5.0c

Do you support the identified key issues and priorities for action for your area(s)? (Please be clear and specific about which of the 8 parish clusters your comment(s) relate to).

Question 5.0d

Are there other important issues and priorities you would like to highlight? (Please be clear and specific about which of the 8 parish clusters your comment(s) relate to).

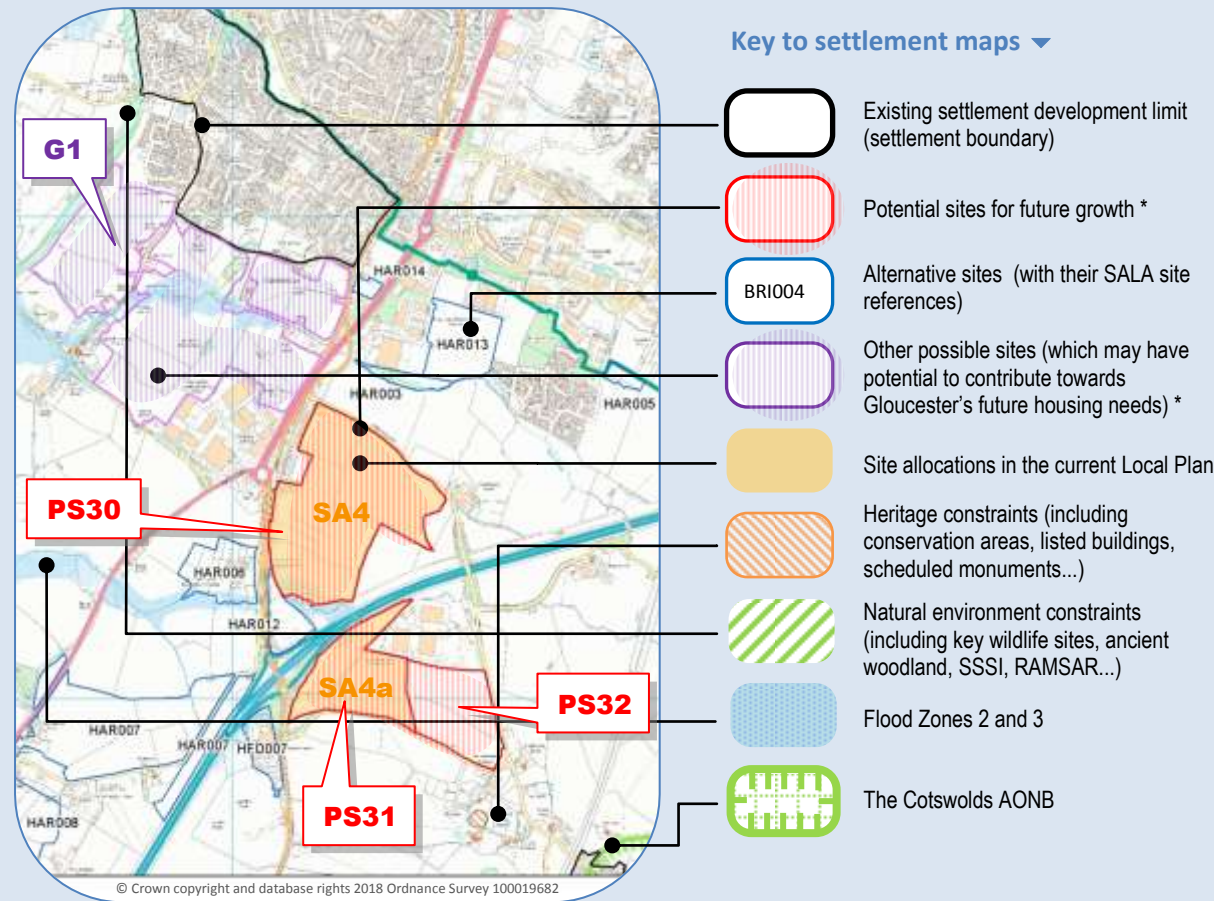


Potential sites and alternatives: give us your views...

Are you interested in a specific settlement? Over the following pages, the settlement summaries are grouped into 'parish clusters' (see page 3) and are then ordered alphabetically by settlement name.



◀ The parish clusters are colour coded, to help you find your area of interest (p47).



* note: the red and purple shading is simply a means of highlighting the relevant site(s) on each map and does not necessarily denote or correspond to the site's developable area.

Making places: potential sites and alternatives...

If you would like to comment about whether we have identified the right settlements for growth, or whether other settlements have growth potential, please refer back to **Question 4.2c** on page 36.

Question 5.1a

Assuming some growth is desirable, have we identified the best site(s) at each town and village? (Please clearly specify which settlement(s) your comment(s) relate to, and use the **site reference numbers** shown on the map, where relevant).

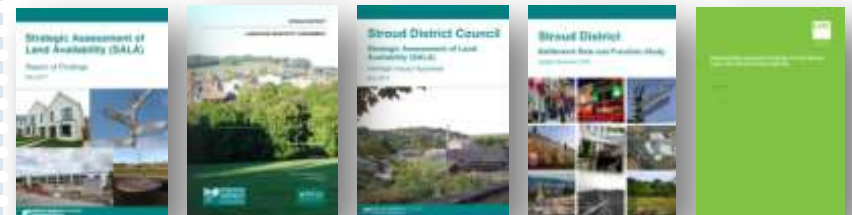
Would you like to promote an additional alternative site for consideration through the next SALA? Visit our **Local Plan Review** web page to find out how to submit a site.

▼ Where can I see the evidence behind the site assessments and emerging Strategy?

The diagram on page 31 summarises the process through which the sites have been filtered. You can find links to our Strategic Assessment of Land Availability (SALA) and the technical studies that supported it, plus the Settlement Role and Function Study and the Sustainability Appraisal, on our Local Plan Review web page:



www.stroud.gov.uk/localplanreview



Making Places | Shaping the future of The Stroud Valleys



Where are we now?...

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

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 Thrupp, Brimscombe, North Woodchester, South Woodchester and Nailsworth having strong functional links to that core.

Key issues and top priorities for the future...

Local community representatives have told us that these are the key local issues and top priorities:

- Achieving a better public transport system
- Supporting an ageing population
- Ensuring adequate provision of smaller affordable housing
- Encouraging carbon neutral housing
- Maintaining and improving the vitality of Stroud town centre
- Managing the night time economy

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

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

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

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

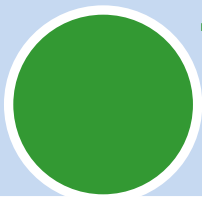
As the principal commercial centre for the District, the town centre will capitalise on its attractive built heritage, distinctive landscape setting and unique selling points (such as the acclaimed farmers' market) to enhance its retail, arts and leisure offer and tourist appeal.

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

Minchinhampton and the smaller villages within the Cotswolds AONB will flourish as local communities set within a valued and protected landscape. Minchinhampton will grow to reflect its role as a local service centre, whilst smaller villages may see small scale development in response to identified local needs, boosting their ability to remain sustainable and thriving communities.

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





The Stroud Valleys | Potential sites and alternatives

...Amberley

Planning constraints and designations

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

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

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

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

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

Landscape sensitivity

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

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**.

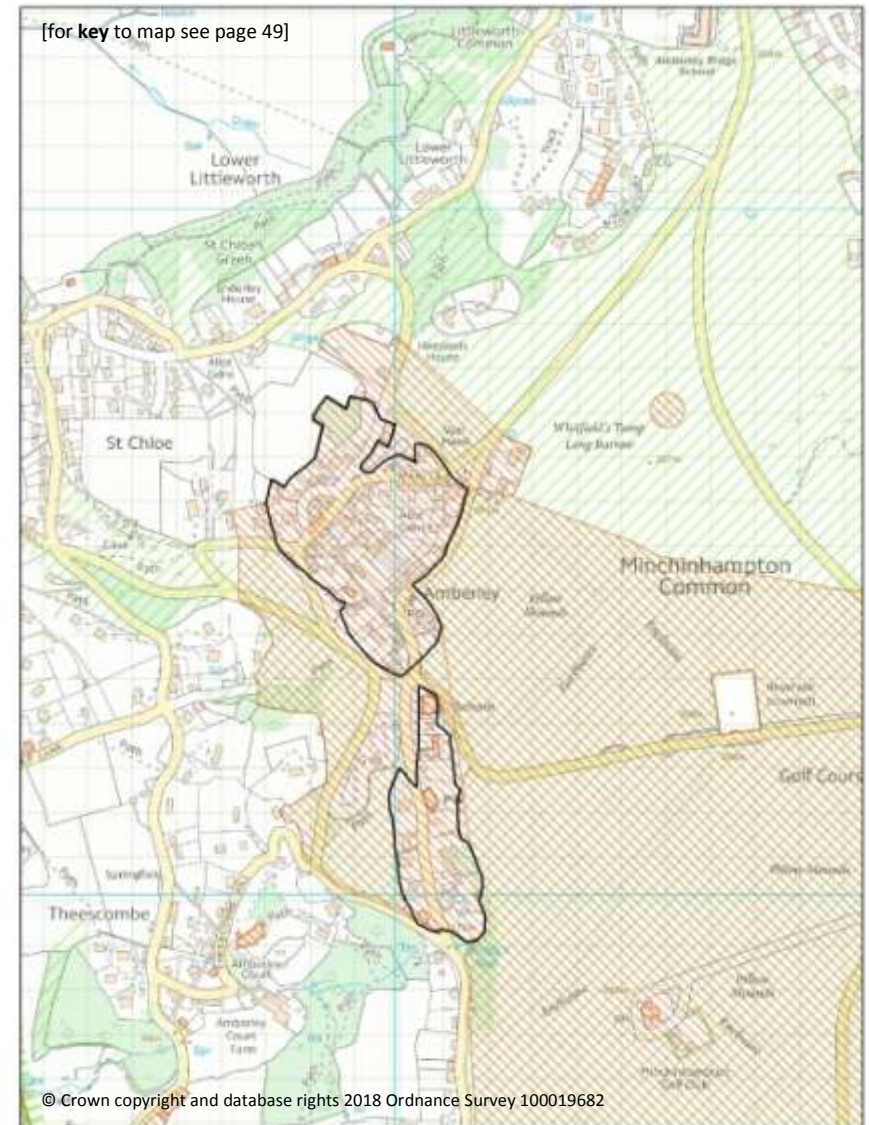
Amberley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

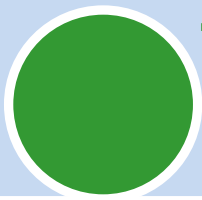
Potential sites for development

There are no potential sites for growth at Amberley.

Alternative sites

No alternative sites have been proposed.





The Stroud Valleys | Potential sites and alternatives

...Brimscombe & Thrupp

How do these sites fit into the emerging Strategy? Find out more on p32

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.

Brimscombe and Thrupp share a Local Plan settlement development limit and are identified as a proposed Third Tier settlement (Thrupp is currently defined as a Fourth Tier settlement).

Landscape sensitivity

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

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.

Settlement role and function (contd...)

Brimscombe has a **basic local retail role**, with a small range of neighbourhood shops. The settlement has a **good** level of **local community services and facilities** (primary school 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.

Potential sites for development

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

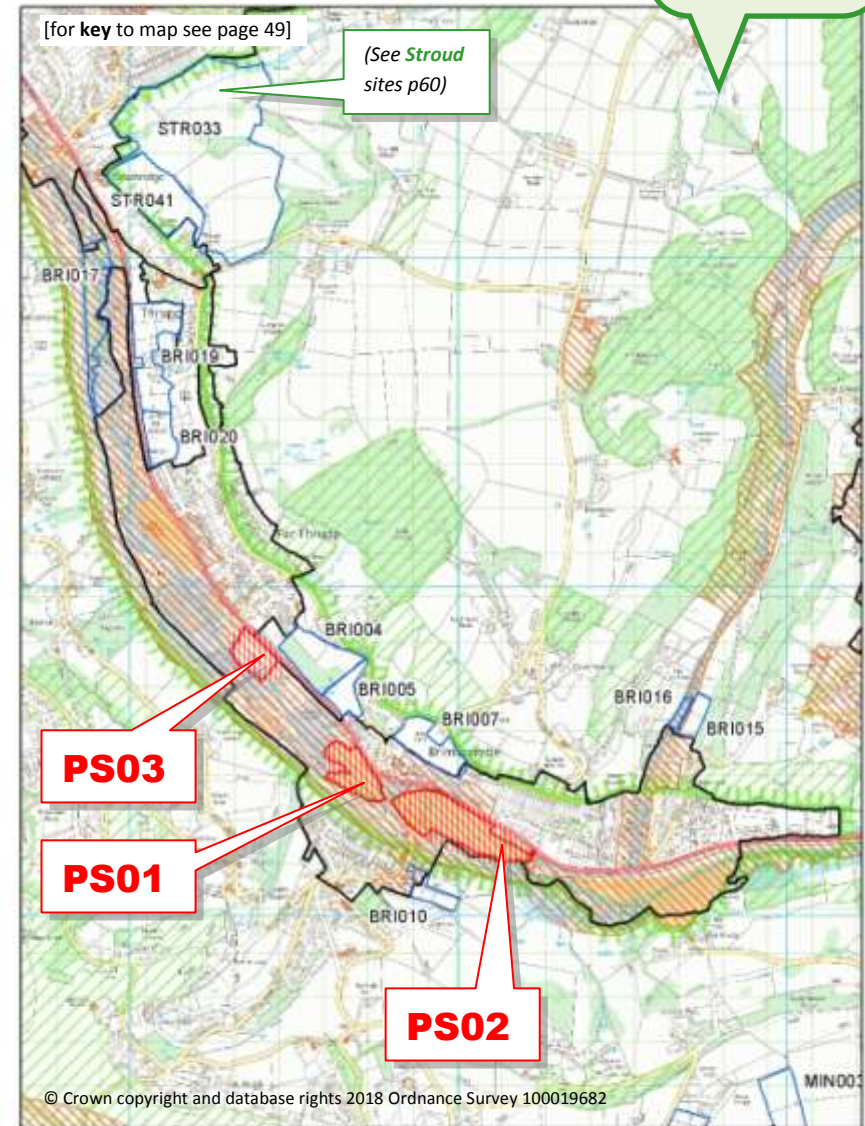
PS01 Brimscombe Mill: 40 dwellings plus employment uses. (This is an *existing* site allocation in the current Local Plan: SA1d).

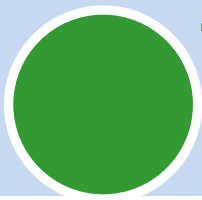
PS02 Brimscombe Port: 150 dwellings, canal related tourism and employment uses. (This is an *existing* site allocation in the current Local Plan: SA1e).

PS03 Land at Hope Mill (up to 40 dwellings and open space).

Alternative sites

Alternative sites are outlined in **blue**.





The Stroud Valleys | Potential sites and alternatives

...Chalford

Planning constraints and designations

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

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

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

Within the Cotswolds AONB.

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

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

Landscape sensitivity

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

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

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.

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).

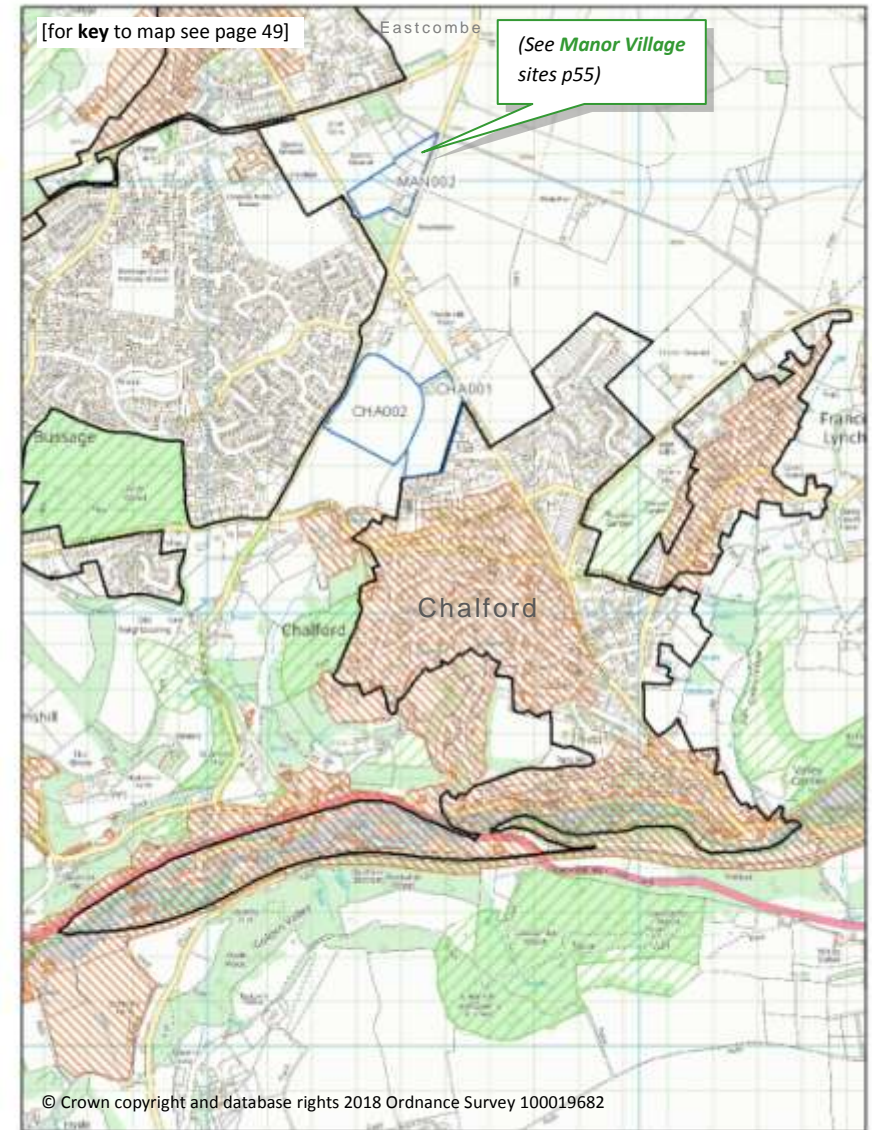
Chalford has an **employment role**: the southern part of the settlement forms part of a valuable employment hub, strung along the valley bottom between Stroud and Chalford. But Chalford's principal role is as a 'dormitory', where *most* people commute to work elsewhere.

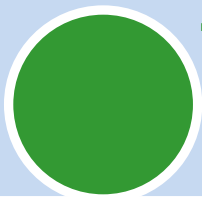
Potential sites for development

There are no potential sites for growth at Chalford.

Alternative sites

Alternative sites are outlined in **blue**.





The Stroud Valleys | Potential sites and alternatives

...Horsley

Planning constraints and designations

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

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

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

The settlement is within the Cotswolds AONB.

There is a protected open space to the southwest.

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

Landscape sensitivity

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

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

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.

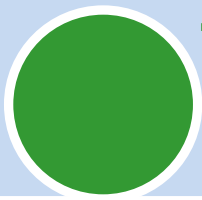
Potential sites for development

There are no potential sites for growth at Horsley.

Alternative sites

Alternative sites are outlined in **blue**.





The Stroud Valleys | Potential sites and alternatives

...“Manor Village” (Bussage)

Planning constraints and designations

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

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

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

The settlement is within the Cotswolds AONB.

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

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

Landscape sensitivity

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

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

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.

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).

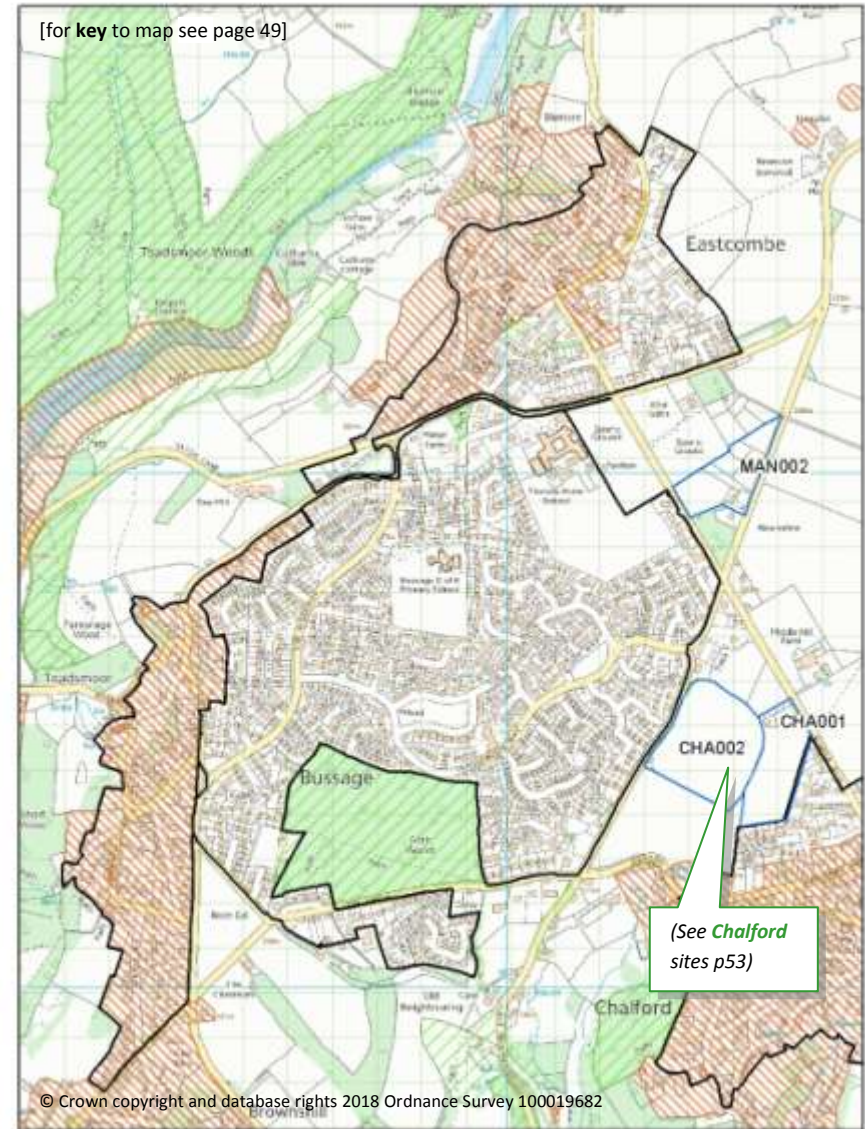
The settlement has **no significant employment role**. Its principal role is as a ‘dormitory’ settlement for its large working population.

Potential sites for development

There are no potential sites for growth at Manor Village.

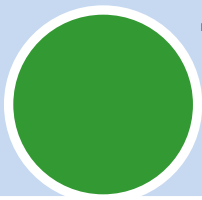
Alternative sites

Alternative sites are outlined in **blue**.



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The Stroud Valleys | Potential sites and alternatives

...Minchinhampton

How do these sites fit into the emerging Strategy? Find out more on p32

Planning constraints and designations

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

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

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

The settlement is within the Cotswolds AONB.

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

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

Landscape sensitivity

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

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

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-

Settlement role and function (contd...)

to-day needs of surrounding villages and hamlets. It offers a **very good**, diverse range of **local community services and facilities** (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.

Potential sites for development

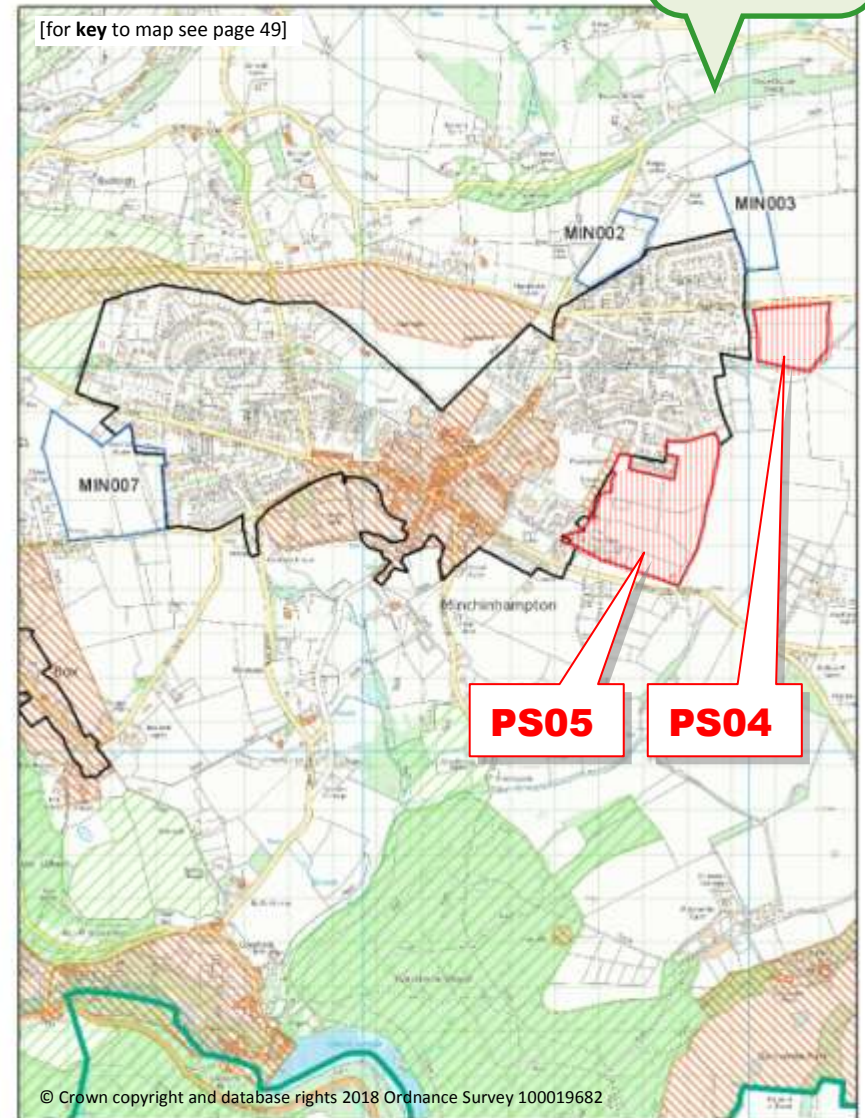
(outlined in **red** on the map):

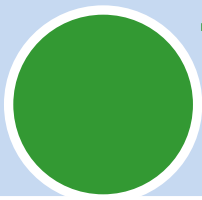
PS04 South of Cirencester Road: Up to 50 self-build / custom-build dwellings.

PS05 East of Tobaccoist Road: Up to 100 dwellings, doctors surgery / community uses and open space.

Alternative sites

Alternative sites are outlined in **blue**.





The Stroud Valleys | Potential sites and alternatives

...Nailsworth

How do these sites fit into the emerging Strategy? Find out more on p32

Planning constraints and designations

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

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

The settlement is surrounded by the Cotswold AONB.

There are protected open spaces scattered around the settlement.

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

Landscape sensitivity

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

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

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

Settlement role and function (contd...)

office, primary school and pre-school, place 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 (a bank and a library). **Access to key services and facilities** here and elsewhere is **good**.

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

Potential sites for development

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

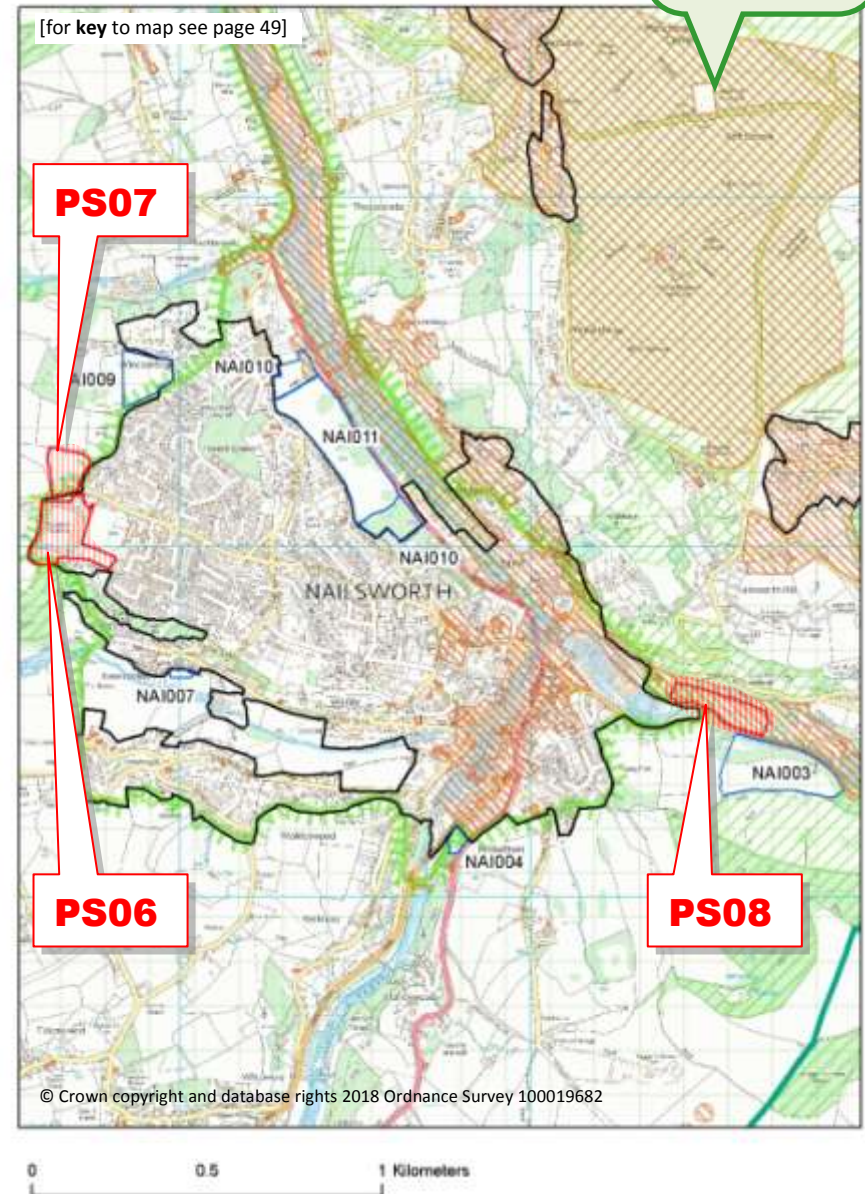
PS06 The New Lawn, Nailsworth: Up to 80 dwellings and community uses – subject to relocation of football ground.

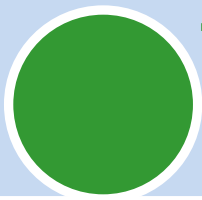
PS07 North of Nymphsfield Road / Nortonwood Junction: 25 dwellings and open space.

PS08 North of Avening Road: Garden centre or 1.5 ha employment.

Alternative sites

Alternative sites are outlined in **blue**.





The Stroud Valleys | Potential sites and alternatives

...North Woodchester

How does this site fit into the emerging Strategy? Find out more on p32

Planning constraints and designations

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

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

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

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

There is a protected open space to the south.

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

Landscape sensitivity

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

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

Settlement role and function

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

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'.

Potential sites for development

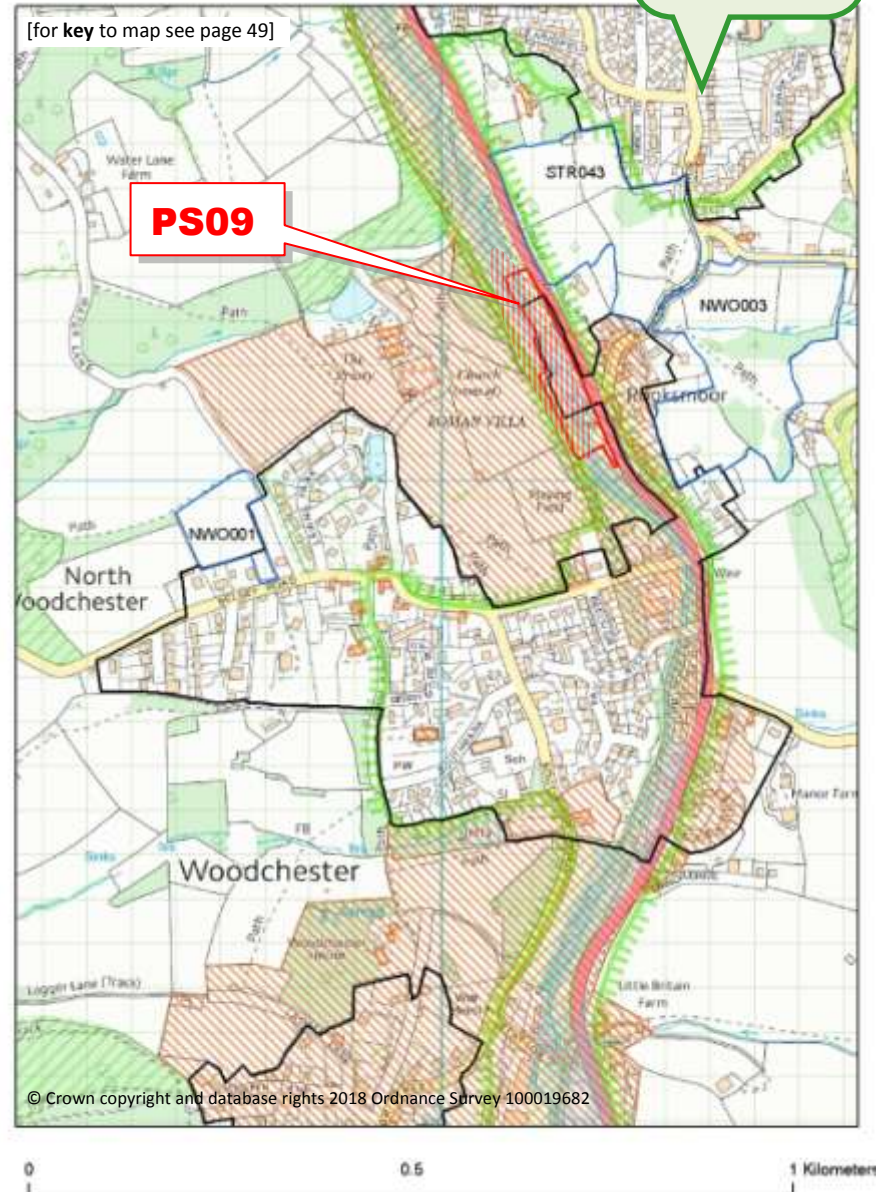
(outlined in **red** on the map):

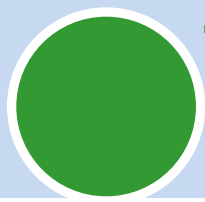
PS09 Rooksmoor Mill: An *existing* planning permission for 54 dwellings plus employment uses will provide for the future needs of the settlement.

There are no additional potential sites for growth at North Woodchester.

Alternative sites

Alternative sites are outlined in **blue**.





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.

Potential sites for development

(outlined in **red** on the map, over the page):

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

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

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

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

Alternative sites

Alternative sites are outlined in **blue** (over the page).





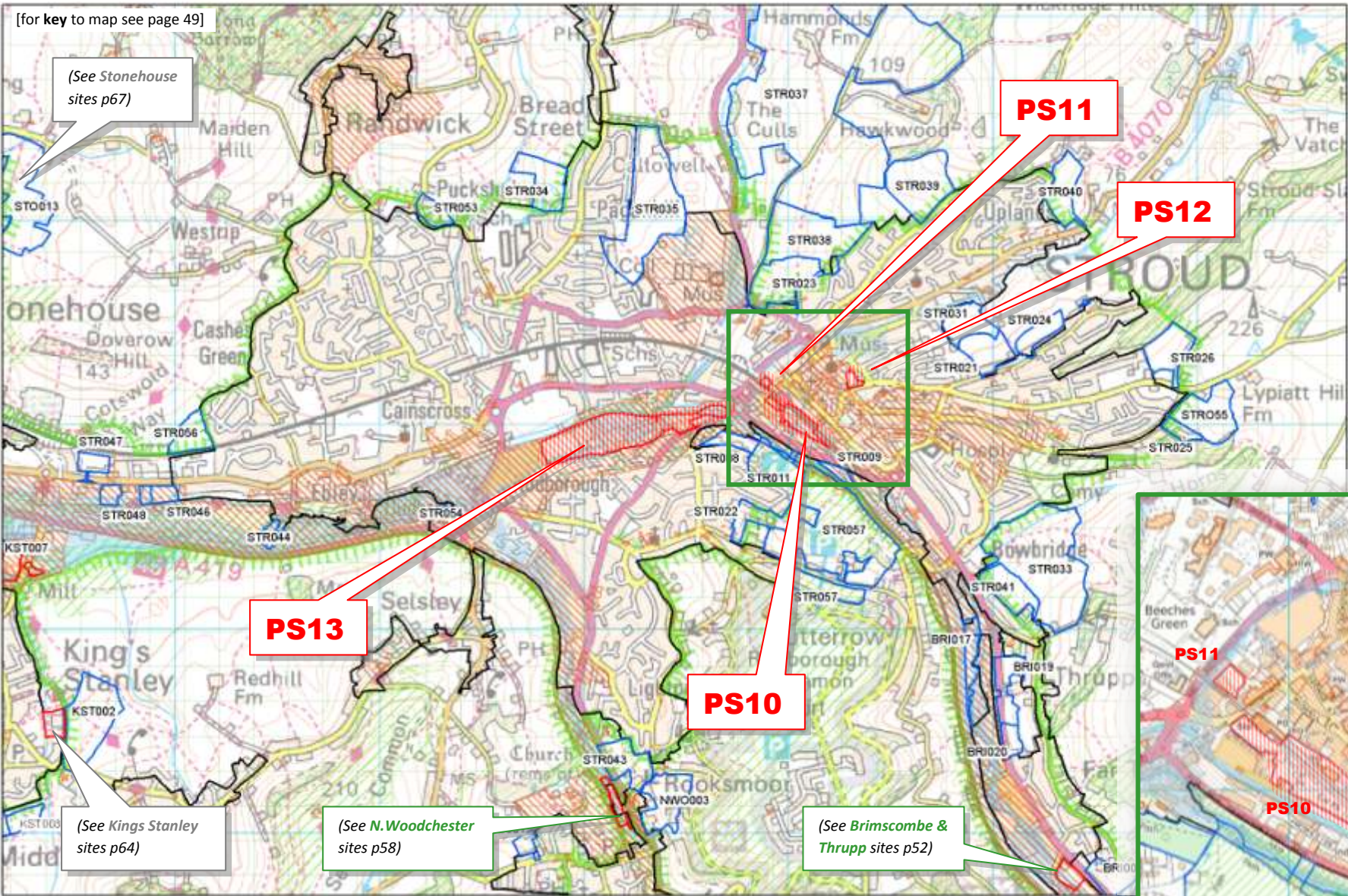
The Stroud Valleys | Potential sites and alternatives

...Stroud

How do these sites fit into the emerging Strategy? Find out more on p32

[for key to map see page 49]

(See Stonehouse sites p67)



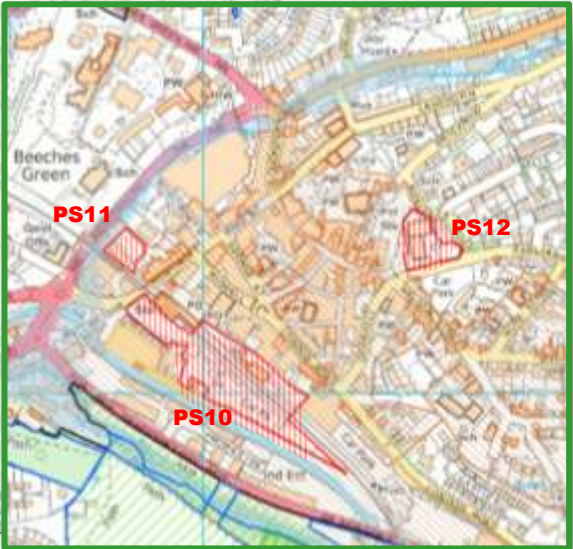
PS11

PS12

PS13

PS10

Town centre sites... ▼



PS11

PS12

PS10

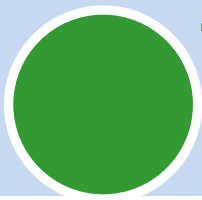
(See Kings Stanley sites p64)

(See N.Woodchester sites p58)

(See Brimscombe & Thrupp sites p52)

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The Stroud Valleys | Potential sites and alternatives

...Whiteshill & Ruscombe

Planning constraints and designations

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

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

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

There are TPOs on the southern and western edge of Whiteshill

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

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

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

Landscape sensitivity

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

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**.

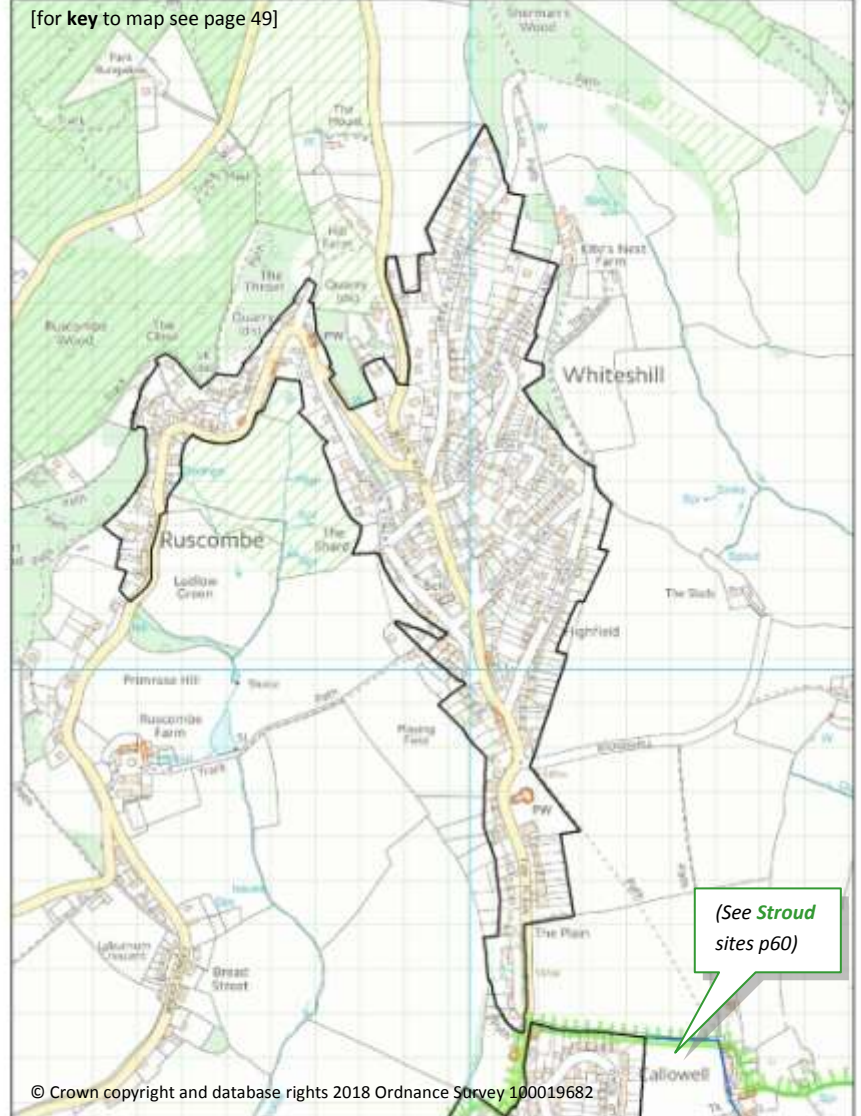
Whiteshill & Ruscombe has **no significant employment role**: its principal role is as a 'dormitory' settlement.

Potential sites for development

There are no potential sites for growth at Whiteshill & Ruscombe.

Alternative sites

Any alternative sites are outlined in **blue**.



Making Places | Shaping the future of The Stonehouse cluster

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.

Key issues and top priorities for the future...

Local community representatives have told us that these are the key local issues and top priorities:

- Delivering a new station on the Bristol-Birmingham main line at Bristol Road, Stonehouse
- Designing safe cycle routes and achieving better public transport
- Reducing A419 road congestion and travel to work out-commuting
- Ensuring provision of adequate smaller affordable housing and opportunities for downsizing for local people
- Providing for local job opportunities, supporting home working, co-working, small businesses and training/apprenticeships
- Increasing health and community facilities at our towns and villages
- Maintaining and improving the vitality of Stonehouse town centre
- Ensuring development enhances local green spaces and improves access to countryside

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

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

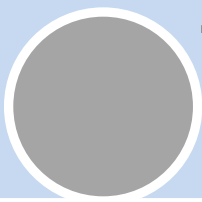
Stonehouse is one of the District's employment hotspots and, with its good rail and road links, it is well placed for future growth.

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

The area will feel the environmental enhancement of both the river corridor and the canal restoration, with boosted tourist appeal contributing to the local economy. Links will be improved into the countryside 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, 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.





The Stonehouse cluster | Potential sites and alternatives

...Eastington (Alkerton)

Planning constraints and designations

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

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

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

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

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

Landscape sensitivity

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

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

Settlement role and function

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

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.**

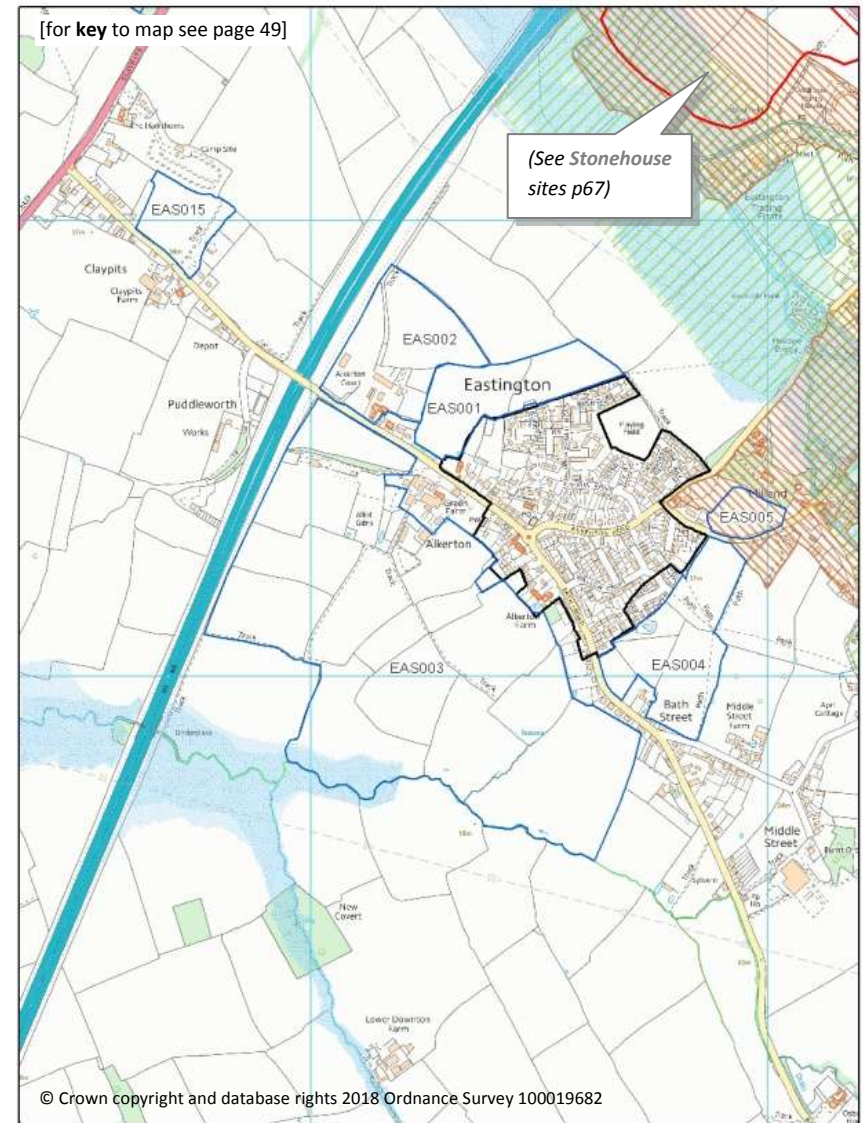
Eastington has an **employment role**, with a Key Employment Site north of the village. Although it is a modest net importer of workers, its principal role is as a 'dormitory' settlement.

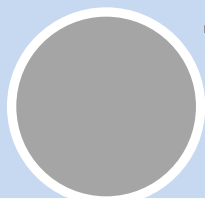
Potential sites for development

(outlined in **red** on the map):
There are no potential sites for growth at Eastington (Alkerton).

Alternative sites

Alternative sites are outlined in **blue**.





The Stonehouse cluster | Potential sites and alternatives

...Kings Stanley

How do these sites fit into the emerging Strategy? Find out more on p32

Planning constraints and designations

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

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

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

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

There are protected open spaces within the settlement.

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

Landscape sensitivity

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

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

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 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.

Potential sites for development

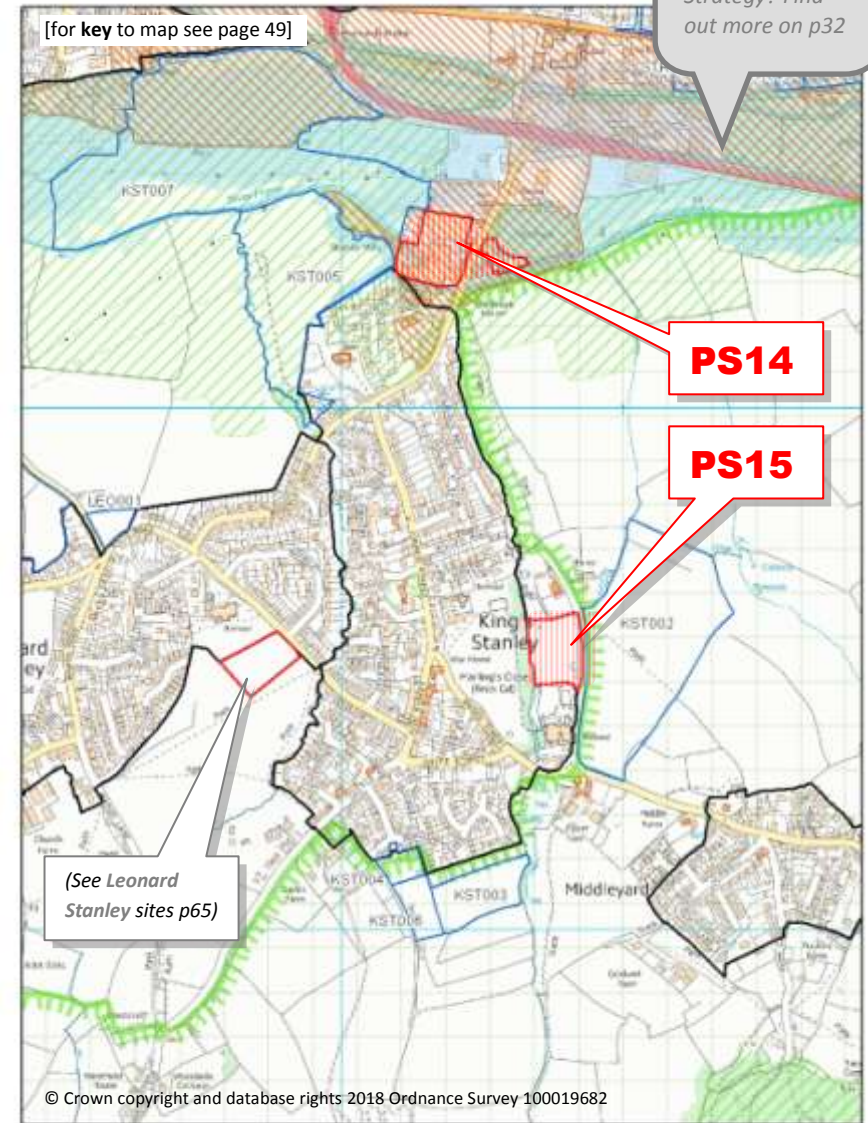
(outlined in **red** on the map):

PS14 Stanley Mills: an *existing* planning permission for 146 dwellings

PS15 North of Kings Stanley Primary School: 15 dwellings plus open space.

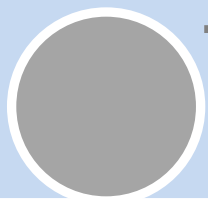
Alternative sites

Alternative sites are outlined in **blue**.



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The Stonehouse cluster | Potential sites and alternatives

...Leonard Stanley

Planning constraints and designations

There are no significant physical constraints.

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

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

The Cotswolds AONB lies beyond the south of the village.

There are protected open spaces within the settlement.

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

Landscape sensitivity

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

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

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

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

Potential sites for development

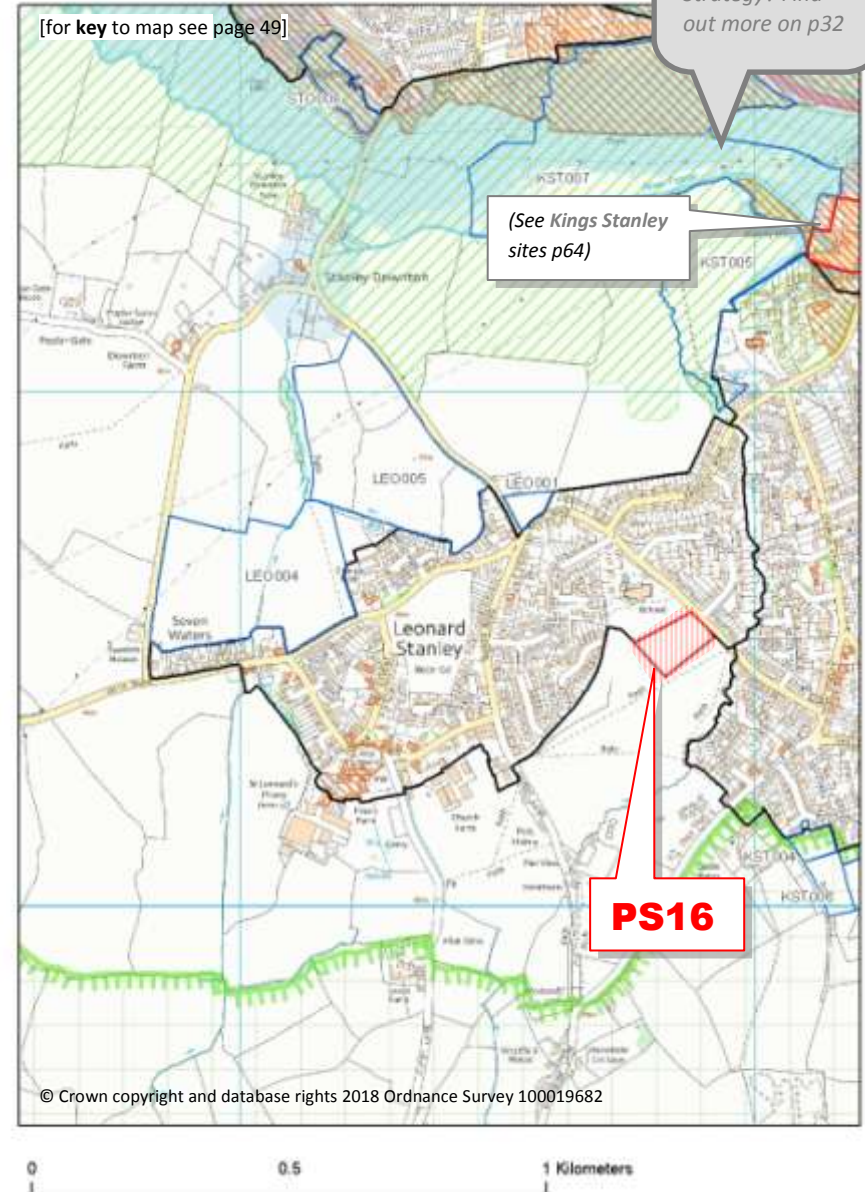
(outlined in **red** on the map):

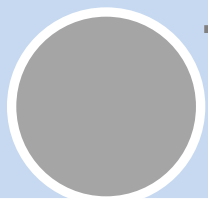
PS16 South of Leonard Stanley Primary School: up to 30 dwellings plus open space.

Alternative sites

Alternative sites are outlined in **blue**.

How do these sites fit into the emerging Strategy? Find out more on p32





The Stonehouse cluster | Potential sites and alternatives

...Stonehouse

Planning constraints and designations

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

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

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

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

There are protected open spaces within the town.

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

Landscape sensitivity

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

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**.

Potential sites for development

(outlined in **red** on the map, over the page):

PS17 Magpies site, Oldends Lane: 10 dwellings, community uses and open space.

PS18 Land to rear of Regent Street: up to 20 dwellings plus open space.

PS19 North/northwest of Stonehouse:

- a)** up to 500 dwellings, plus open space and 5 ha employment
- b)** up to 150 dwellings and open space.

PS20 M5 Junction 13:

- a)** 10 ha employment, canal, open space
- b)** 18 ha sports stadium and community uses.

Alternative sites

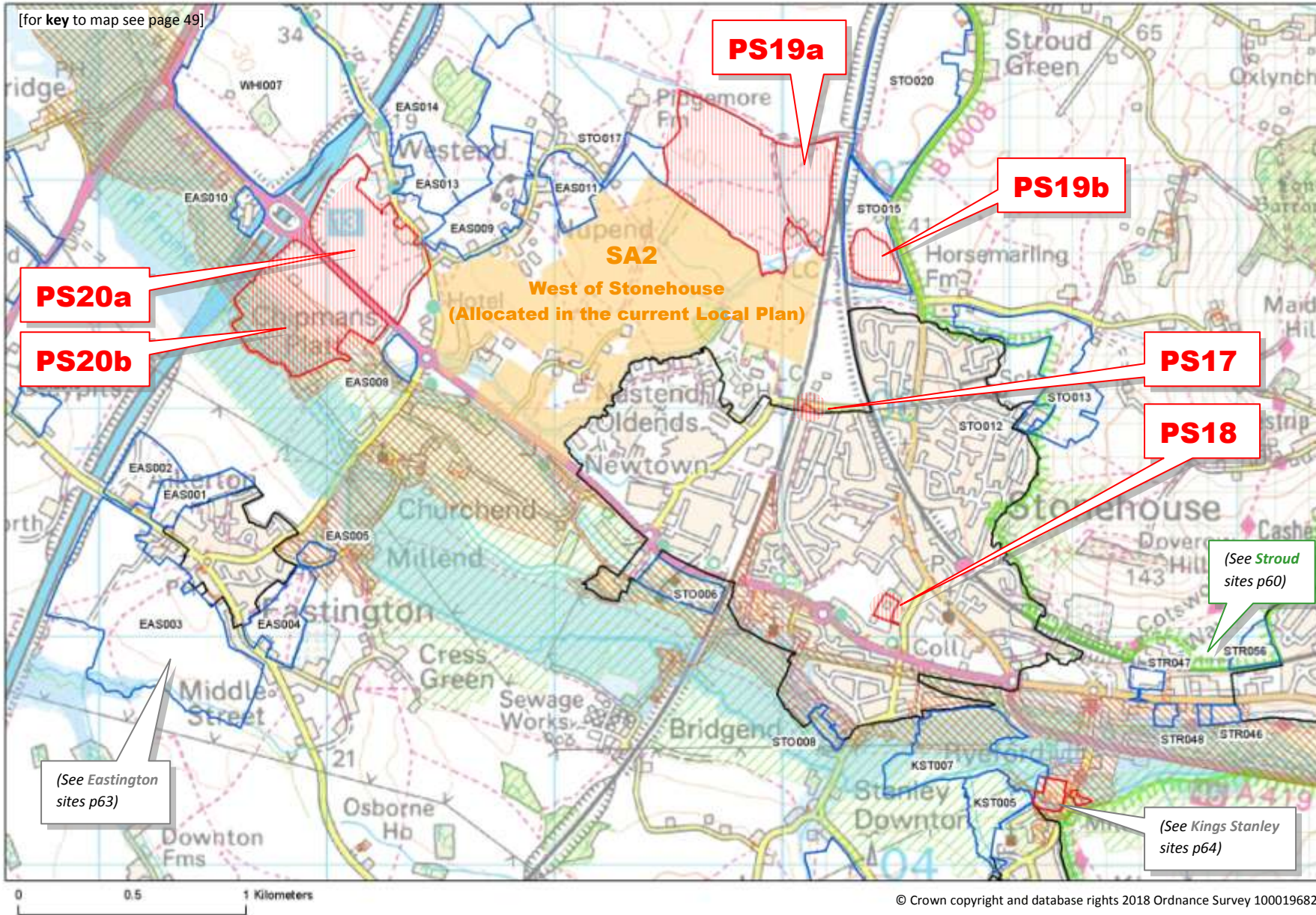
Alternative sites are outlined in **blue** (over the page).



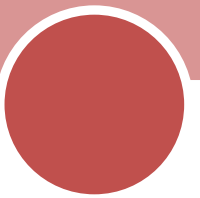
The Stonehouse cluster | Potential sites and alternatives

...Stonehouse

How do these sites fit into the emerging Strategy? Find out more on p32



Making Places | Shaping the future of Cam & Dursley



Where are we now?...

Cam and Dursley adjoin each other and together make up the District's second largest population (after the Stroud Valleys). This large conurbation sits nestled at the foot of the Cotswold hills (the Cotswolds AONB covers the southern half of this parish cluster area) and adjoins the Severn Vale. The Cotswold Way runs through the historic market town centre of Dursley. Cam has a smaller village centre. Both communities historically were centres for cloth manufacturing. Other industries later boomed in Dursley town, including engine manufacture, furniture production and pin-making. The area has suffered from a degree of deprivation that has impacted on the local communities, but regeneration and expansion in more recent years is delivering new employment and improved facilities and services within the area. The area benefits from a station on the main line to Bristol and good accessibility to the south of the District. Outside of Cam and Dursley, the rural hinterland contains attractive villages which look to the main settlement for their key services.

Key issues and top priorities for the future...

Local community representatives have told us that these are the key local issues and top priorities:

- Reducing car-borne traffic levels and delivering public transport improvements
- Enhancing rail facilities at Cam and Dursley station
- Encouraging growth of start up businesses, hot desk facilities and home working
- Improving IT connectivity and infrastructure
- Developing tourism and accommodation opportunities
- Enhancing walking and cycling routes and green links through to Uley and the Severn Vale

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

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

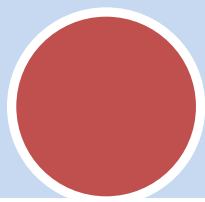
Together, Cam and Dursley provide a focus for jobs and services in the southern part of the District. Development will bring new economic vitality, with more high technology, start-ups and light industrial businesses using the area's skilled, trained workforce. Dursley town centre will continue to provide the main shopping and leisure focus, with environmental enhancements and additional facilities helping to maintain and increase its vitality. 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. Tourism will be boosted, given the location at a convenient mid point on the Cotswold Way National Trail and with good transport links to other visitor attractions wider afield at Bath, Bristol, Cotswolds, 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 attractive local environment will be conserved and cared for, whilst providing learning opportunities, jobs, access to services and leisure activities for everybody.

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





Planning constraints and designations

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

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

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

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

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

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

Landscape sensitivity

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

Settlement role and function (contd...)

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.

Potential sites for development

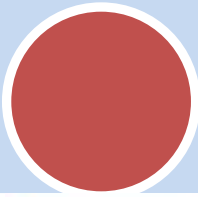
(outlined in **red** on the map over the page):

- PS21 Land adjacent to Tilsdown House:** up to 15 dwellings.
- PS22 Coaley Junction:** 40 dwellings plus open space.
- PS23 Rear of 4-60 Draycott:** 1 ha employment uses.
- PS24 West of Draycott:** up to 700 dwellings plus open space.
- PS25 East of River Cam:** up to 180 dwellings plus open space.

Alternative sites

Alternative sites are outlined in **blue**, over the page.

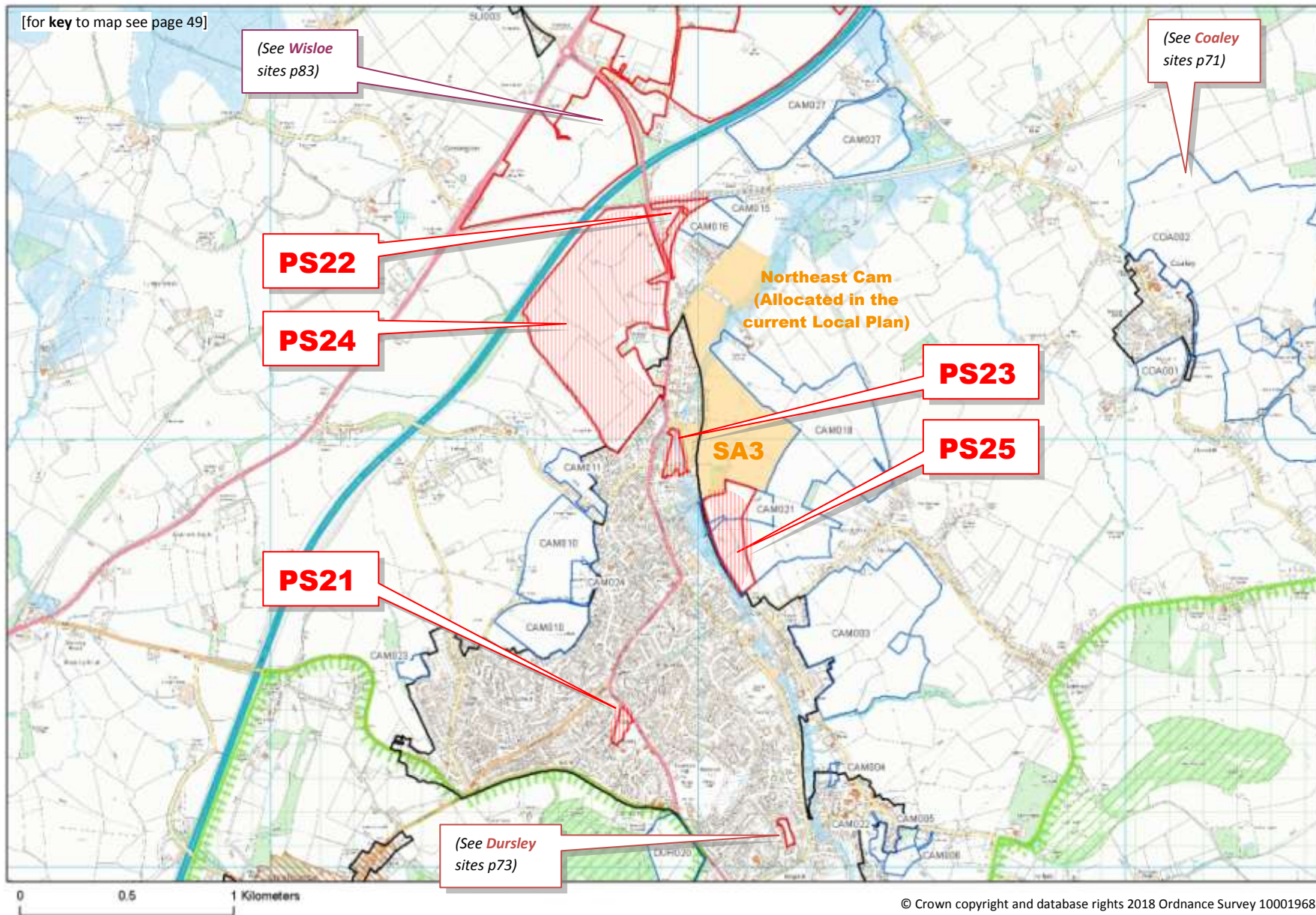


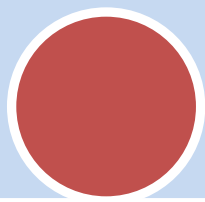


Cam & Dursley | Potential sites and alternatives

...Cam

How do these sites fit into the emerging Strategy? Find out more on p32





...Coaley

Planning constraints and designations

There are no significant physical constraints. There are listed buildings within the north of the settlement, clustered around Grade II St Bartholomew’s Church. There are listed buildings at Betworthy Farm and Field Farm, immediately south of the settlement edge. The recreation ground, north of The Street, and the open space off The Close (in the Betworthy Estate) are both protected outdoor play spaces. The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the south. There is no identified preferred direction of employment growth in landscape terms.

Settlement role and function

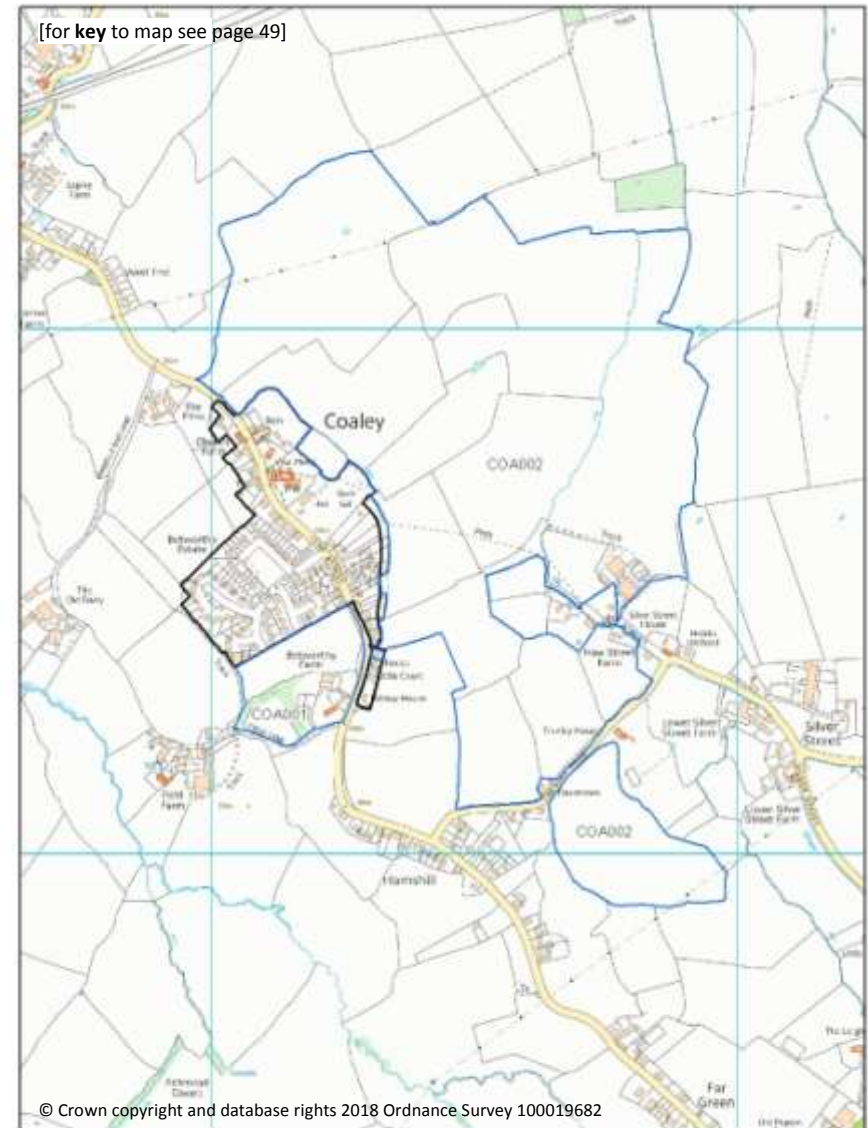
Coaley is a **small** village with a small population, (although the ‘Coaley’ community also encompasses separate linear hamlets outside the Settlement Development Limit). It has a **basic local retail role** (a community-run village shop), and a **basic** level of **local community services and facilities** (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.

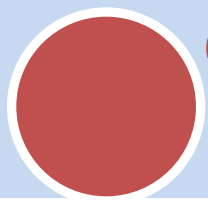
Potential sites for development

There are no potential sites for growth at Coaley.

Alternative sites

Alternative sites are outlined in **blue**.





Planning constraints and designations

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

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

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

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

There are protected open spaces within the settlement.

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

Landscape sensitivity

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

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

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.

Potential sites for development

(outlined in **red** on the map, over the page):

PS26 Land off Acacia Drive / Oak Drive, Kingshill: up to 15 dwellings.

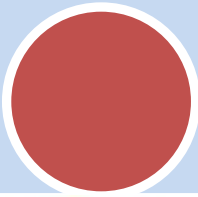
PS27 1-25 Long Street: town centre uses.

PS28 The Old Dairy / Land off Prospect Place: 10 dwellings and town centre uses.

PS29 North of Ganzell Lane: 80 dwellings plus open space.

Alternative sites

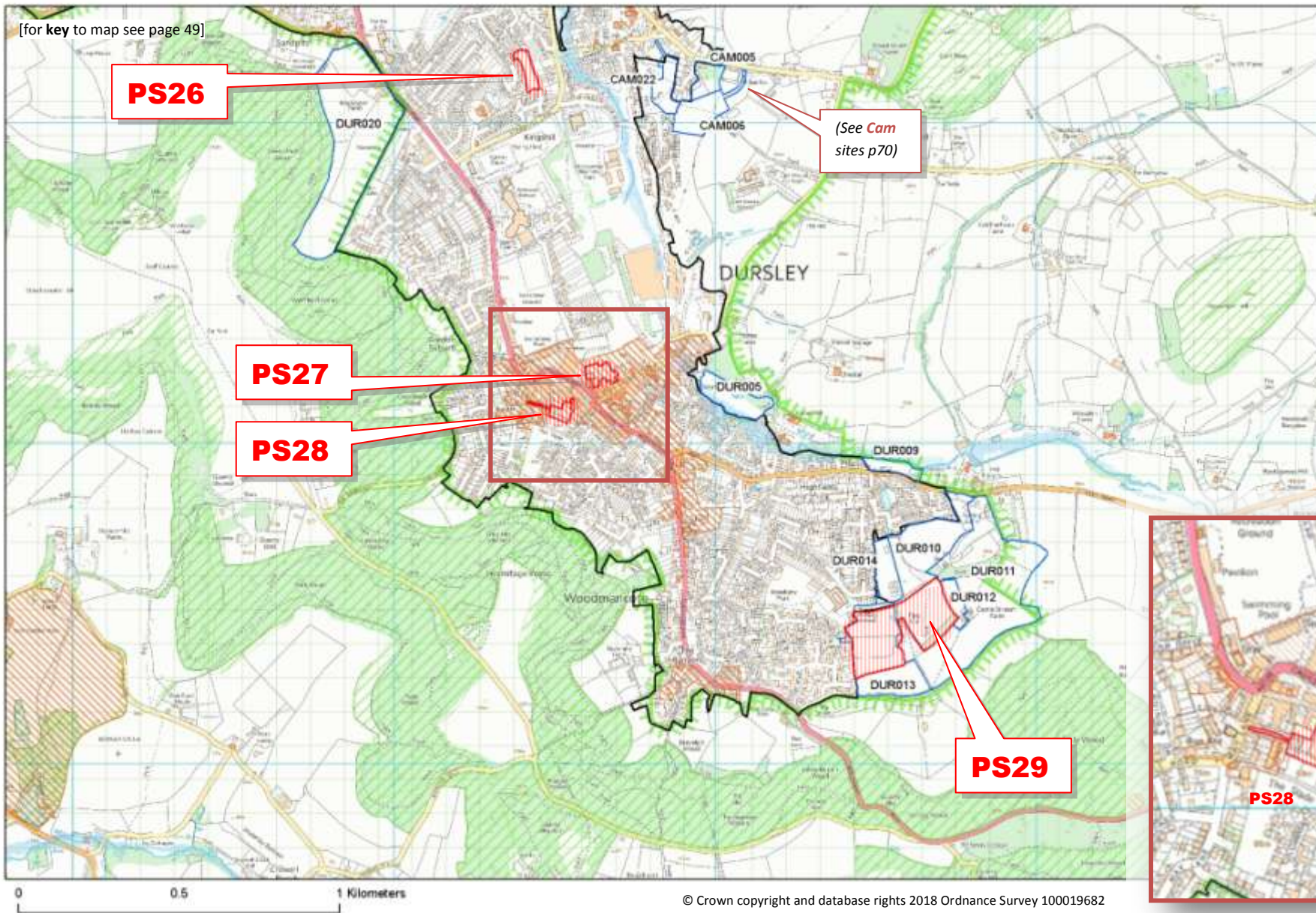
Alternative sites are outlined in **blue**, over the page.



Cam & Dursley | Potential sites and alternatives ...Dursley

How do these sites fit into the emerging Strategy? Find out more on p32

[for key to map see page 49]



PS26

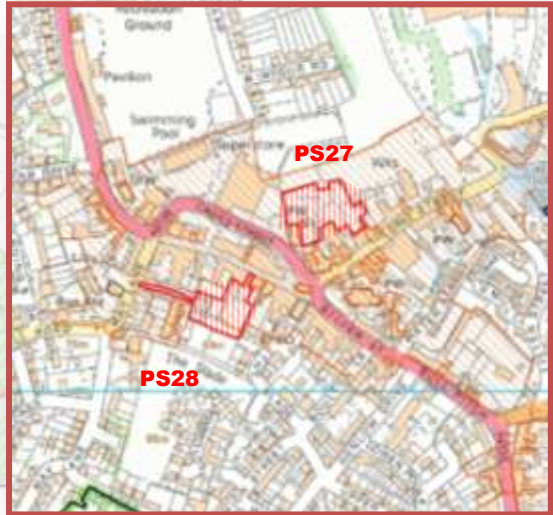
(See Cam sites p70)

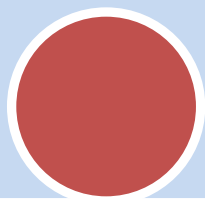
PS27

PS28

PS29

Town centre sites... ▼





Planning constraints and designations

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

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

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

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

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

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

Landscape sensitivity

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

Accessibility

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.**

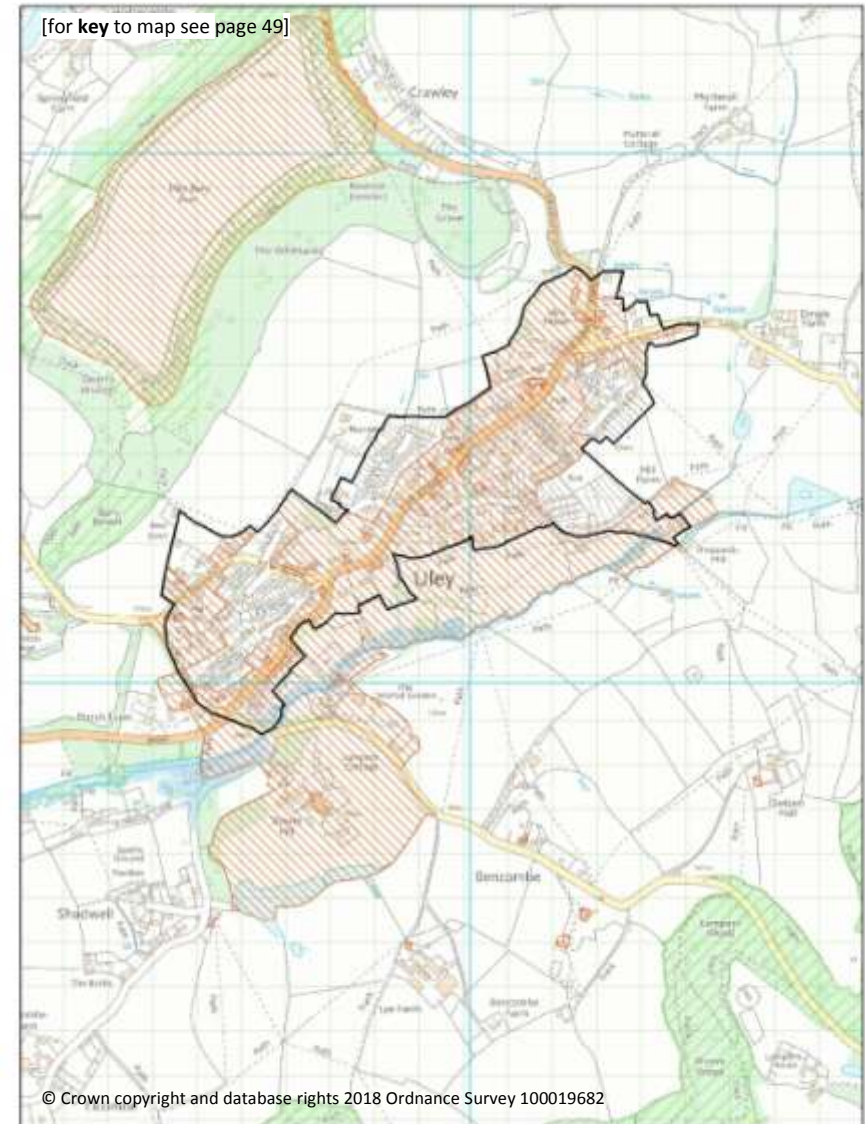
Uley has **no significant employment role:** its principal role is as a 'dormitory' settlement.

Potential sites for development

There are no potential sites for growth at Uley.

Alternative sites

No alternative sites have been proposed.



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

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 community at Hunts Grove. 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 have limited facilities and they look to Gloucester for most of their strategic needs.

Beyond Hardwicke and Upton, 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.

Key issues and top priorities for the future...

Local community representatives have told us that these are the key local issues and top priorities:

- Maintaining and designing safe footpaths, cycle paths and bridleways
- 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.

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

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

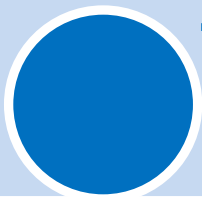
Parishes on Gloucester's fringe will retain their distinctiveness and rural character, providing a valuable green hinterland to the city and a setting for the Cotswolds AONB. At the urban fringe, particularly at Hardwicke, Hunts Grove and Upton St Leonards, the motorway will represent a distinct and defensible limit to southerly expansion.

Hardwicke's village character and sense of community will be preserved, while the area to its east sees continued housing and employment growth, and plays an ever more important role as a 'gateway' to Gloucester. High quality design and improvements to 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.

Hunts Grove will grow into a sustainable new community with a strong sense of identity, served by its own "village centre" and providing easy and convenient access to nearby jobs.

Growth and development will be minimal outside of this 'strategic location'. But communities elsewhere will have the chance to help shape their neighbourhoods, protecting and improving those aspects of the area that make it special to them, and identifying needs and opportunities that will help to improve their sustainability.





The Gloucester fringe | Potential sites and alternatives

...Hardwicke

Planning constraints and designations

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

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

The Gloucester Sharpness Canal Key Wildlife Site provides the western edge to the identified settlement.

TPOs lie within it and in the wider rural area. There are protected open spaces within and adjoining the identified settlement limits.

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

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

Landscape sensitivity

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

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.

Settlement role and function (contd...)

The settlement 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 elsewhere is **fair**.

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

Potential sites for development

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

PS30 Hunts Grove extension: This *existing* site allocation in the current Local Plan (SA4) will deliver 750 dwellings, community uses and open space.

PS31 Quedgeley East: This *existing* site allocation in the current Local Plan (SA4a) will deliver 13 ha of employment.

PS32 South of M5 / J12: 5 ha employment.

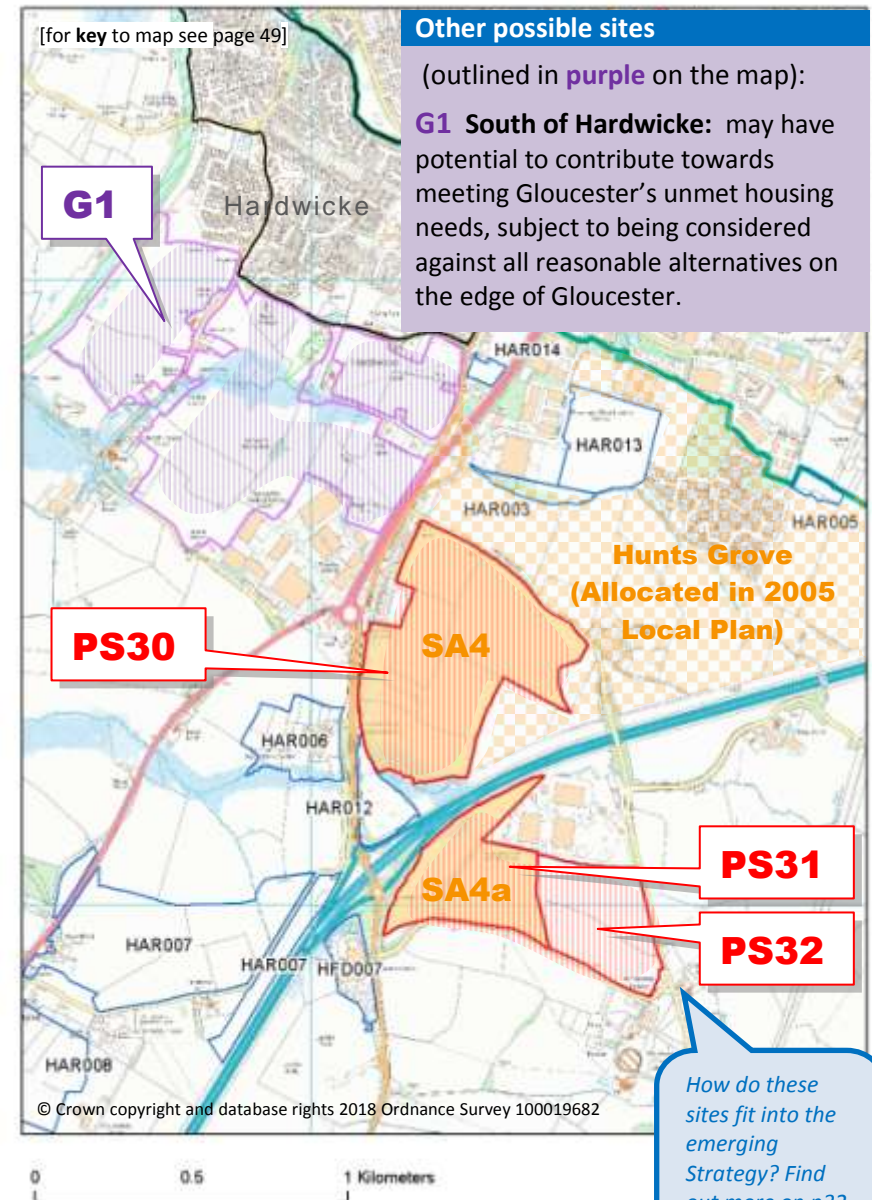
Alternative sites

Alternative sites are outlined in **blue**.

Other possible sites

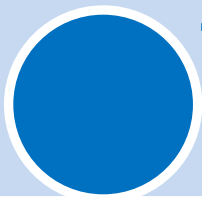
(outlined in **purple** on the map):

G1 South of Hardwicke: 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.



How do these sites fit into the emerging Strategy? Find out more on p32 and p35





The Gloucester fringe | Potential sites and alternatives

...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 edge of the village.

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

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

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

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

Landscape sensitivity

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

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

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**.

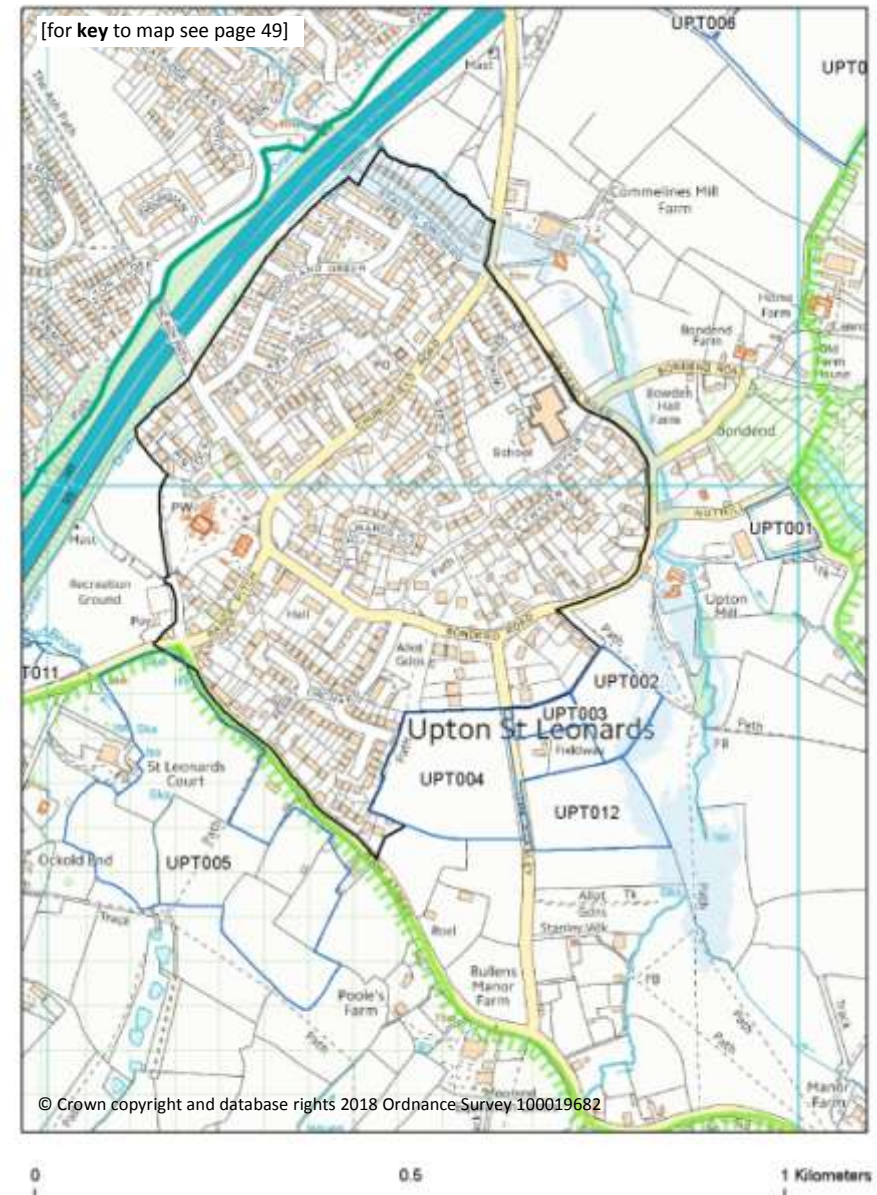
Upton St Leonards has **no significant employment role**: its principal role is as a 'dormitory'.

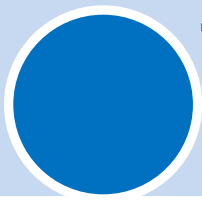
Potential sites for development

There are no potential sites for growth at Upton St Leonards.

Alternative sites

Alternative sites are outlined in **blue**.





The Gloucester fringe | Potential sites and alternatives

...Whaddon

How does this site fit into the emerging Strategy? Find out more on p35

Planning constraints and designations

The principal physical constraints are the floodplain running through the centre of the site and the proximity to the M5 to the south and the Bristol-Birmingham main railway line to the west.

Whaddon contains two listed buildings: St Margaret's Church and Yew Tree Farmhouse.

The Cotswolds AONB lies beyond the M5 to the south.

There is a protected open space within Whaddon.

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

Landscape sensitivity

The area has not been included in the Landscape Sensitivity Assessment. The landscape sensitivity of this area will need to be compared against the landscape sensitivity of other potential sites when considering how to meet Gloucester's unmet housing needs.

Settlement role and function

Whaddon is not identified in the Local Plan as a Tier 1-5 settlement and has not been assessed for its current role and function.

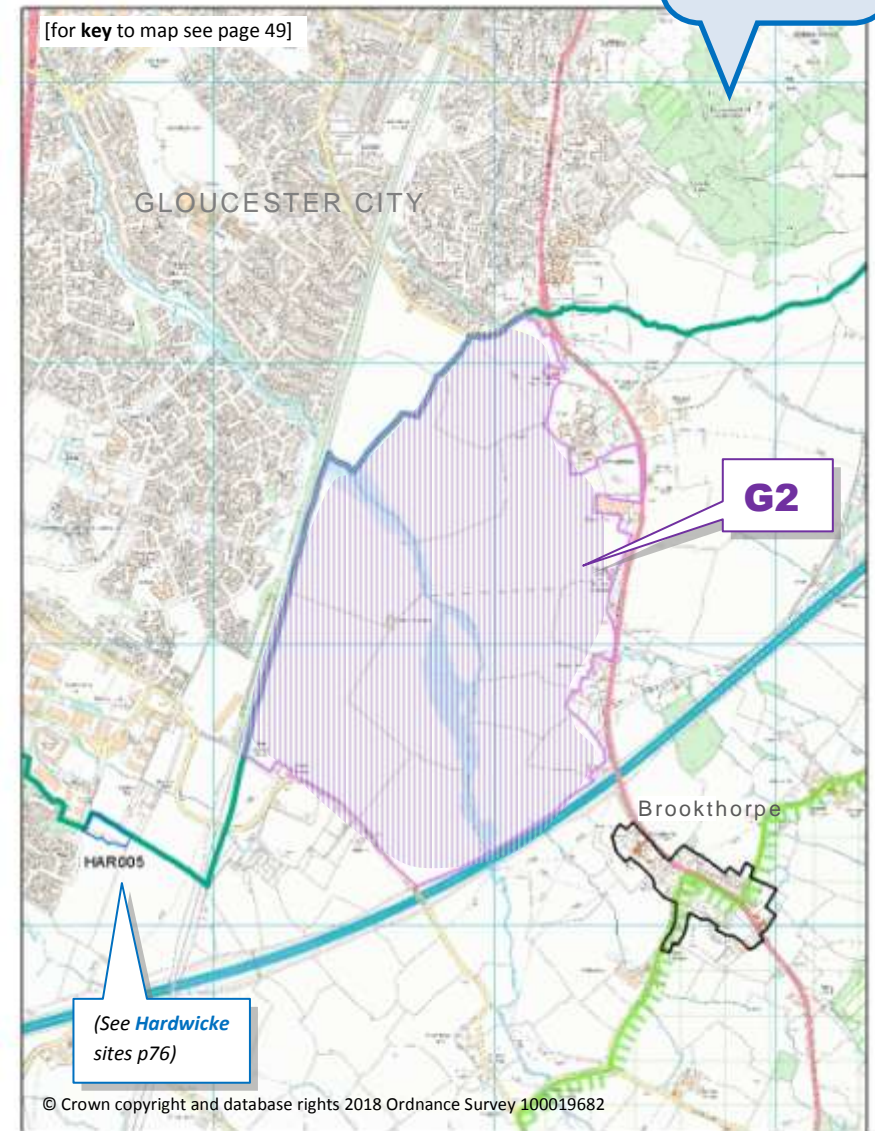
Gloucester is the nearest higher order settlement and it provides both strategic and local facilities.

Other possible sites

(outlined in purple on the map):
G2 Land at Whaddon: 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.

Alternative sites

Alternative sites are outlined in blue.



Making Places | Shaping the future of the Berkeley cluster

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.

Key issues and top priorities for the future...

Local community representatives have told us that these are the key local issues and top priorities:

- Designing safe walking and cycle routes from Newport to Berkeley
- Improving transport links with towns and villages in South Gloucestershire and to Bristol 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
- Maintaining and improving the vitality of Berkeley town centre
- Promoting tourist opportunities in Berkeley town centre and the river estuary for tourism and increasing tourist accommodation opportunities.

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

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

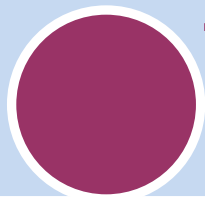
New communities at Sharpness and at Wisloe Green will help to meet the housing and employment needs of the District, whilst delivering a step change in services and facilities available to the local area. Following Garden City principles, the mix of uses, design quality and an accessible layout within a green setting will deliver a truly sustainable pattern of living for new and existing local residents.

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 other attractions (including Berkeley Castle, Dr Jenner's Museum, Slimbridge Wildfowl and Wetlands Trust 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.





The Berkeley cluster | Potential sites and alternatives

...Berkeley

How does this site fit into the emerging Strategy? Find out more on p32

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.

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

Landscape sensitivity

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

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

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 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.

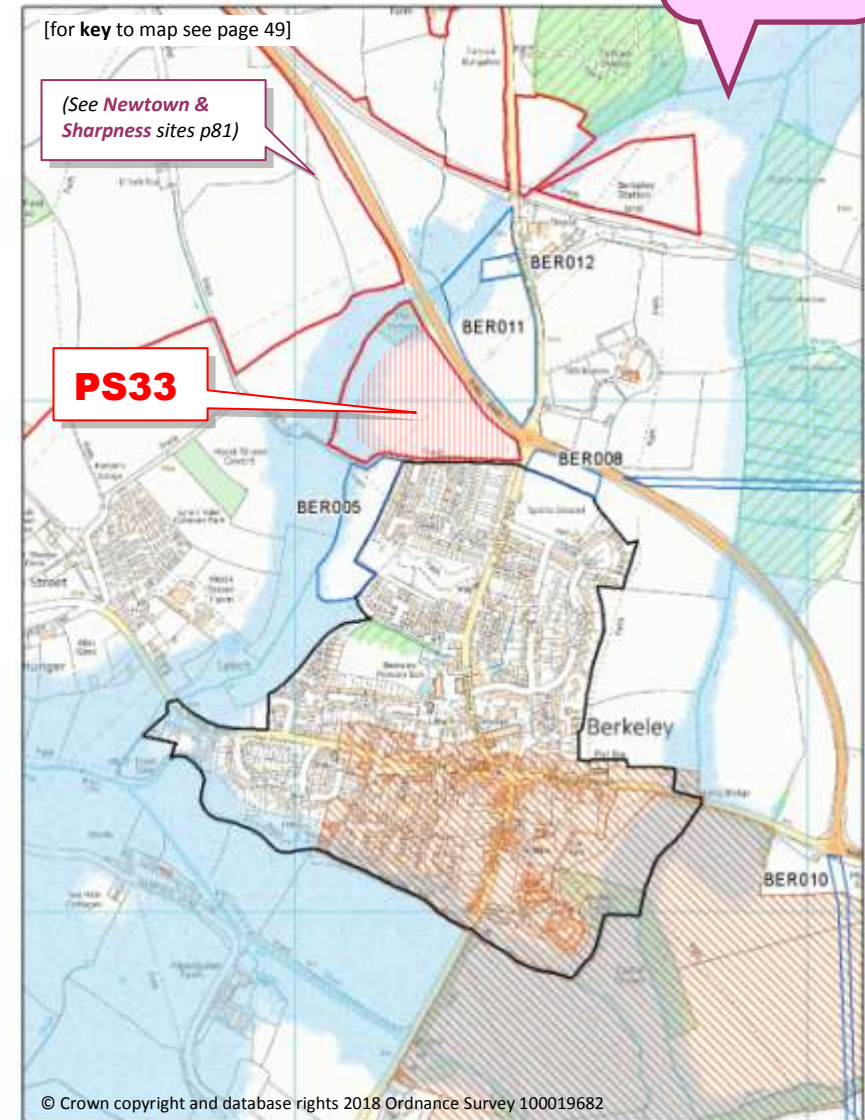
Potential sites for development

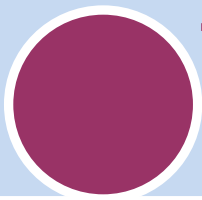
(outlined in **red** on the map):

PS33 Northwest of Berkeley: up to 120 dwellings plus open space.

Alternative sites

Alternative sites are outlined in **blue**.





The Berkeley cluster | Potential sites and alternatives

...Newtown & Sharpness

How do these sites fit into the emerging Strategy? Find out more on p32

Planning constraints and designations

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

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

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

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

There are protected open spaces within the settlement.

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

Landscape sensitivity

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

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

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 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.

Potential sites for development

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

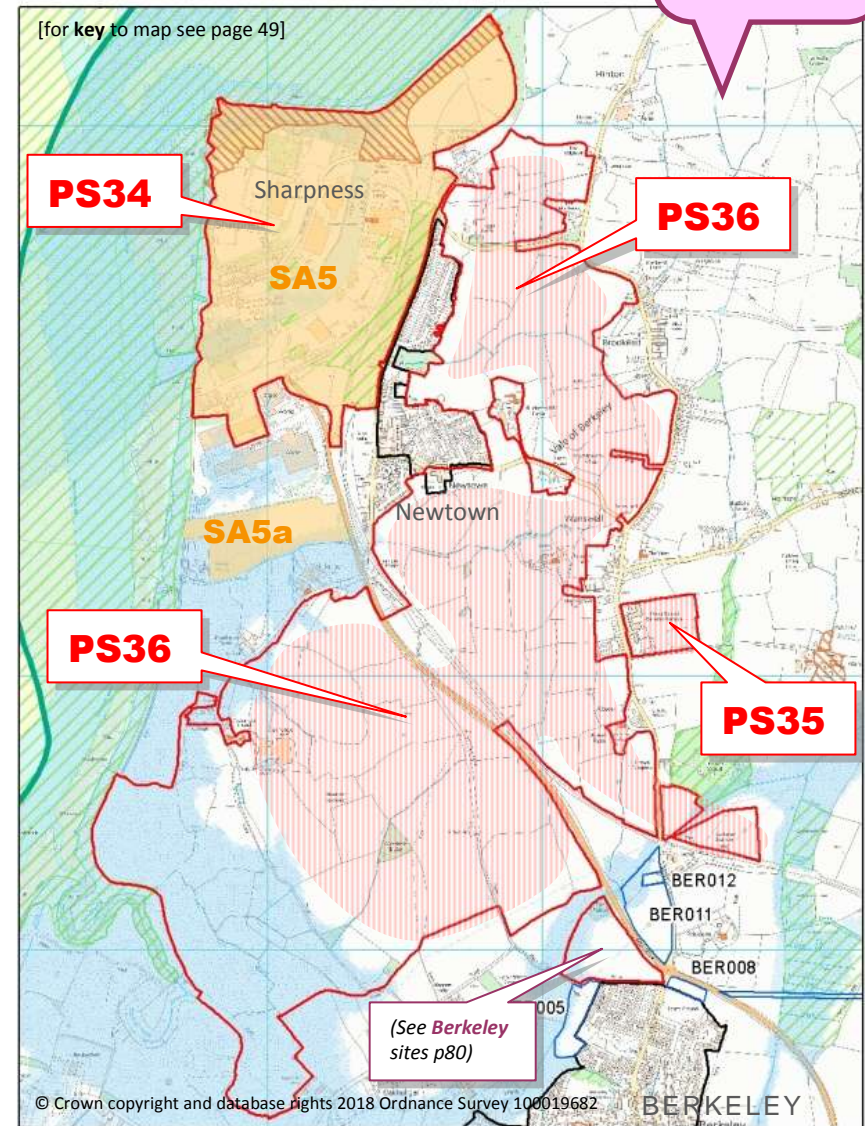
PS34 Sharpness Docks: This *existing* site allocation in the current Local Plan (SA5) will deliver up to 300 dwellings, 7 ha employment land, tourism, leisure, community uses and open space.

PS35 Land at Focus School, Wanswell: Up to 70 dwellings, community uses and open space.

PS36 South and east of Newtown and Sharpness: Up to 2,400 dwellings by year 2040, 10 ha employment, retail, community uses and open space.

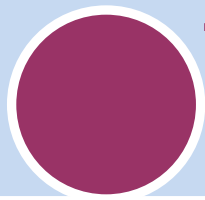
Alternative sites

Alternative sites are outlined in **blue**.



(See Berkeley sites p80)





The Berkeley cluster | Potential sites and alternatives

...Slimbridge

Planning constraints and designations

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

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

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

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

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

Landscape sensitivity

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

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

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'.

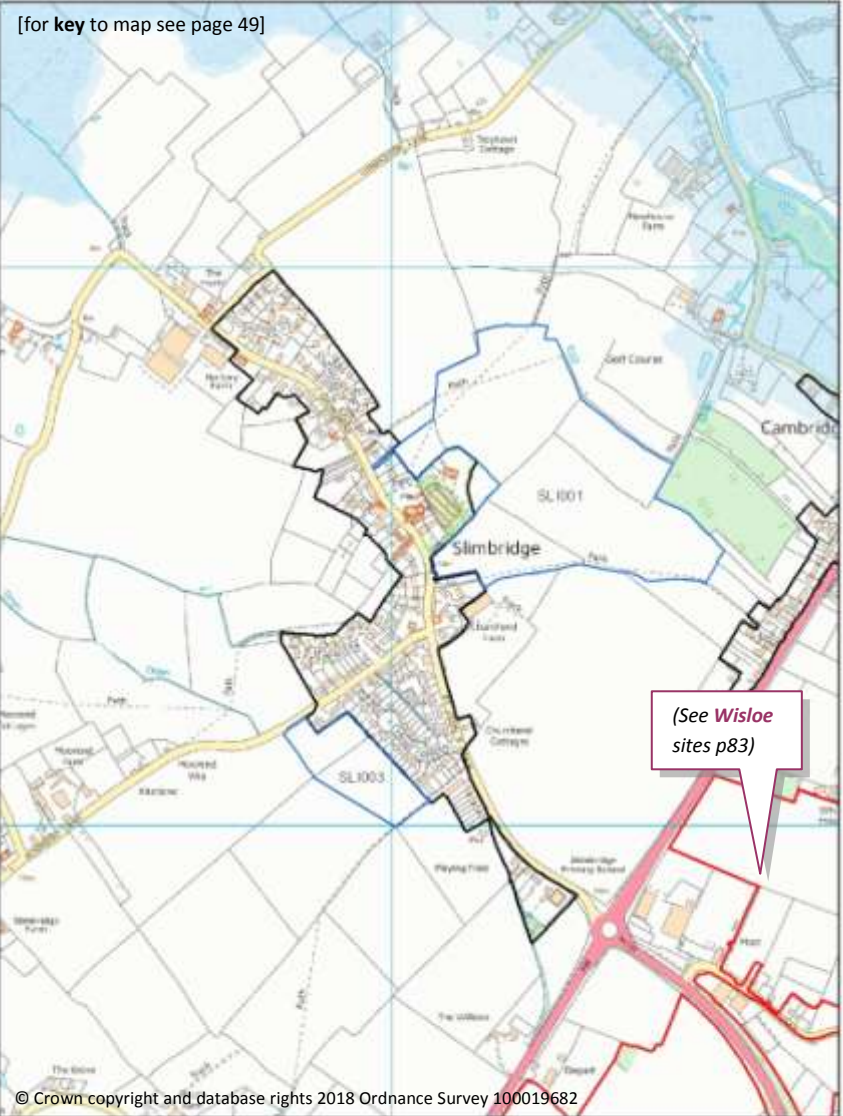
Potential sites for development

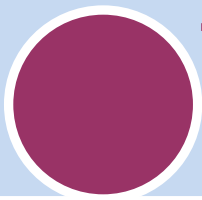
(outlined in **red** on the map):

There are no potential sites for growth at Slimbridge.

Alternative sites

Alternative sites are outlined in **blue**.





The Berkeley cluster | Potential sites and alternatives

...Wisloe

How does this site fit into the emerging Strategy? Find out more on p32

Planning constraints and designations

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

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

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

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

Landscape sensitivity

The area is beyond the immediate vicinity of Cam and Slimbridge and has therefore not been included in the Landscape Sensitivity Assessment.

Any development here would need to be considered as part of a wider development strategy for the area, to ensure it would have a coherent relationship with existing settlements.

Settlement role and function

The area is not identified in the Local Plan as a settlement and has not been assessed for its current role and function.

National policy identifies that **new settlements** 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.

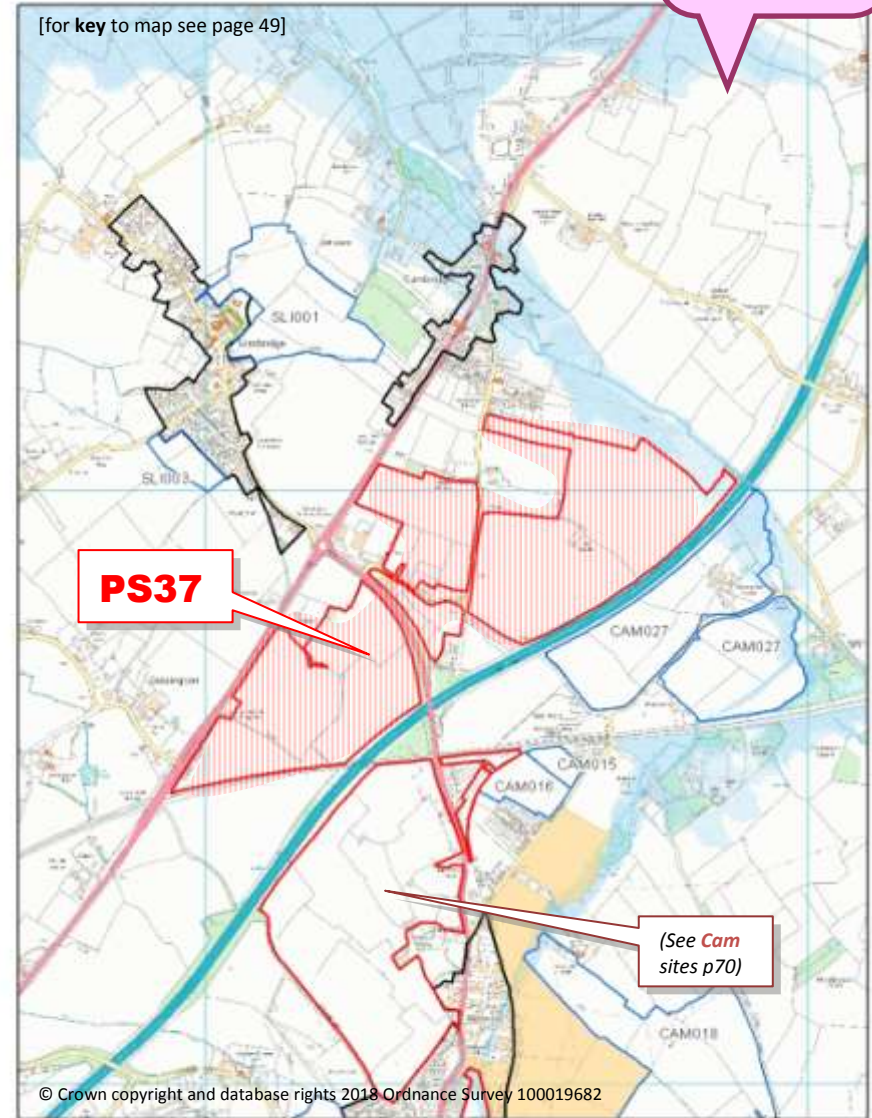
Potential sites for development

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

PS37 Land at Wisloe: At least 1,500 dwellings by year 2040, 5 ha employment land, retail, community uses and open space.

Alternative sites

Alternative sites are outlined in **blue**.



Making Places | Shaping the future of the Severn Cluster



Where are we now?...

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

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

Key issues and top priorities for the future...

Local community representatives 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.

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

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

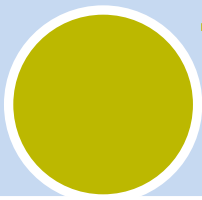
This area has a special character – its unique social and environmental distinctiveness relies partly on its relative isolation and its estuarine location. The relationship to the River Severn is a key aspect in local land use and management decisions. Whilst maintaining and improving public transport,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

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

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

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





The Severn Vale | Potential sites and alternatives

...Frampton on Severn

Planning constraints and designations

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

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

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

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

The village has settlement development limits and is identified as a proposed Third Tier settlement in a revised settlement hierarchy (it is currently defined as a Second Tier settlement).

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**.

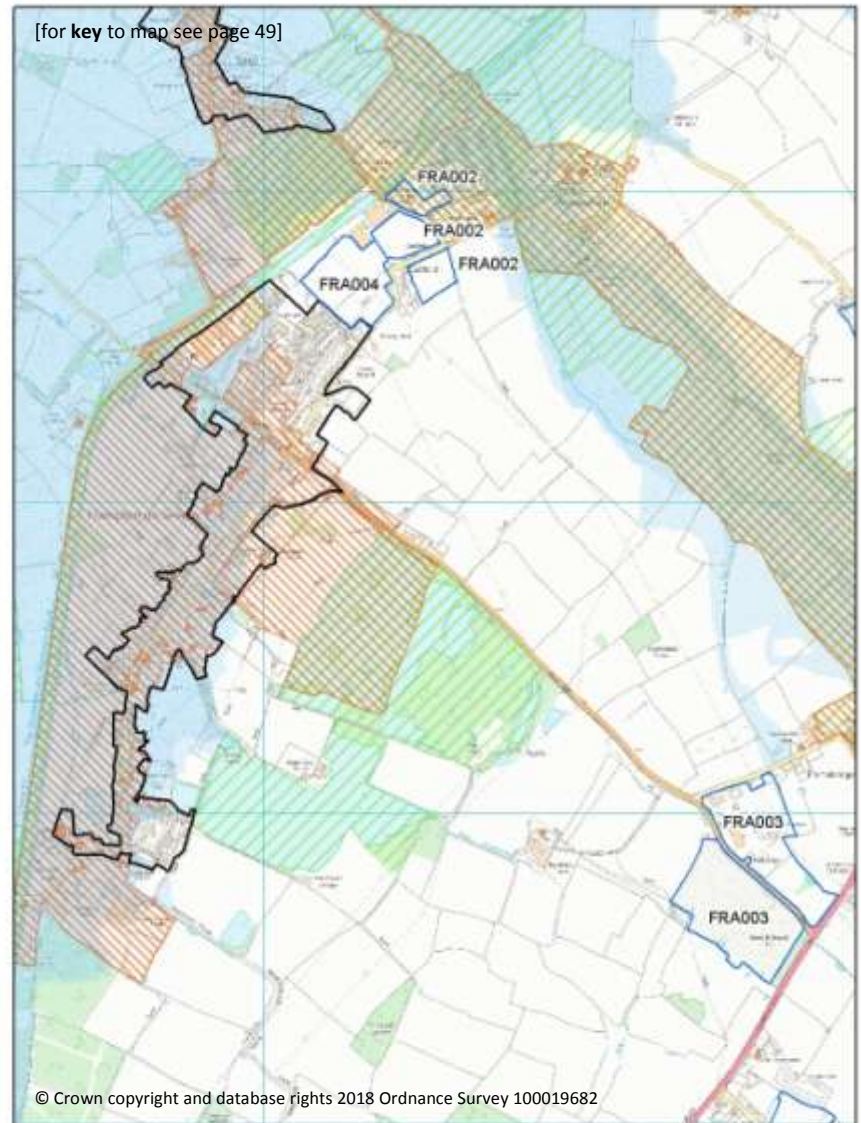
Frampton has an **employment role**, with a Key Employment Site in the village. Although it is a modest net importer of workers, its principal role is as a 'dormitory' settlement.

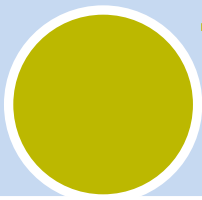
Potential sites for development

There are no potential sites for growth at Frampton on Severn.

Alternative sites

Alternative sites are outlined in **blue**.





The Severn Vale | Potential sites and alternatives

...Whitminster

Planning constraints and designations

There are no significant physical constraints.

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

The River Frome Key Wildlife Site abuts the village to the south west.

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

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

Landscape sensitivity

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

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

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. 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.

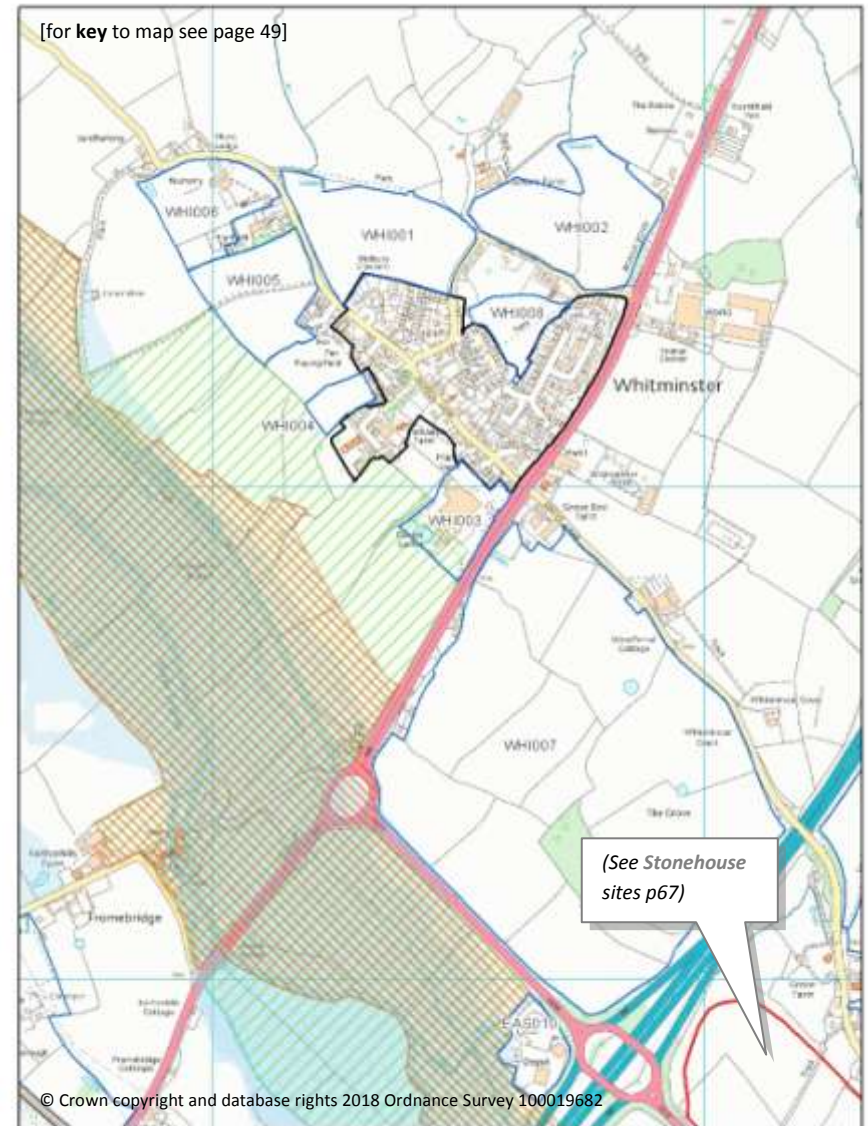
Potential sites for development

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

There are no potential sites for growth at Whitminster.

Alternative sites

Alternative sites are outlined in **blue**.



Making Places | Shaping the future of the Wotton Cluster



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 an agricultural market, a local cinema and swimming pool.

Key issues and top priorities for the future...

Local community representatives have told us that these are the key local issues and top priorities:

- Designing safe 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
- Promoting tourism and accommodation opportunities
- Conserving the Cotswolds Area of Outstanding Natural Beauty.

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

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

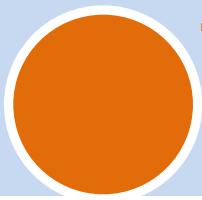
Lying at the southernmost tip of the District, the parishes around Wotton-Under-Edge naturally look southwards to Bristol and South Gloucestershire for many of their needs. A key aim for the plan period will be to improve opportunities for people to access jobs, services and facilities without having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

Wotton-Under-Edge itself will continue to be an historic town set within a green and pleasant environment which capitalises on 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. 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.





The Wotton cluster | Potential sites and alternatives

...Kingswood

How do these sites fit into the emerging Strategy? Find out more on p32

Planning constraints and designations

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

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

Ozleworth Brook is identified as a Key Wildlife Site.

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

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

Landscape sensitivity

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

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

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 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.

Potential sites for development

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

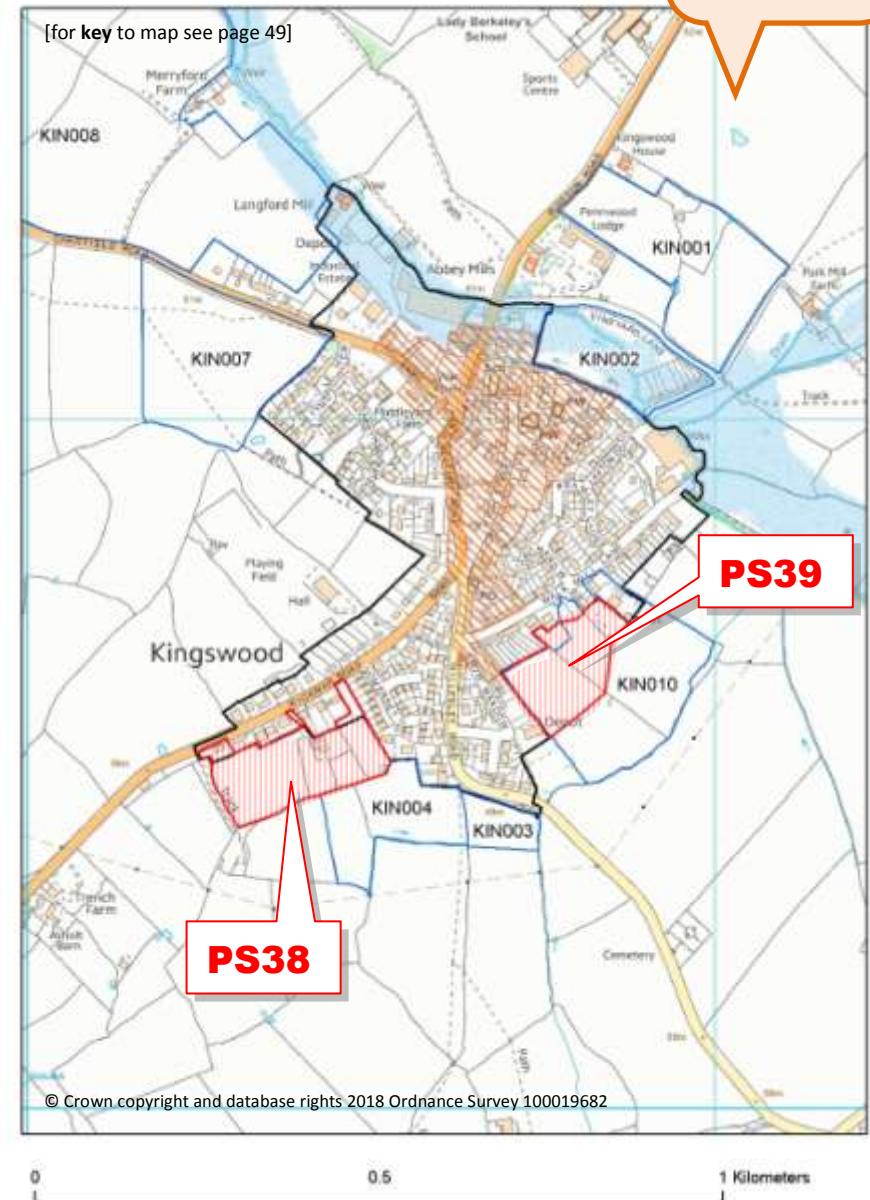
PS38 South of Wickwar Road: Up to 50 dwellings and open space.

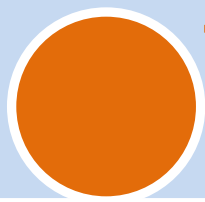
OR:

PS39 South of Walk Mill Lane: Up to 50 dwellings and open space.

Alternative sites

Alternative sites are outlined in **blue**.





The Wotton cluster | Potential sites and alternatives

...North Nibley

Planning constraints and designations

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

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

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

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

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

Landscape sensitivity

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

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

Settlement role and function

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

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

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

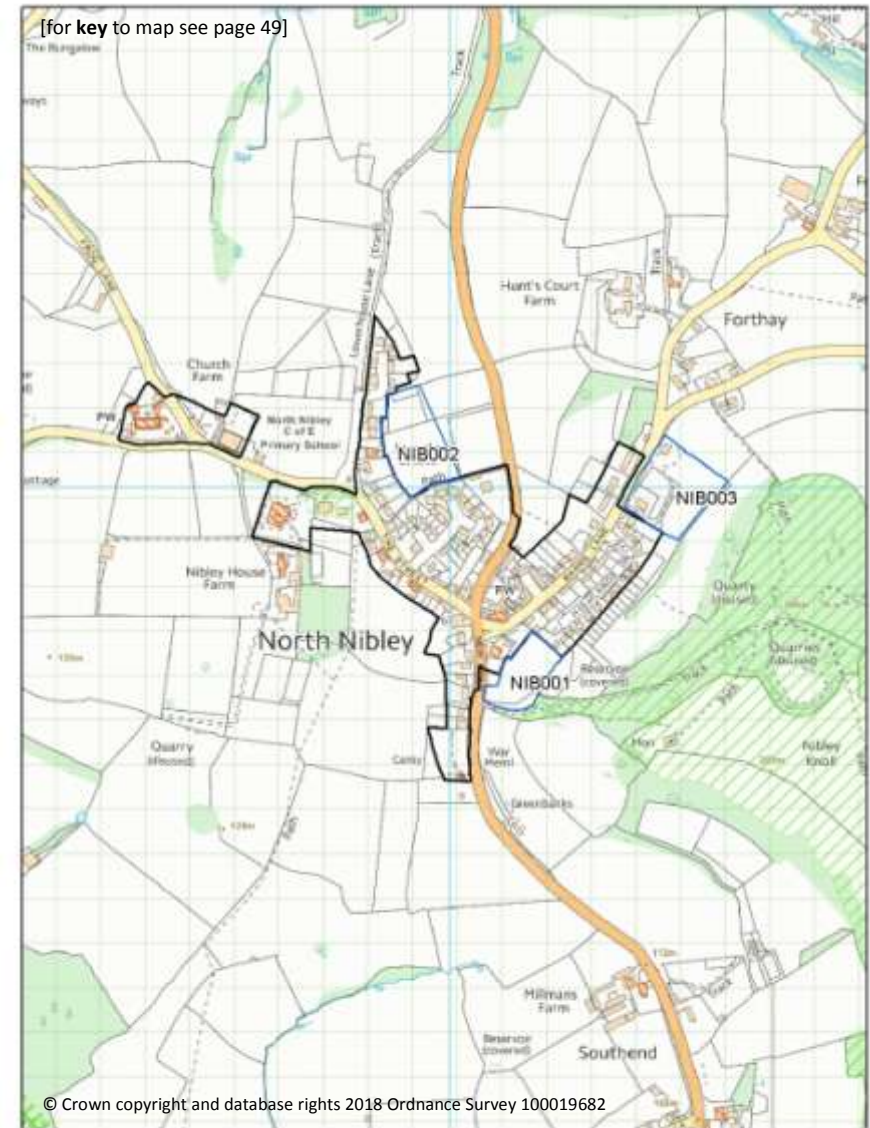
North Nibley has **no significant employment role**: its principal role is as a 'dormitory'.

Potential sites for development

There are no potential sites for growth at North Nibley.

Alternative sites

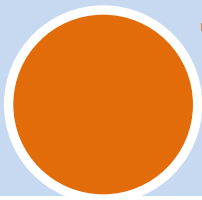
Alternative sites are outlined in **blue**.



[for key to map see page 49]

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The Wotton cluster | Potential sites and alternatives

...Wotton-under-Edge

How does this site fit into the emerging Strategy? Find out more on p32

Planning constraints and designations

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

There are many listed buildings in the town centre.

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

The settlement is within the Cotswolds AONB.

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

Landscape sensitivity

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

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

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

Settlement role and function

pre-school provision, post office, place of worship, pub, town hall, sports/playing fields 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.

Potential sites for development

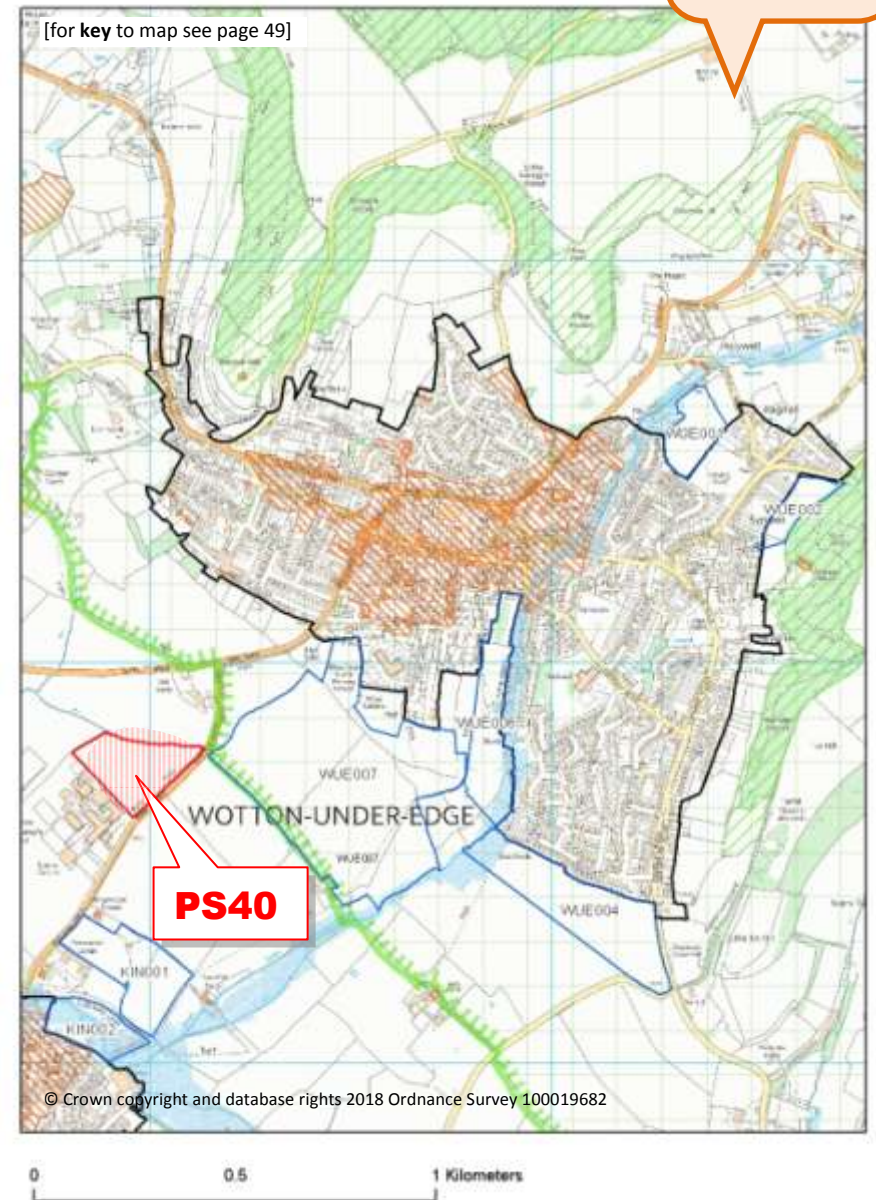
(outlined in **red** on the map):

PS40 North of Katherine Lady Berkeley School: 3.5 ha school and / or community use, and open space.

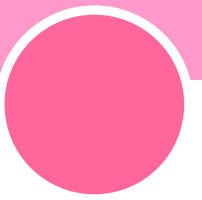
There are no potential sites for housing or employment growth, due to environmental constraints around Wotton Under Edge.

Alternative sites

Alternative sites are outlined in **blue**.



Making Places | Shaping the future of the Cotswold Cluster



Where are we now?...

This cluster of parishes falls entirely within the Cotswolds Area of Outstanding Natural Beauty (AONB) and is predominantly rural. The largest settlement here is Painswick, which lies at the heart of these rural parishes. The Cotswolds are world-renowned for their landscape and the pretty limestone villages that populate it. The area includes a number of popular tourist attractions including the Rococco Gardens, Painswick; the village of Slad and the Laurie Lee Wildlife Way; and the Garden at Miserden. But, as with elsewhere in the District, rural life is changing with fewer people now working in the villages and residents commuting long distances to work. There has certainly been a decline in village services in modern times. Housing affordability is an issue – average house prices here are amongst the highest in the District. Owner-occupation levels are high compared to elsewhere in the District, while levels of social housing are very low. A very high proportion of residents are retirement aged. The loss of traditional skills is perhaps the most significant issue for the future management of the landscape. The wooded landscape known collectively as the Cotswold Beechwoods around Cranham and Sheepscombe is recognised as being particularly vulnerable to recreational pressures.

Key issues and top priorities for the future...

Local community representatives have told us that these are the 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.

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

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

A key goal for the future of this area will be to ease the tension between its role as a major tourist attraction and ‘protected landscape’ and its ability to function as a place where people can live and work.

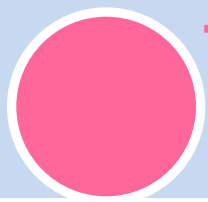
The popularity of the area with tourists presents real opportunities and will continue to play a major part in Stroud District’s economy: the Cotswold ‘brand’ is an important draw for inward investment to the District. As such, the preservation and enhancement of the area’s landscape, character and built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





The Cotswold cluster | Potential sites and alternatives

...Bisley

Planning constraints and designations

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

The extensive designated Historic Park and Garden of Lypiatt Park lies 500m west of the settlement.

Bisley is entirely within the Cotswolds AONB.

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

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

Landscape sensitivity

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

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

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**.

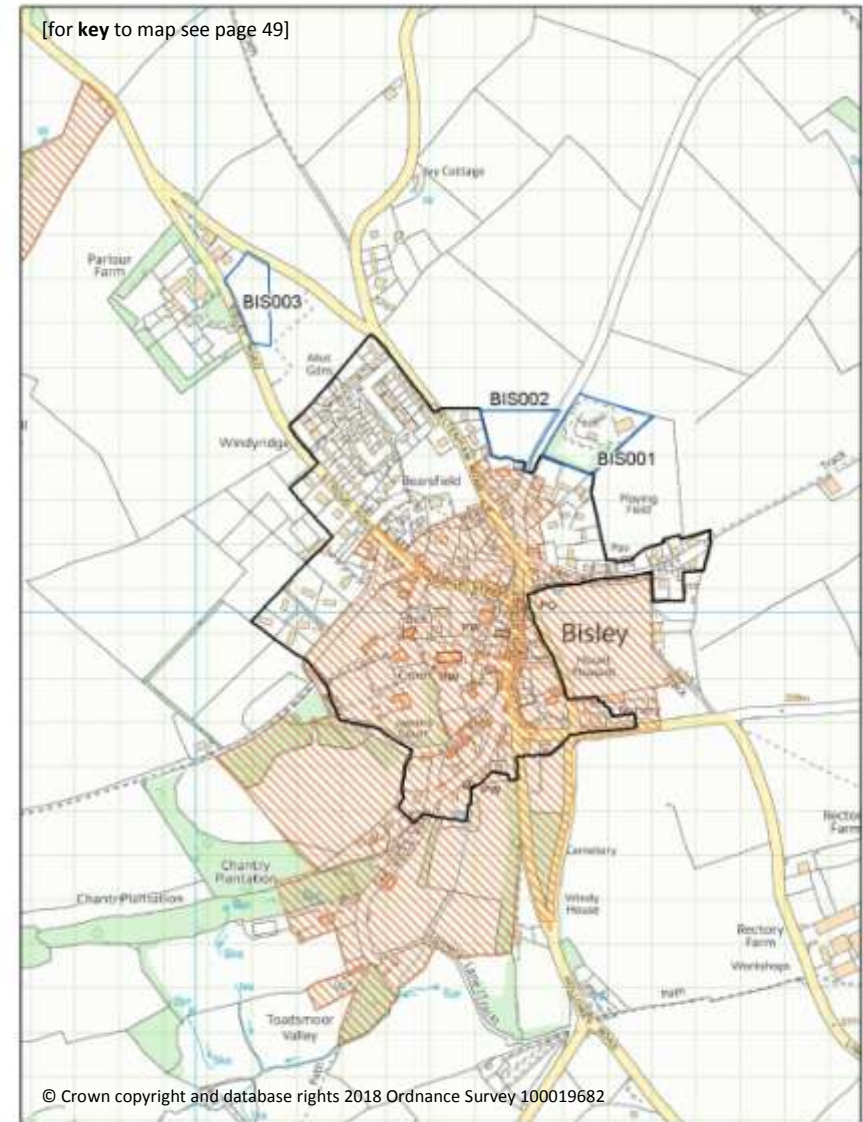
Bisley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

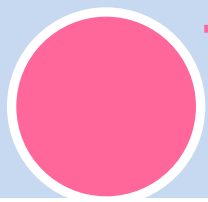
Potential sites for development

There are no potential sites for growth at Bisley.

Alternative sites

Alternative sites are outlined in **blue**.





The Cotswold cluster | Potential sites and alternatives

...Oakridge Lynch

Planning constraints and designations

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

There are a number of listed buildings within the village.

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

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

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

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

Landscape sensitivity

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

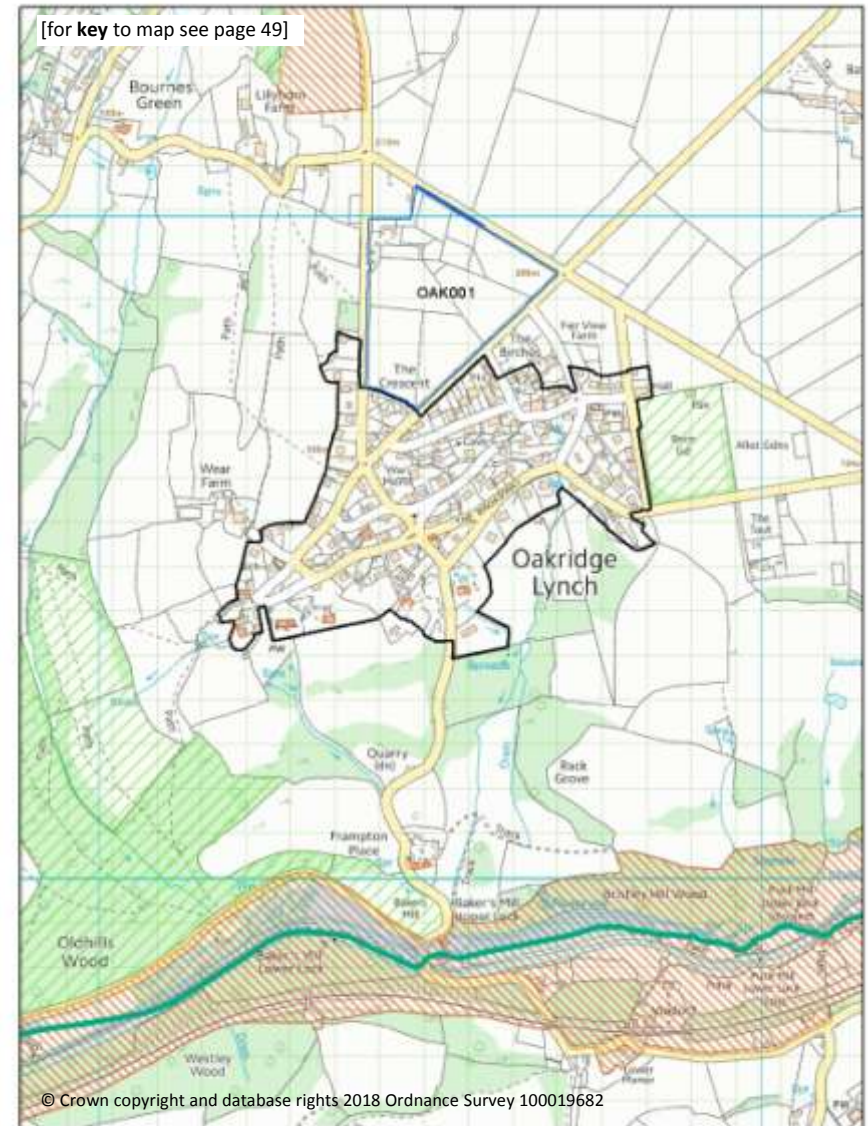
Oakridge Lynch has **no significant employment role**: its principal role is as a 'dormitory' settlement.

Potential sites for development

There are no potential sites for growth at Oakridge Lynch.

Alternative sites

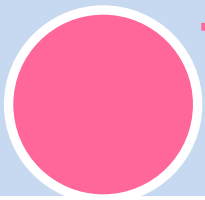
Alternative sites are outlined in **blue**.



[for key to map see page 49]

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The Cotswold cluster | Potential sites and alternatives

...Painswick

How does this site fit into the emerging Strategy? Find out more on p32

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.

Painswick has settlement development limits and is identified as a proposed Tier Two settlement in a revised settlement hierarchy.

Landscape sensitivity

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

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

Settlement role and function

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

The settlement has a **strong local retail role**, with a small 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.

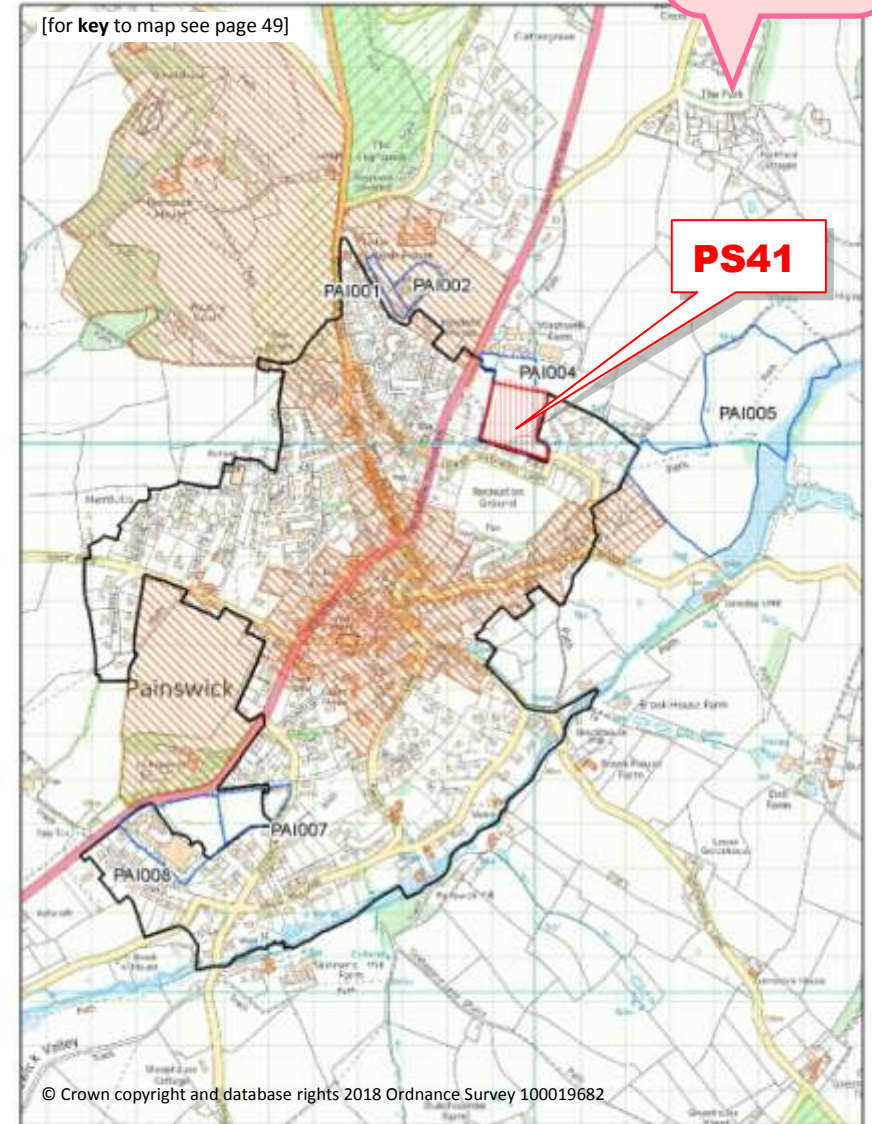
Potential sites for development

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

PS41 Washwell Fields: 20 dwellings and open space.

Alternative sites

Alternative sites are outlined in **blue**.



PS41





6.0 Background studies

Whilst much of the evidence that underpins the current Local Plan remains relevant and up-to-date, the review of the Local Plan will require the production of a number of new studies to identify future needs, to generate options for delivery and to assess potential impacts.

The development of this emerging Strategy consultation document has involved additional background evidence gathering in the following areas:

- Settlement role and function study
- Transport assessment
- Site assessment work (SALA)
- Sustainability appraisal (SA)
- Habitat regulation assessment (HRA)

What you told us

Existing and emerging neighbourhood plans, community plans, design statements, feasibility studies and local research should be taken fully into account. The plan should consider the impact of development on the rights of disabled people

and look at what can be done to improve access to facilities. Development within the Severn Vale and through the Stroud valleys will require a range of flooding and water risk studies. Employment land studies will need to take account of viability matters. Transport work will need to take account of Highways England advice on progress with strategic road improvements, traffic flows and car parking demand and supply. A playing pitch and built sports facilities survey should be undertaken. The potential impact of growth on sites subject to environmental designations (biodiversity and landscape) and impacts on tourism should be assessed.

What we will do

As we move forward towards the preparation of a draft plan in 2019 and then on to submission in 2020, we will work on the following studies to update existing evidence:

- Equality impact assessment
- Green infrastructure, sport and recreation study (underway)

- Local housing needs assessment (underway)
- Economic strategy and employment land review
- Retail assessment
- Strategic flood risk assessment (underway)
- Gloucester residential land study
- Transport strategy and assessment work
- Infrastructure delivery plan
- Viability study

Question 6.1

Are there any other specific local studies that you believe are needed to inform the Local Plan review?

Have you any advice on the scope or content of any of these studies?





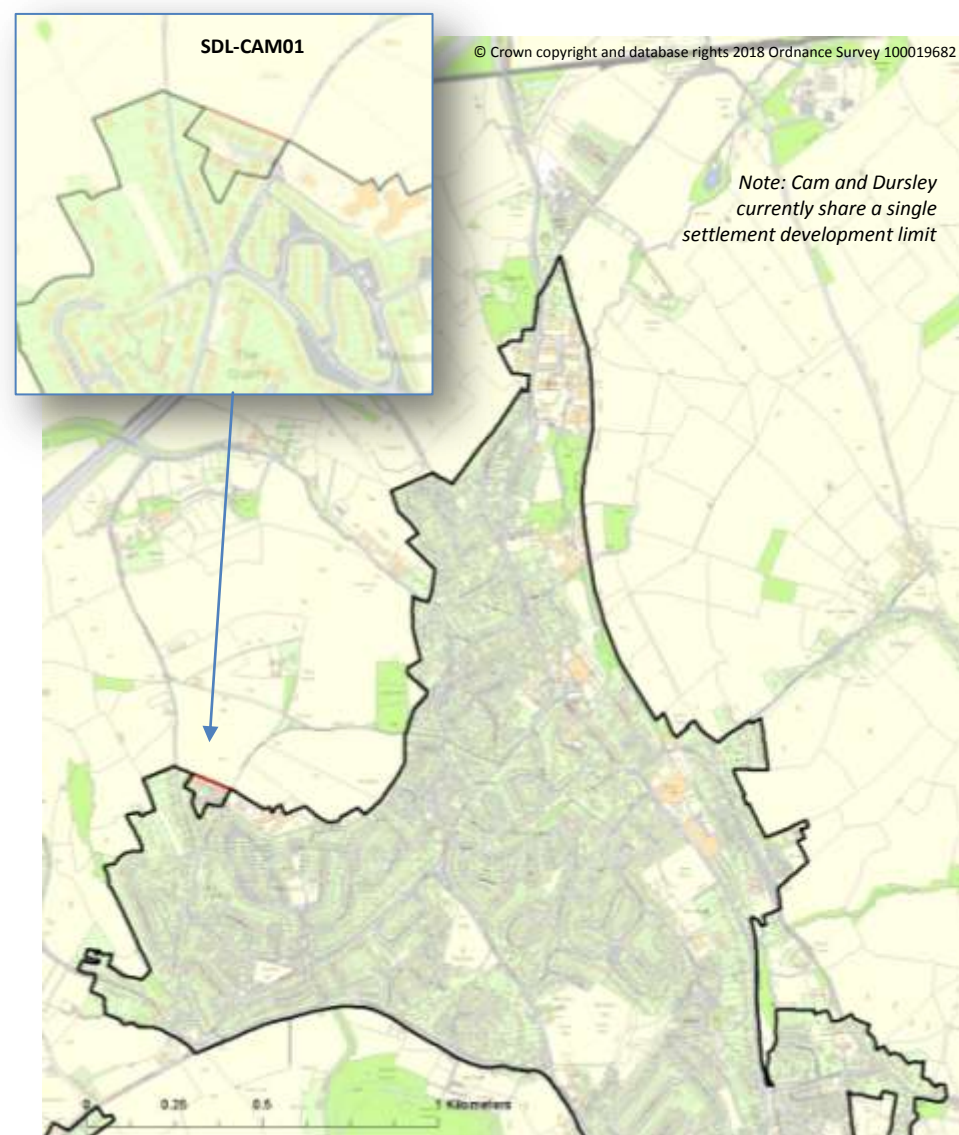
Appendix A | Potential changes to Settlement Development Limits



Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.

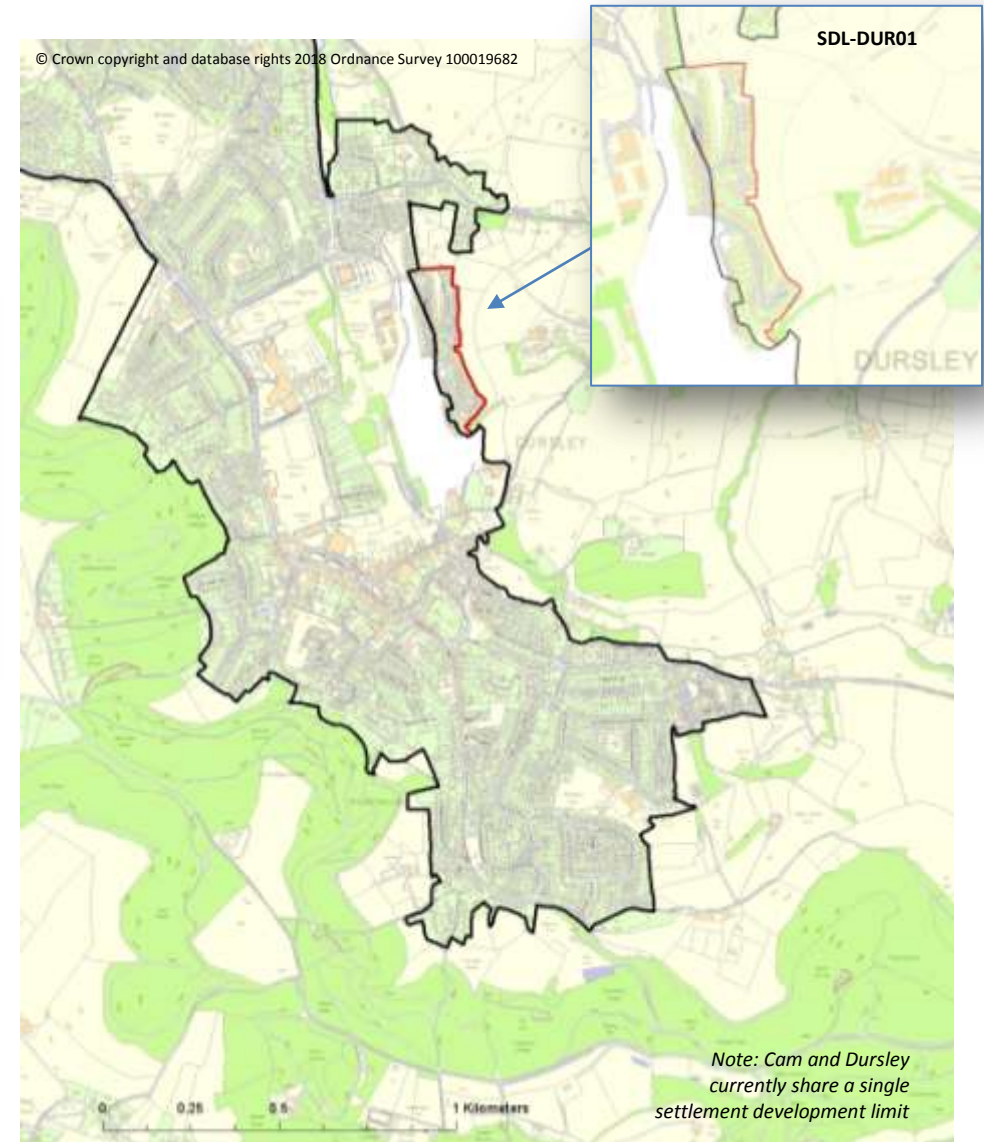


▲ **Berkeley:** ref. **SDL-BER01** at Lynch Road



▲ **Cam:** ref. **SDL-CAM01** at Strawberry Field / Elstub Lane

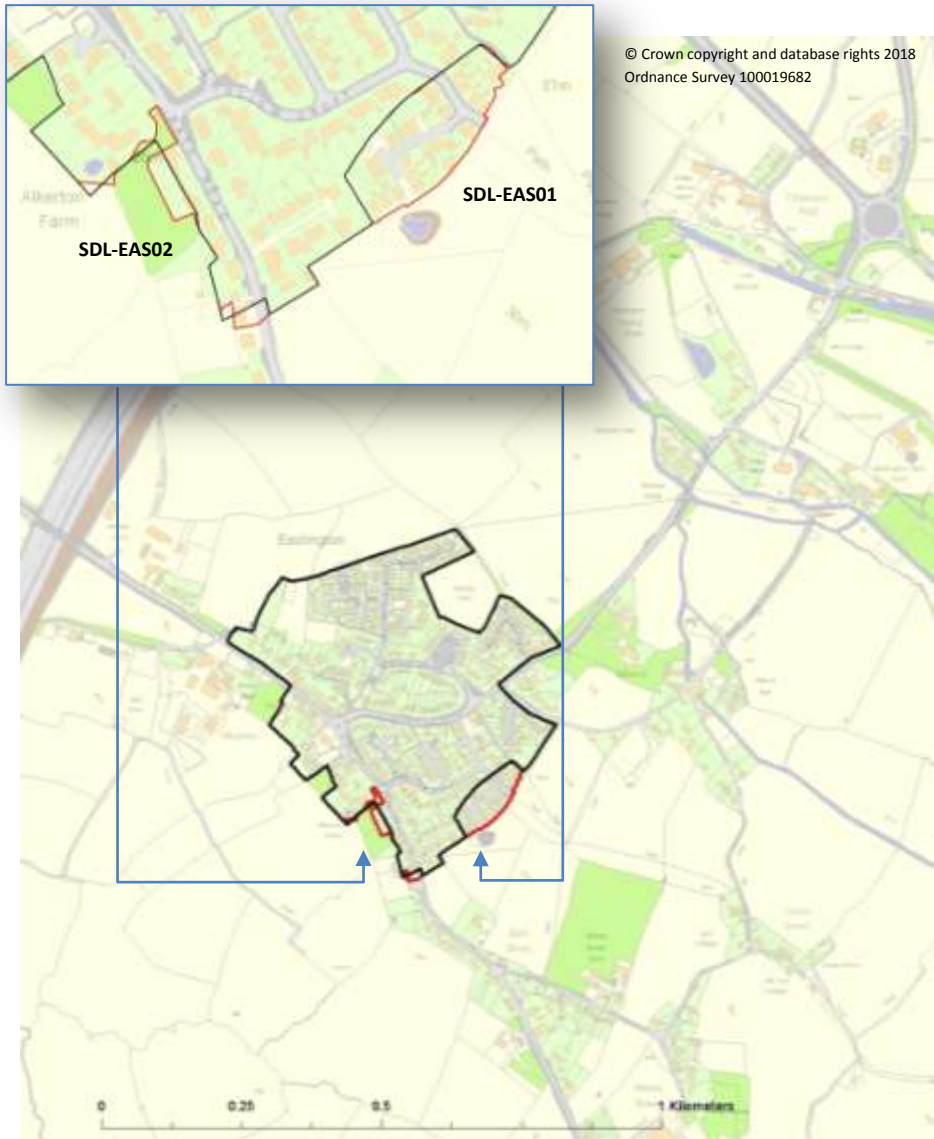
Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



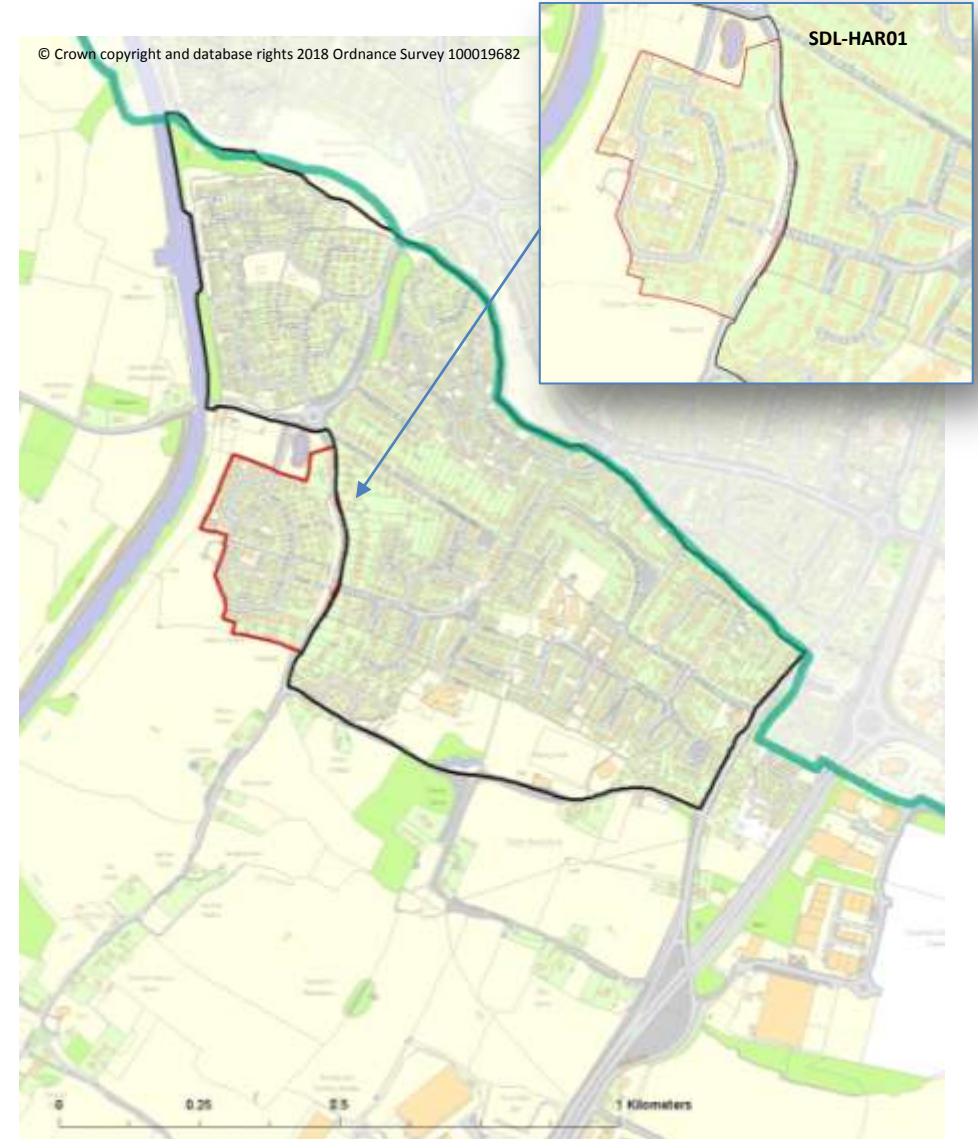
▲ **Cambridge:** ref. **SDL-CBR01** at Narles Road / Barton Field
ref. **SDL-CBR02** at Ryalls Court

▲ **Dursley:** ref. **SDL-DUR01** at Shearing Close, Littlecombe

Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



▲ **Eastington:** ref. **SDL-EAS01** at Swallowcroft
ref. **SDL-EAS02** at Alkerton Farm, rear of Bath Road

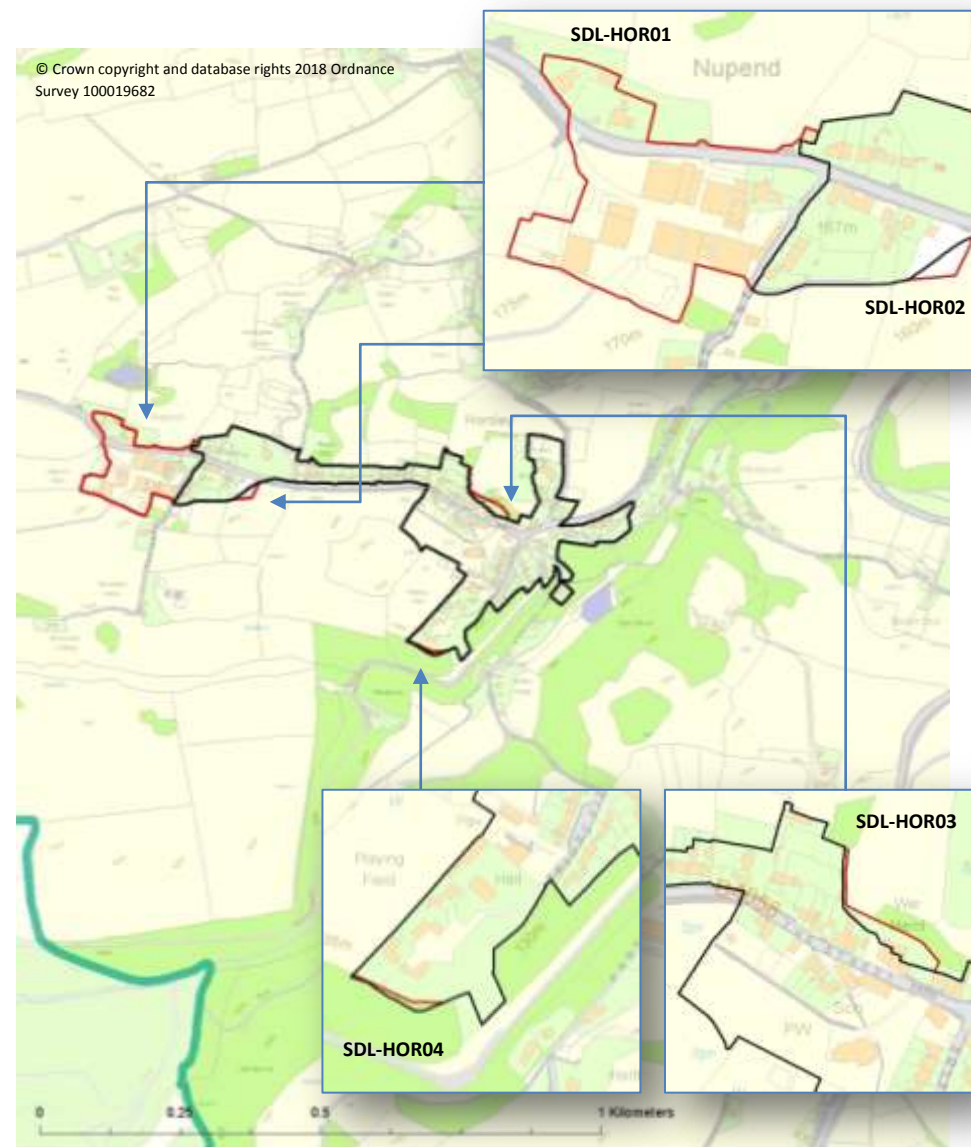


▲ **Hardwicke:** ref. **SDL-HAR01** at Sellars Road

Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.

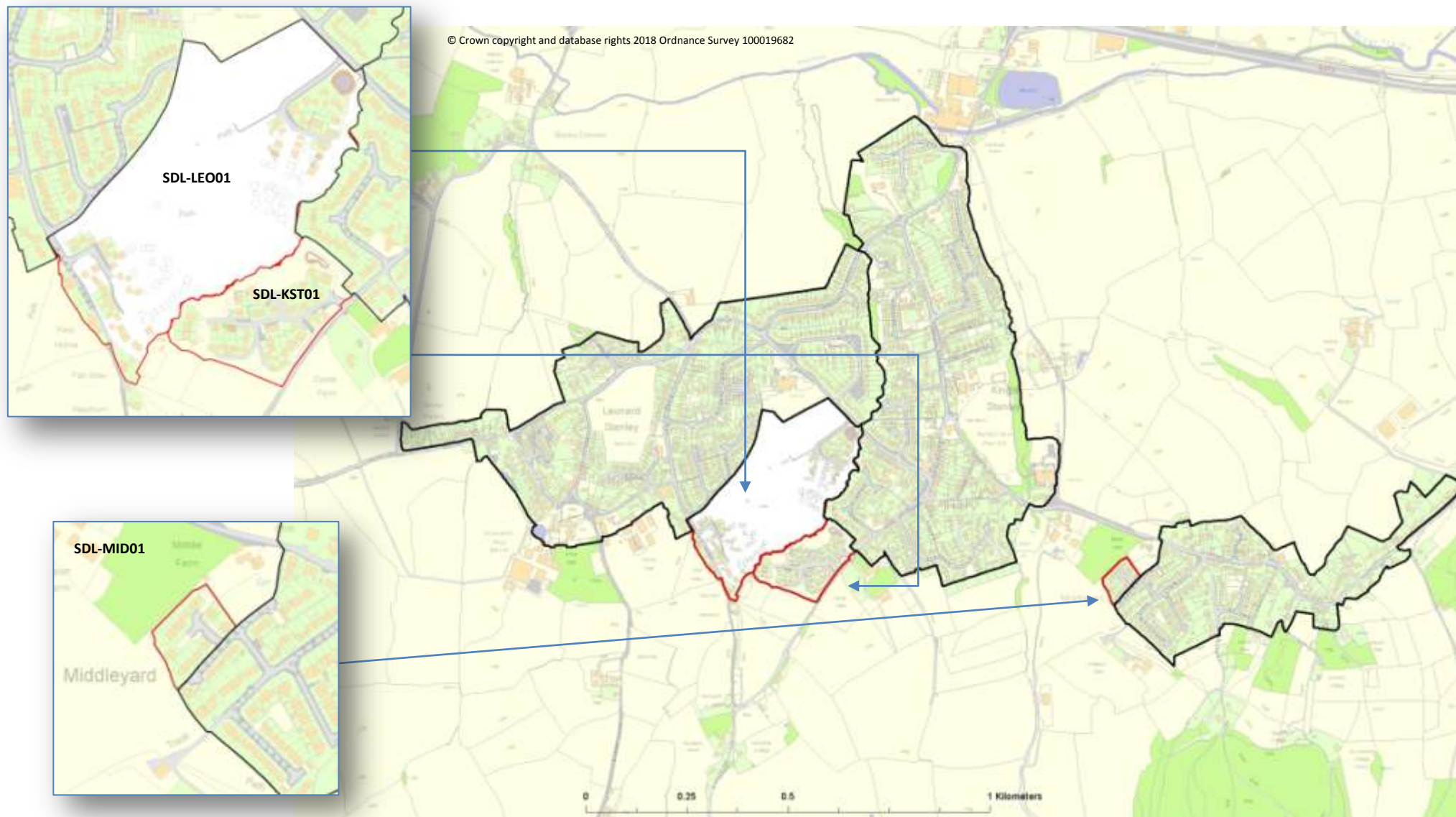


▲ **Hillesley**: ref. **SDL-HIL01** at no.s 1-3 Alderley Road



▲ **Horsley**: ref. **SDL-HOR01** at Sealey Wood Lane / Nupend Farm; ref. **SDL-HOR02** at The Chooks / Willow Barn; ref. **SDL-HOR03** north of The Street; ref. **SDL-HOR04** at The Priors

Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



▲ **Kings Stanley:** ref. **SDL-KST01** at Dyehouse Field / off Woodside Lane
Leonard Stanley: ref. **SDL-LEO01** at Lyndon Morgan Way / Marsh Lane

▲ **Middleyard:** ref. **SDL-MID01** at Coldwell Close



Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



▲ **Miserden:** ref. **SDL-MIS01:** an entirely new settlement development limit. Have we got its extent right? Are there areas that should be included or excluded?

Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



▲ **Newtown:** ref. **SDL-NEW01** at Cromwell Close / south of Gloucester Road



▲ **Stone:** ref. **SDL-STN01** at Vale Orchard

Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.

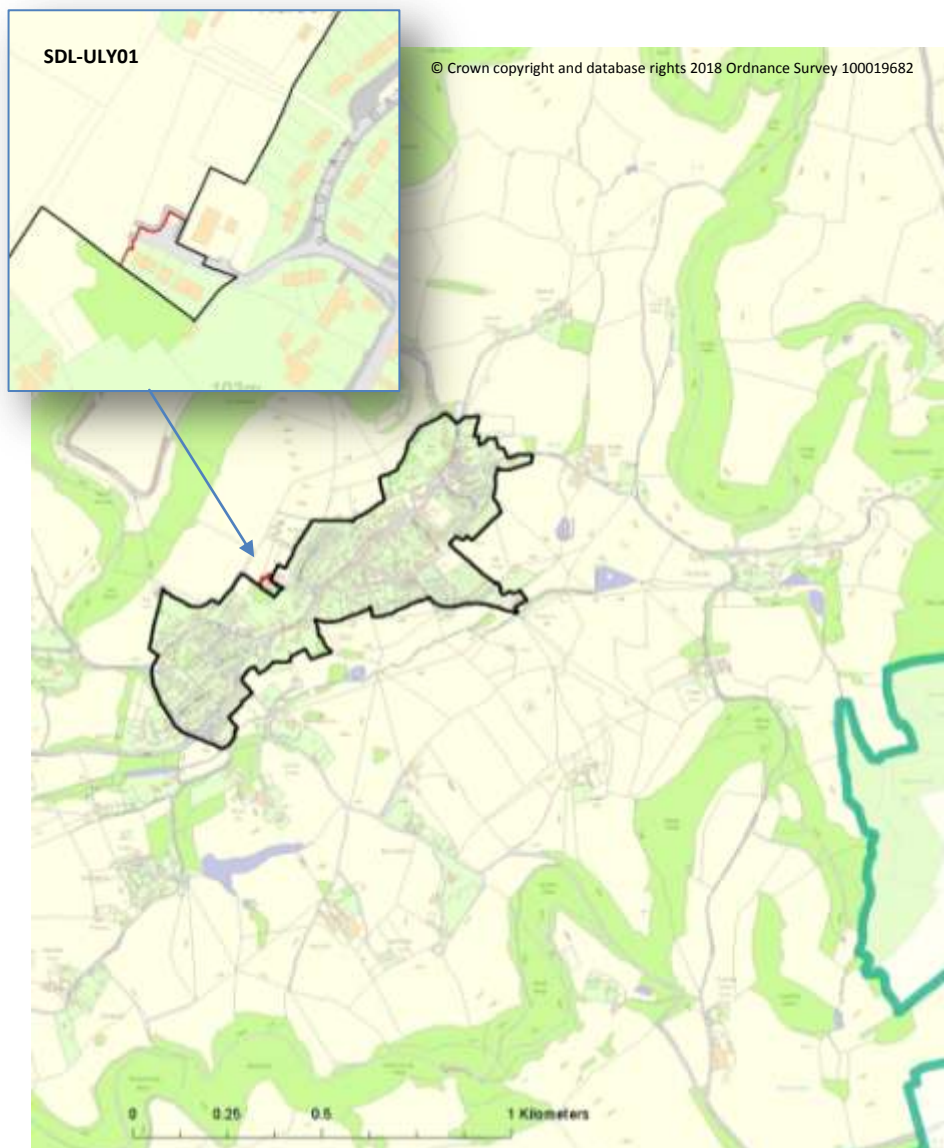


▲ **Stonehouse:** ref. **SDL-STO01** at Brunel Way / Oldends Lane

▲ **Stroud:** ref. **SDL-STR01** at Margaret Hills Place / Bisley Old Road
ref. **SDL-STR02** at Bowbridge Wharf



Note: Potential changes are shown in **red**. Existing settlement development limits are in **black**. You can see the existing settlement development limits for all the District's settlements by using our online mapping tool at www.stroud.gov.uk/localplan.



▲ **Uley:** ref. **SDL-ULY01** at Goldingham Close



▲ **Whitminster:** ref. **SDL-WHI01** at Schoolfield Close; ref. **SDL-WHI02** at Upton's Garden; ref. **SDL-WHI03** at Wheatenhurst Cottage, Hyde Lane.

Appendix B | the 40 key issues we consulted on in 2017



Appendix B | the 40 key issues we consulted on in 2017

Building on the key issues set out in the **current Local Plan** (p9 - 14), and based on Stroud District Council's five **Key Priorities** for making Stroud District a better place to live, work and visit for everyone (**Corporate Delivery Plan 2018-22**), we identified 40 priority areas for the Local Plan review to address. These formed the basis of the 2017 **Issues and Options** consultation. Find out more in **Chapter 1** of this document.

Economy...

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

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

Affordable housing...

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

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

Environment...

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

18. Achieving a better transport system, to help reduce CO₂ emissions, with an emphasis on limiting car use by extending the cycling and walking network and making improvements to public transport.



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

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.

Delivery...

Providing value for money to our taxpayers 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.



Image credits and information

2.1 Local economy and jobs

Page 10:

- [1] *Credit: Megan Crouse.* 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.
- [2] Sperry Way at Stroudwater Business Park in Stonehouse. Stonehouse is one of the District's largest employment hubs.
- [3] © *Renishaw.*
- [4] *Credit: SpaceHoppers Co-Working*
- [5] Discover Stroud District www.visitthecotswolds.org.uk

Page 11:

- [6] Littlecombe (Dursley) in 2017.

2.2 Our town centres

Page 13:

- [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 15:

- [8] © *Nick Turner.* Nailsworth town centre.

2.3 A need for local housing

Page 16:

- [1] New residents of recently-completed Council homes in Cam.
- [2] Homes under construction in Cam.

2.4 Local green spaces and community facilities

Page 21:

- [1] The recently completed Horsley Play Project was first dreamed up 6 or 7 years ago 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.

3.2 Strategic Objectives

Page 25:

- [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.

5.0 Making Places | Shaping the future of Stroud District

Page 45:

- [1] © *Nick Turner.* View towards Ryeford and Doverow Hill at Stonehouse, from Selsley Common.

Page 95

- [1] © *Nick Turner.* Saul Junction.
- [1] © *Nick Turner.* Bourne Mill, Brimscombe.
- [1] © *Nick Turner.* Cotswold Way fingerpost.



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