



The strategy ...

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

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

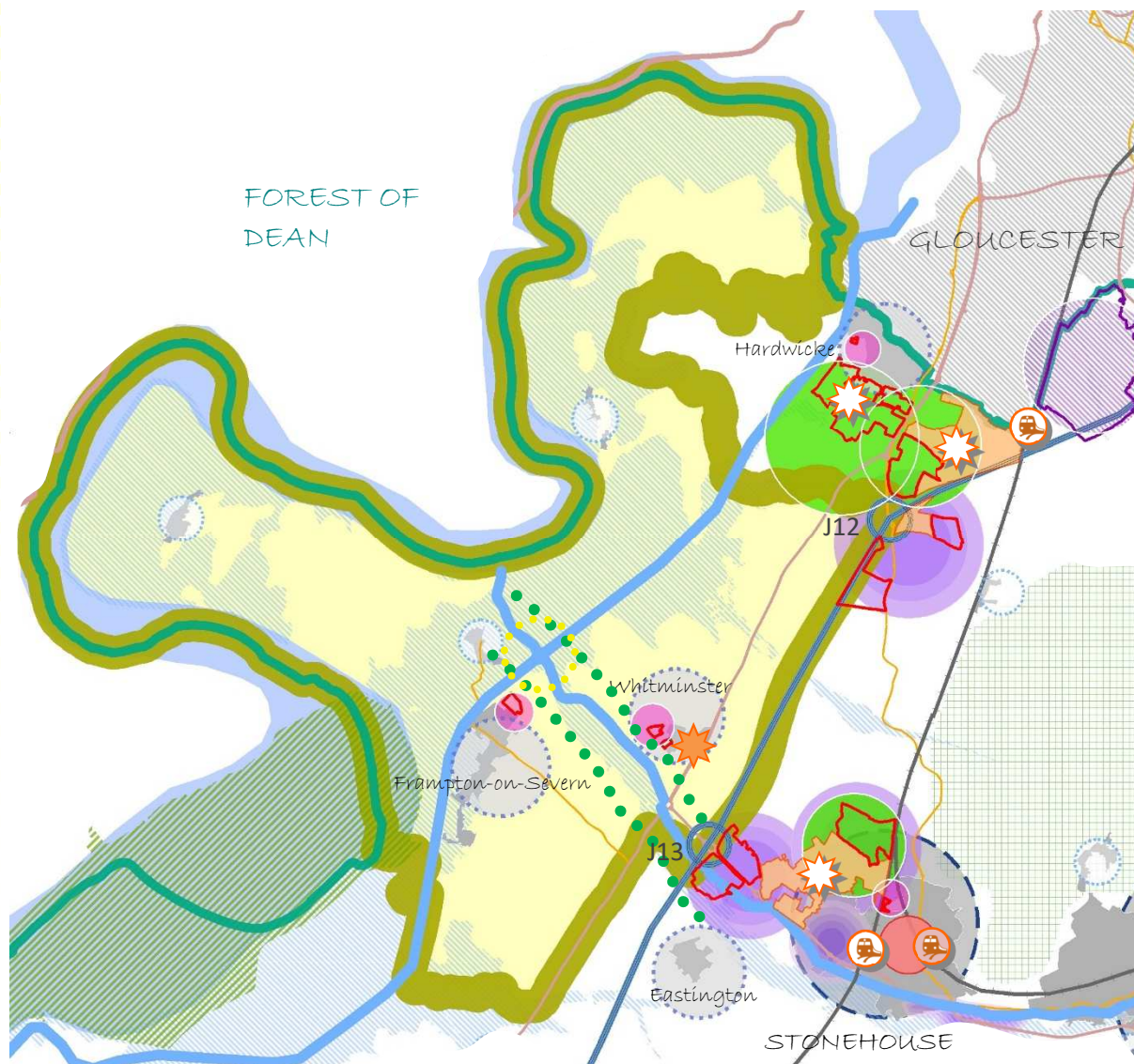
This area is characterised by relatively remote, small, rural communities. There are no Tier 1 or Tier 2 settlements here; however, **Whitminster** and **Frampton-on-Severn** both provide a range of local services and facilities.

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

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

3.6.1

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



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Making Places | Shaping the future of the Severn Vale

...What do we want for the future?

Vision to 2040...

Settlement hierarchy (CP3):

Tier 3a – Accessible settlements with local facilities

- Frampton-on-Severn
- Whitminster

Tier 4b – Settlements with basic facilities

- Arlingham
- Longney
- Saul

Town Centres (CP12)



Local and strategic service centres: a focal point for retail, leisure, cultural and community facilities, commerce and employment

Local Centres (CP12)



Existing / new centres with local services and facilities



Stroud District boundary



The parishes of the Severn Vale vision area



Conserving wildlife and natural estuarine habitats



A focus on local development to meet local needs (CP2 CP3)



Site allocations



Canal corridor conservation and restoration



Saul Junction: a gateway to the Cotswold Canals

Growth and development nearby:



Canal corridor conservation and regeneration



Locations for strategic housing and mixed-use growth (CP2)



Locations for strategic employment-related growth and regeneration (outside of town centres) (CP2 EI2)



Rail station



Safeguarded location for new railway station

3.6.2 ▶

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

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

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

Communities will also feel the environmental and economic benefits of the restored Stroudwater Navigation, including reinstatement of the “missing mile”. Saul Junction will become an important visitor gateway to the Cotswold Canals and the wider Stroud District – part of a growing and ever improving network of walking, cycling and water-borne routes, which already includes the Gloucester & Sharpness Canal. The canals, like the river estuary, are a distinctive feature of this area, linking quite remote settlements together and bringing a variety of health and well-being benefits to both residents and visitors.

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





Making Places | Shaping the future of the Severn Vale

...What do we want for the future?

3.6.3 Where are we now?...

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

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

3.6.4 Key issues and top priorities for the future...

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

- Designing a new cycle way between Arlingham Passage and Newnham on Severn
- Ensuring adequate provision of affordable housing and opportunities for downsizing for local people
- Ensuring infrastructure is implemented in a timely manner to support development
- Supporting farm diversification schemes
- Ensuring adequate flood defences for the River Severn.
- Improving connectivity for A38 corridor communities
- Reinstatement of the Cotswold Canals “missing mile” and connection to the wider waterways network





Making Places | Shaping the future of the Severn Vale

...How are we going to get there?

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

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

Guiding Principles:

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





Making Places | Shaping the future of the Severn Vale

...How are we going to get there?

Key to maps ▾

Settlement summaries

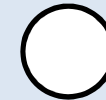
- p193 Frampton-on-Severn
- p195 Whitminster
- p198 Arlingham, Longney, Saul

Site allocations

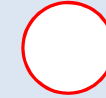
- PS44 Northwest of Whitminster Lane, Frampton
- PS45 Land west of Upton's Gardens, Whitminster
- PS46 Land west of School Lane, Whitminster

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

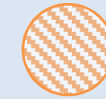
The summaries and accompanying maps identify key constraints and designations in and around each settlement, and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).



Settlement development limit (settlement boundary)



Site allocations



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

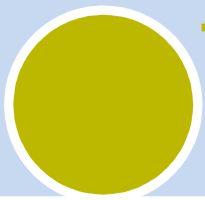


Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)



Flood Zones 2 and 3





Planning constraints and designations

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

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

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

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

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the northeast. There may be some small opportunities to the southeast.

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

Settlement role and function

Frampton is a **medium sized** village.

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

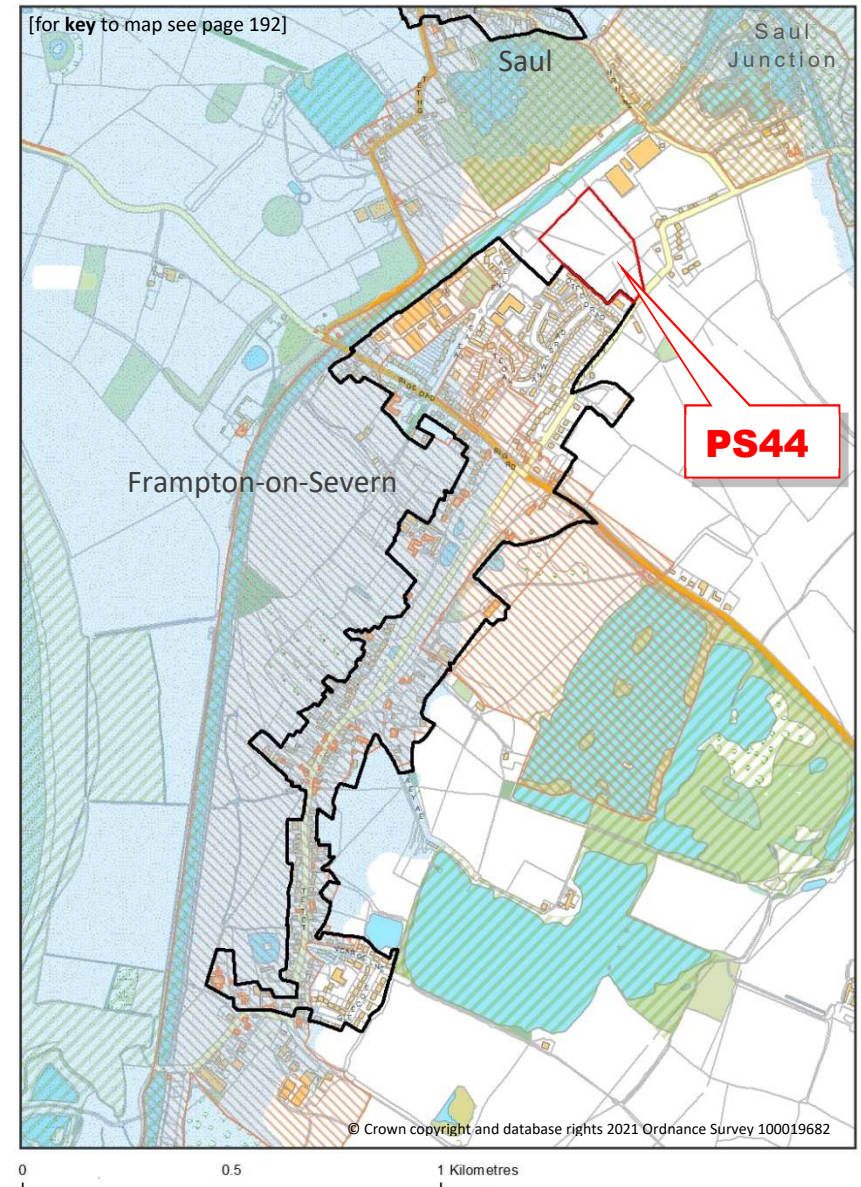
Frampton has an **employment role**, with a Key Employment Site in the village. Although it is a modest net importer of workers, its principal role is as a 'dormitory' settlement.

Development strategy

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

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

PS44 Northwest of Whitminster Lane.





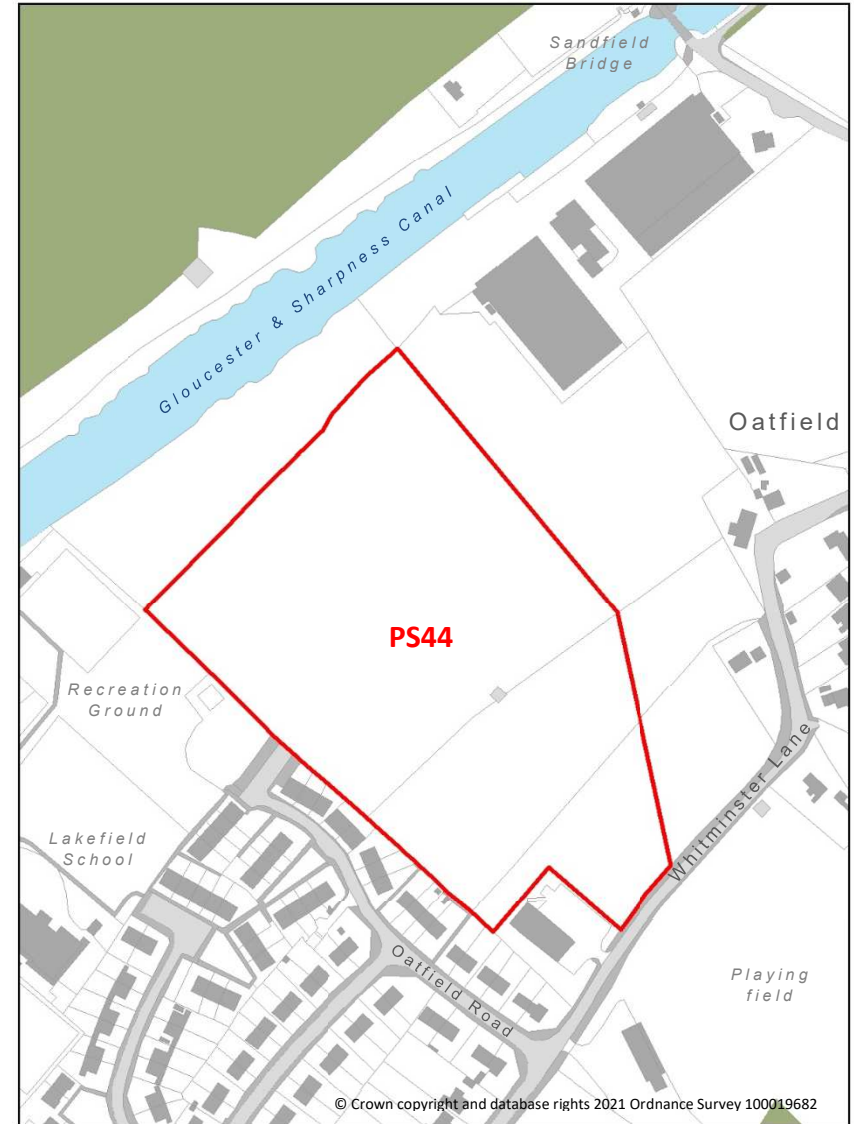
Local Sites Allocation Policy PS44 Northwest of Whitminster Lane

Land northwest of Whitminster Lane, as identified on the policies map, is allocated for a development comprising approximately 30 dwellings and open space uses. Particular issues to address include incorporating the existing Public Right of Way into the development, the proximity of the site to the Gloucester and Sharpness Canal and ensuring a high quality village edge to Frampton. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

3.6.6

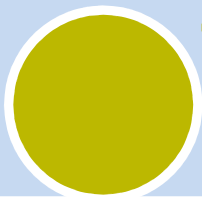
Northwest of Whitminster Lane, Frampton-on-Severn

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



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...Whitminster

Planning constraints and designations

There are no significant physical constraints. There are a number of listed buildings within and to the north and southeast of the village. The River Frome Key Wildlife Site abuts the village to the south west. There are protected open spaces within and on the western edge of the settlement.

Landscape sensitivity

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

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

Settlement role and function

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

Settlement role and function (contd...)

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

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

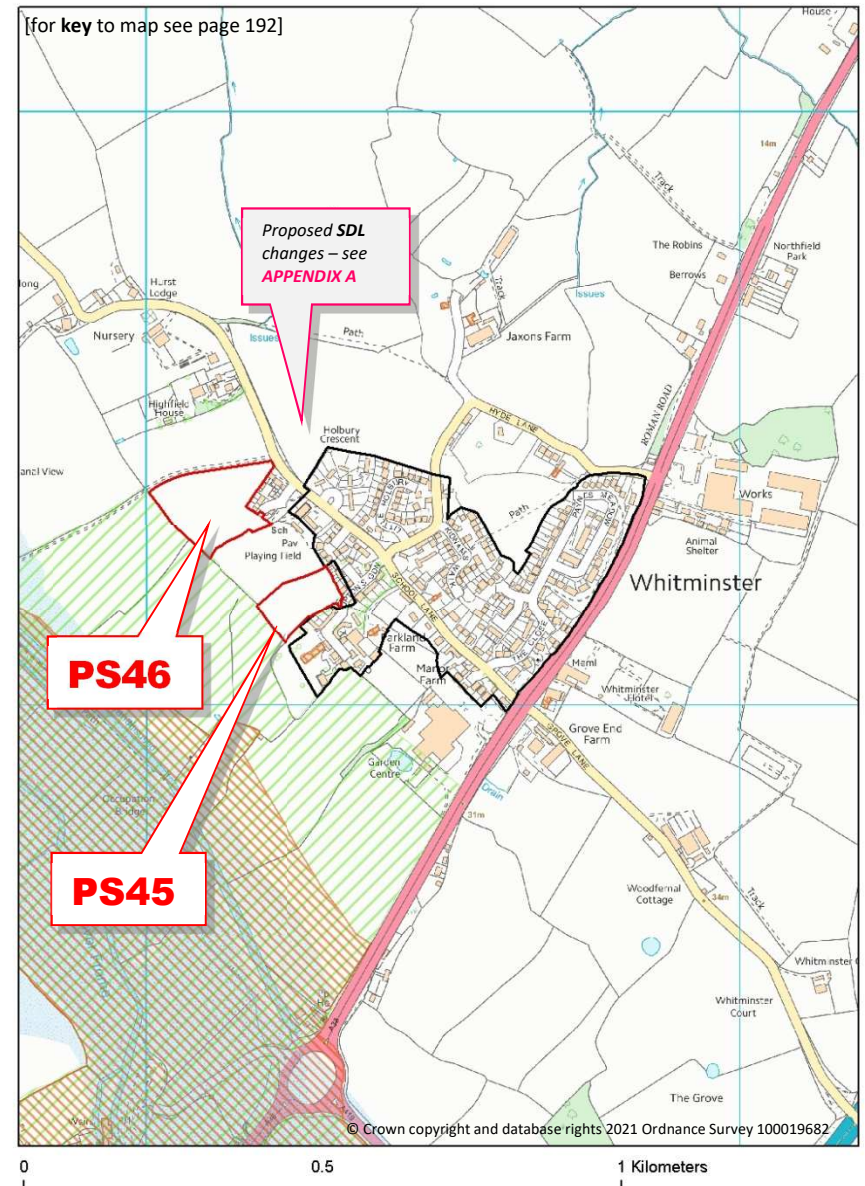
Development strategy

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

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

PS45 Land west of Upton's Gardens.

PS46 Land west of School Lane.



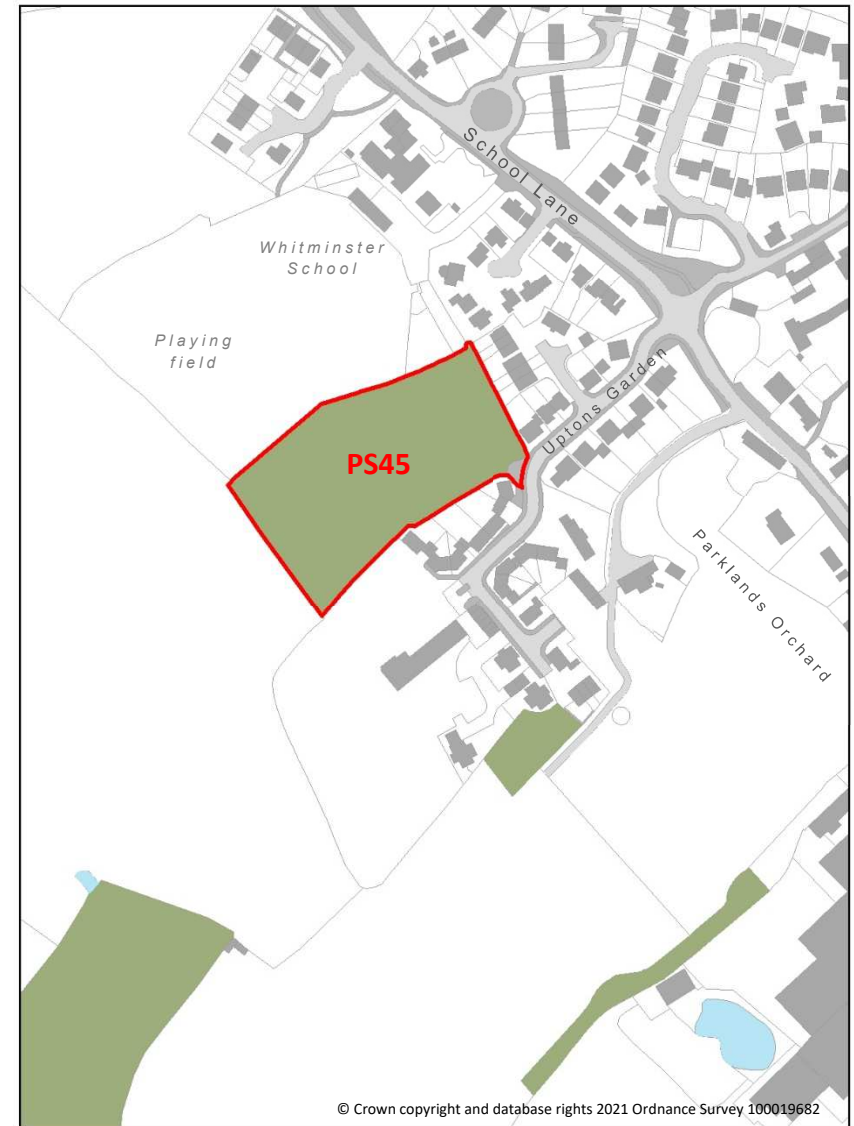


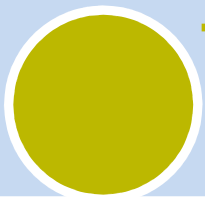
Local Sites Allocation Policy PS45 Land west of Upton's Garden, Whitminster

Land south of Whitminster Playing Field, as identified on the policies map, is allocated for a development of approximately 10 dwellings and open space uses and strategic landscaping. Particular issues to address include conserving and enhancing heritage assets through high quality design, retaining the western half of the site in open space uses, minimising landscape impacts and safeguarding and enhancing local biodiversity. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

Land west of Upton's Garden

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



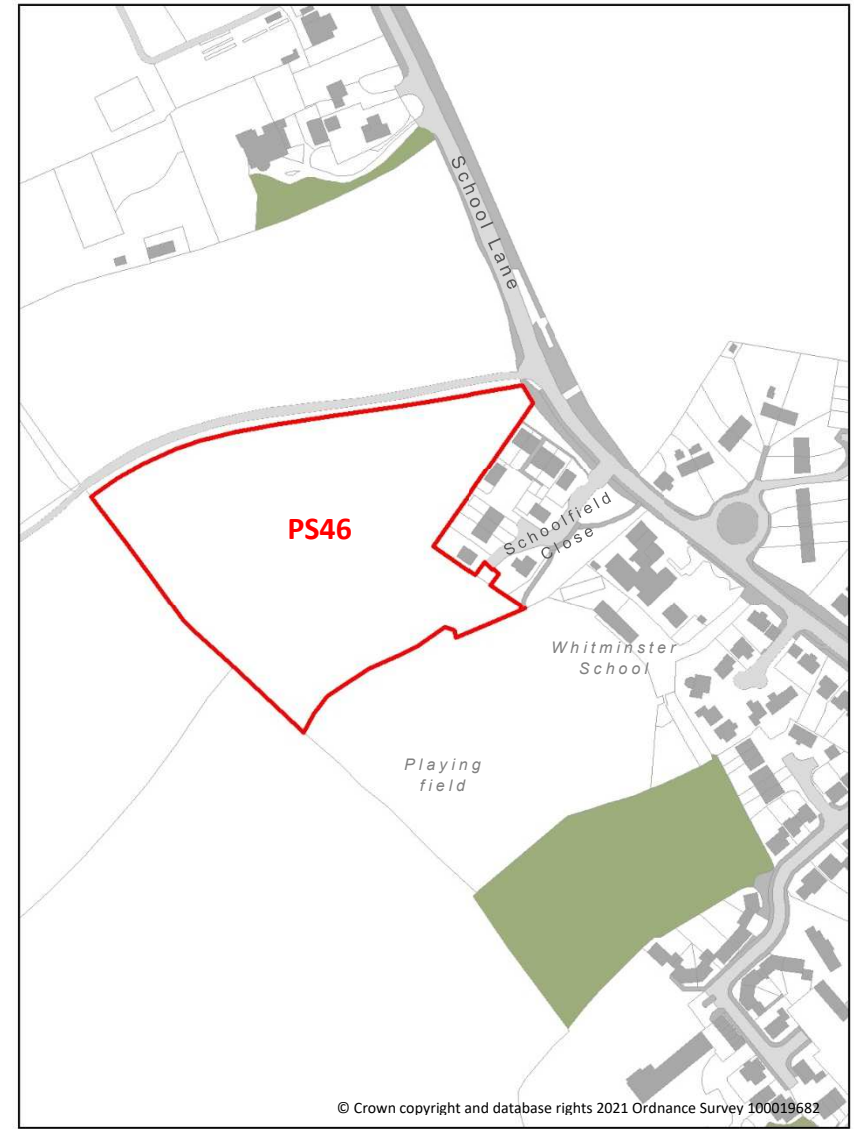


Local Sites Allocation Policy PS46 Land west of School Lane, Whitminster

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

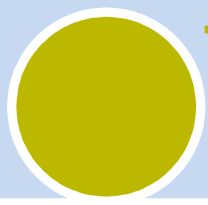
Land west of School Lane

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



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The Severn Vale | Our towns and villages

...Arlingham, Longney, Saul

Tier 4b settlements in The Severn Vale

- Arlingham
- Longney
- Saul

Settlement role and function

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

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

Development strategy

Arlingham, Longney and Saul are **Tier 4b** settlements and have Settlement Development Limits (SDL).

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

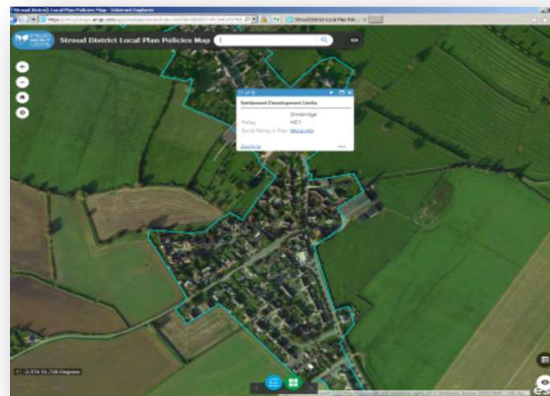
There are no site allocations at these settlements.

▼ Where can I see the settlement boundaries?

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



www.stroud.gov.uk/localplan



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The strategy ...

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

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

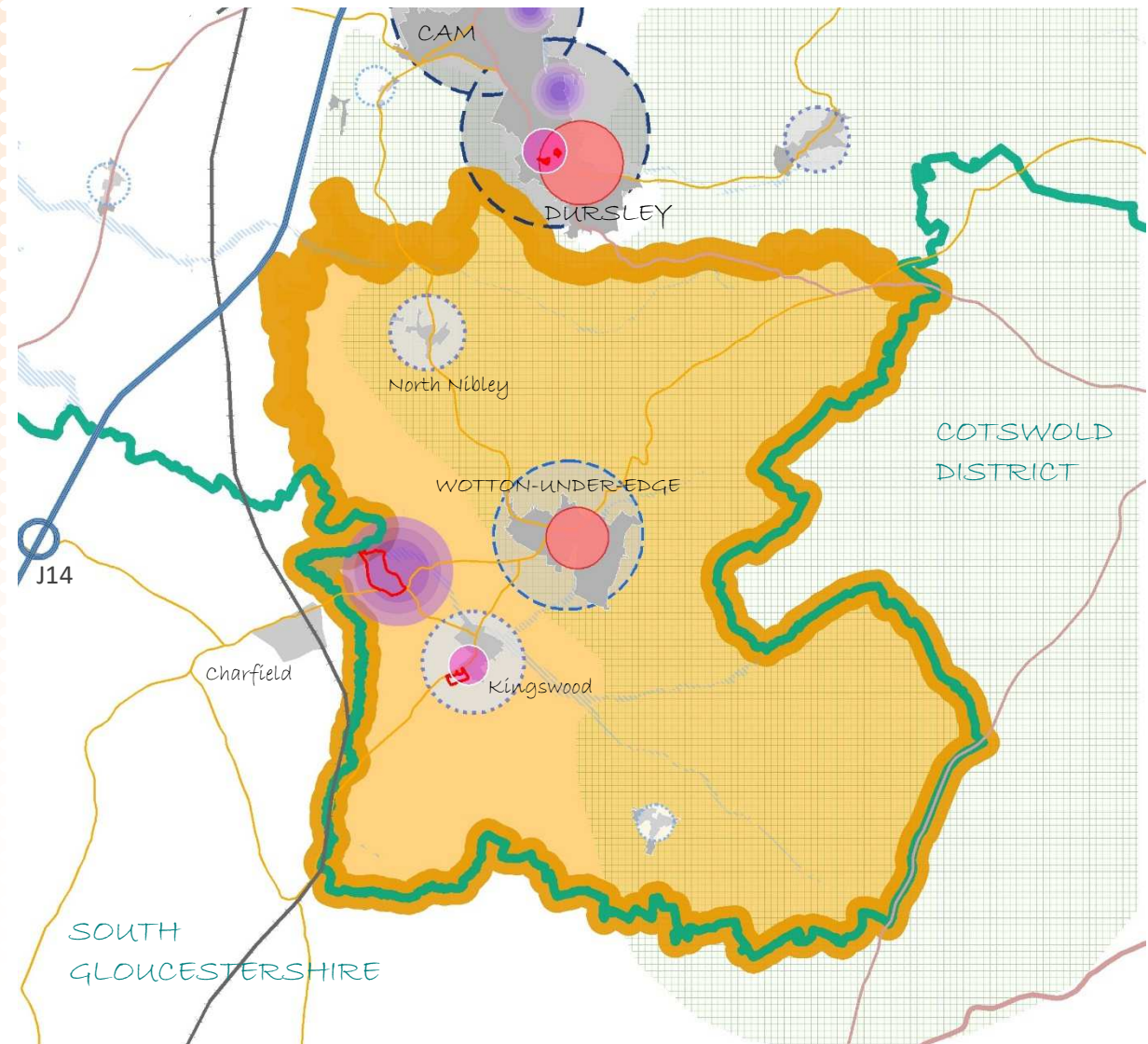
Wotton-Under-Edge is one of the District’s five town centres and a Tier 2 “Local Service Centre”. It has an important role as a local focus for strategic services and facilities, but there is limited opportunity for site allocations and strategic growth, due to landscape and environmental constraints,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

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

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

◀ 3.7.1

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





Making Places | Shaping the future of The Wotton cluster

...What do we want for the future?

Vision to 2040...

Settlement hierarchy (CP3):

Tier 2 – Local Service Centres

- Wotton-Under-Edge

Tier 3a – Accessible settlements with local facilities

- Kingswood

Tier 3b – Settlements with local facilities

- North Nibley

Tier 4b – Settlements with basic facilities

- Hillesley

Town Centres (CP12)

Local and strategic service centres: a focal point for retail, leisure, cultural and community facilities, commerce and employment



The parishes of the Wotton cluster vision area



Conserving and enhancing the Cotswolds AONB



Locations for strategic employment-related growth and regeneration (outside of town centres) (CP2 EI2)



A focus on local development to meet local needs (CP2 CP3)



Site allocations

Growth and development nearby:



Locations for strategic housing and mixed-use growth (CP2)



Stroud District boundary

3.7.2 ▶

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

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

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

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

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

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





Making Places | Shaping the future of The Wotton cluster

...What do we want for the future?

3.7.3 Where are we now?...

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

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

3.7.4 Key issues and top priorities for the future...

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

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





Making Places | Shaping the future of The Wotton cluster

...What do we want for the future?

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

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

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





Making Places | Shaping the future of The Wotton cluster

...How are we going to get there?

Key to maps ▾

Settlement summaries

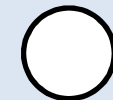
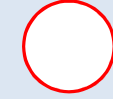




- p204 Kingswood
- p208 North Nibley
- p209 Wotton-Under-Edge
- p210 Hillesley

Site allocations

- PS38 South of Wickwar Road, Kingswood
- PS47 Land west of Renishaw New Mills

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

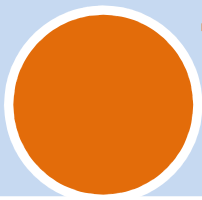
The summaries and accompanying maps identify key constraints and designations in and around each settlement, and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).

-  Settlement development limit (settlement boundary)
-  Site allocations
-  Heritage designations (including conservation areas, listed buildings, scheduled monuments...)
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)
-  Flood Zones 2 and 3
-  The Cotswolds AONB



Nick Turner





The Wotton cluster | Our towns and villages

...Kingswood

Planning constraints and designations

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

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

Ozleworth Brook is identified as a Key Wildlife Site.

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

Landscape sensitivity

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

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

Settlement role and function

Kingswood is a **medium sized** village.

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

Settlement role and function (contd...)

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

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

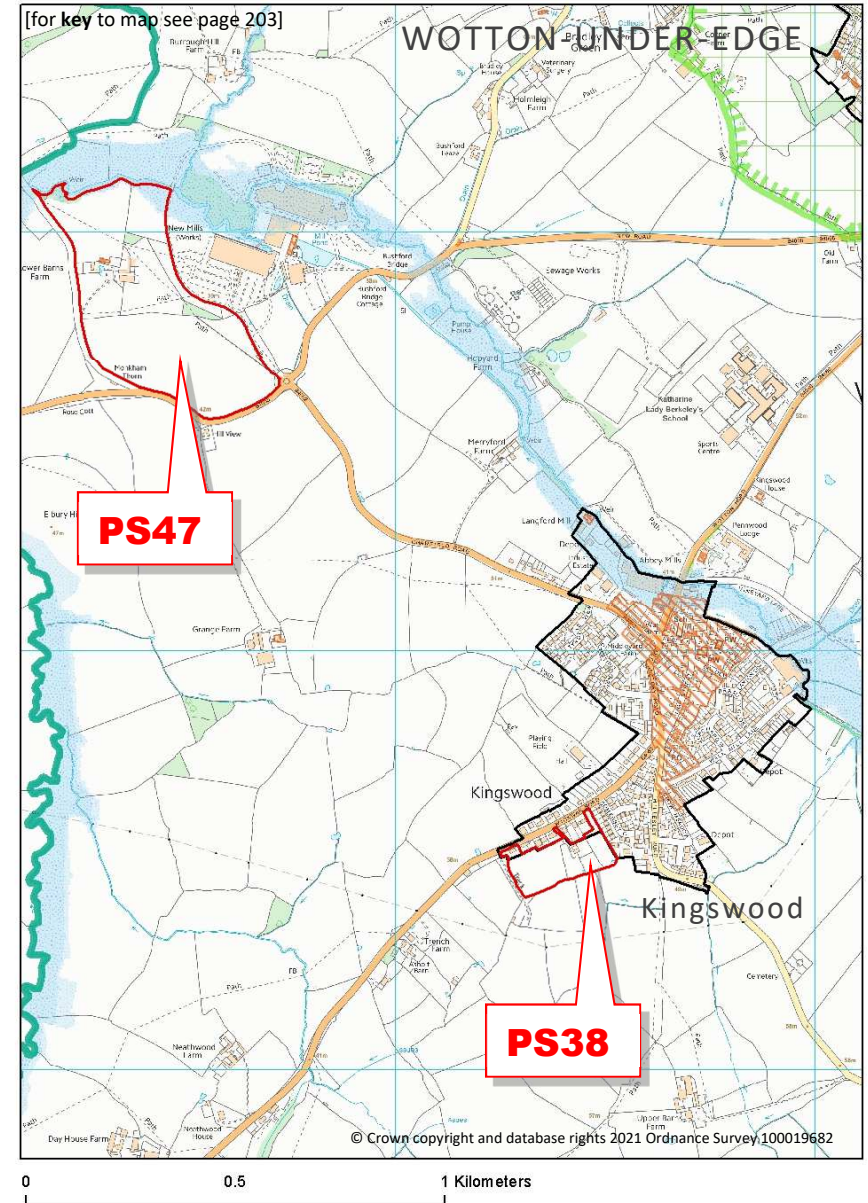
Development strategy

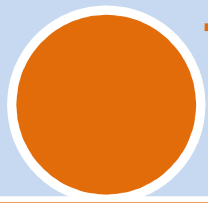
Kingswood is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

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

PS38 South of Wickwar Road

PS47 Land west of Renishaw New Mills.



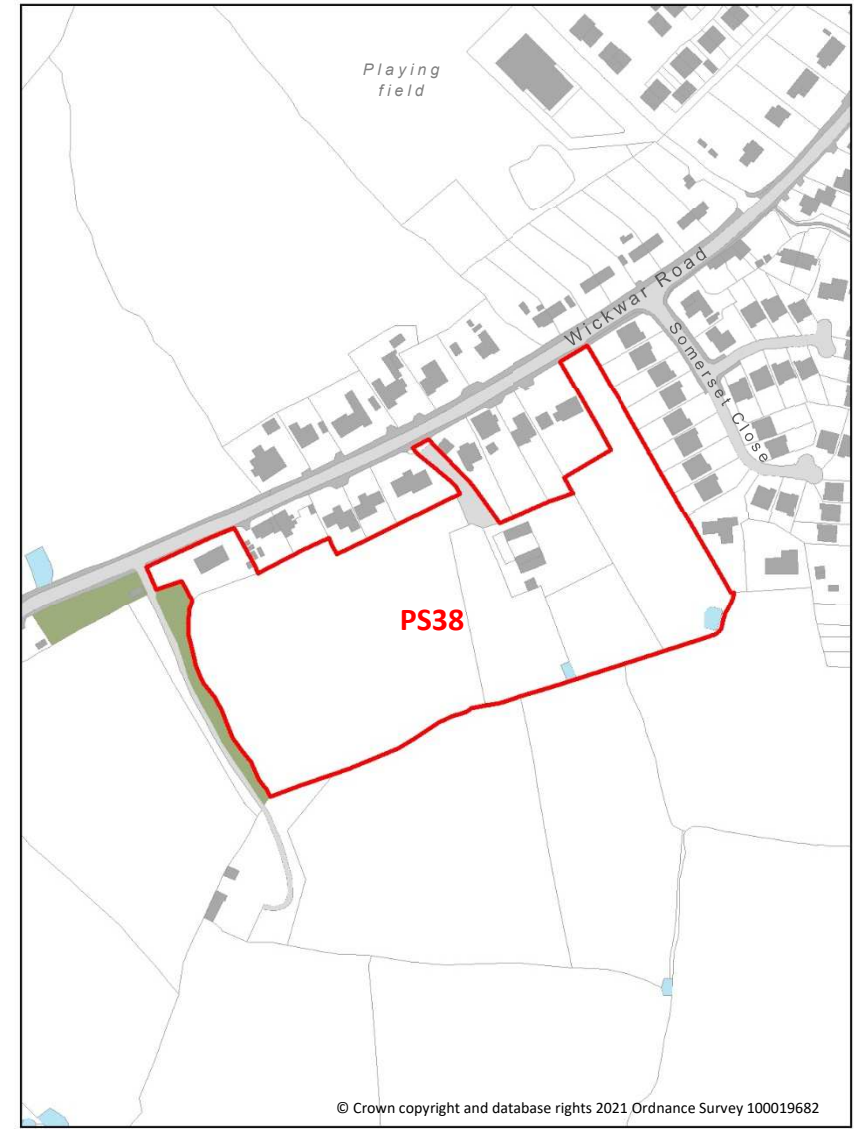


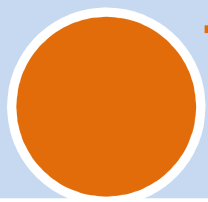
Local Sites Allocation Policy PS38 South of Wickwar Road, Kingswood

Land south of Wickwar Road, as identified on the policies map, is allocated for a development comprising 50 dwellings and open space uses and strategic landscaping. Particular issues to address include conserving and enhancing local biodiversity, integrating the development into the landscape setting and highway safety improvements to access services within the village. A Masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

South of Wickwar Road

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





Land west of Renishaw New Mills

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

Employment Allocation Policy PS47

Land west of Renishaw New Mills

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

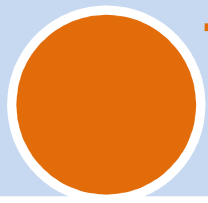
The high quality ‘campus’ style development will retain key open spaces to the immediate north and south of the farm group, re-use the farm buildings of heritage value and include new buildings sited so as to minimise any potential impact upon heritage assets and key views of and from the AONB.

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

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

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

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

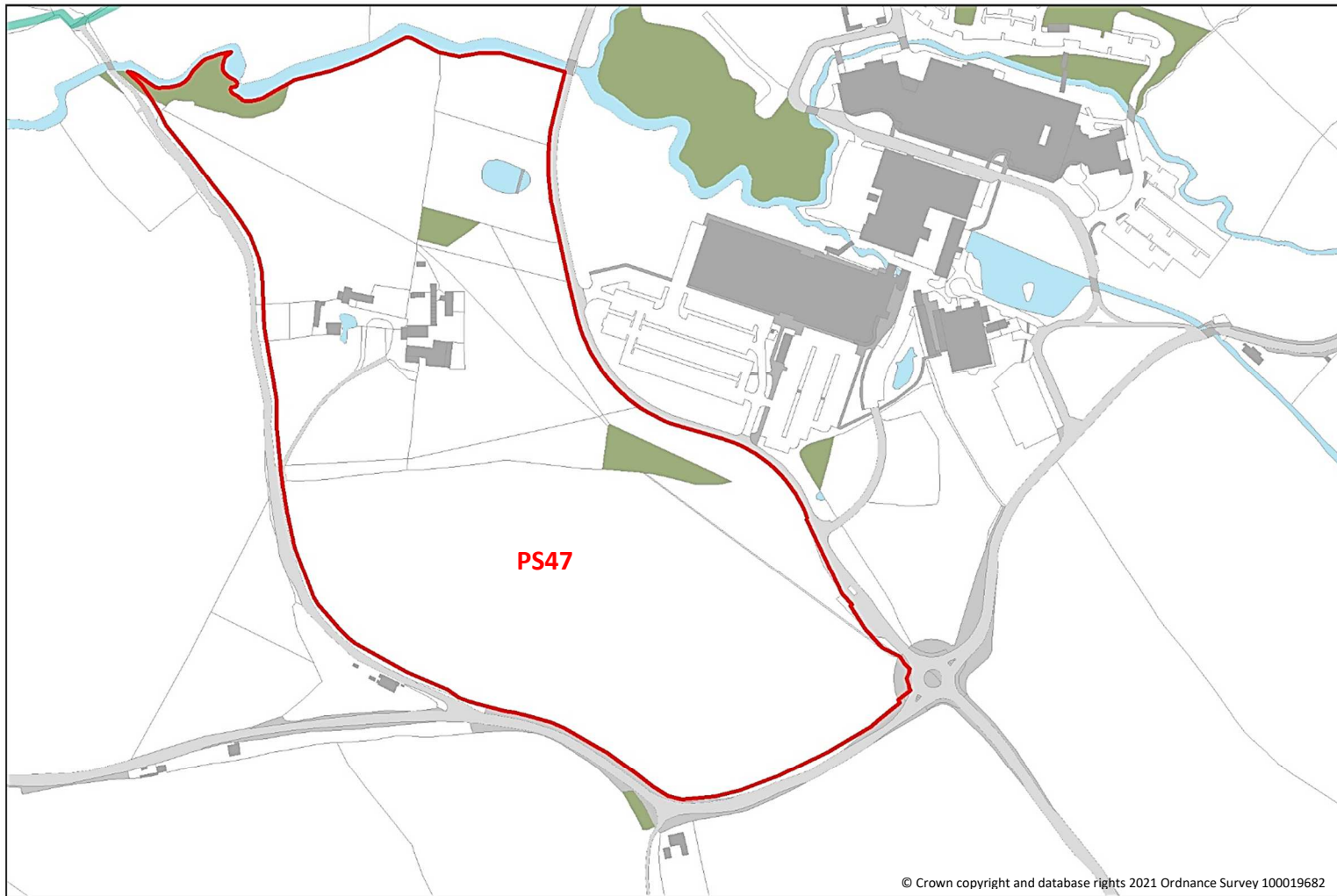


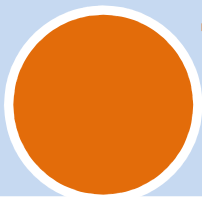
The Wotton cluster | Our towns and villages

...Kingswood

Employment Allocation PS47

Land west of Renishaw New Mills





The Wotton cluster | Our towns and villages

...North Nibley

Planning constraints and designations

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

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

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

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

Landscape sensitivity

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

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

Settlement role and function

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

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

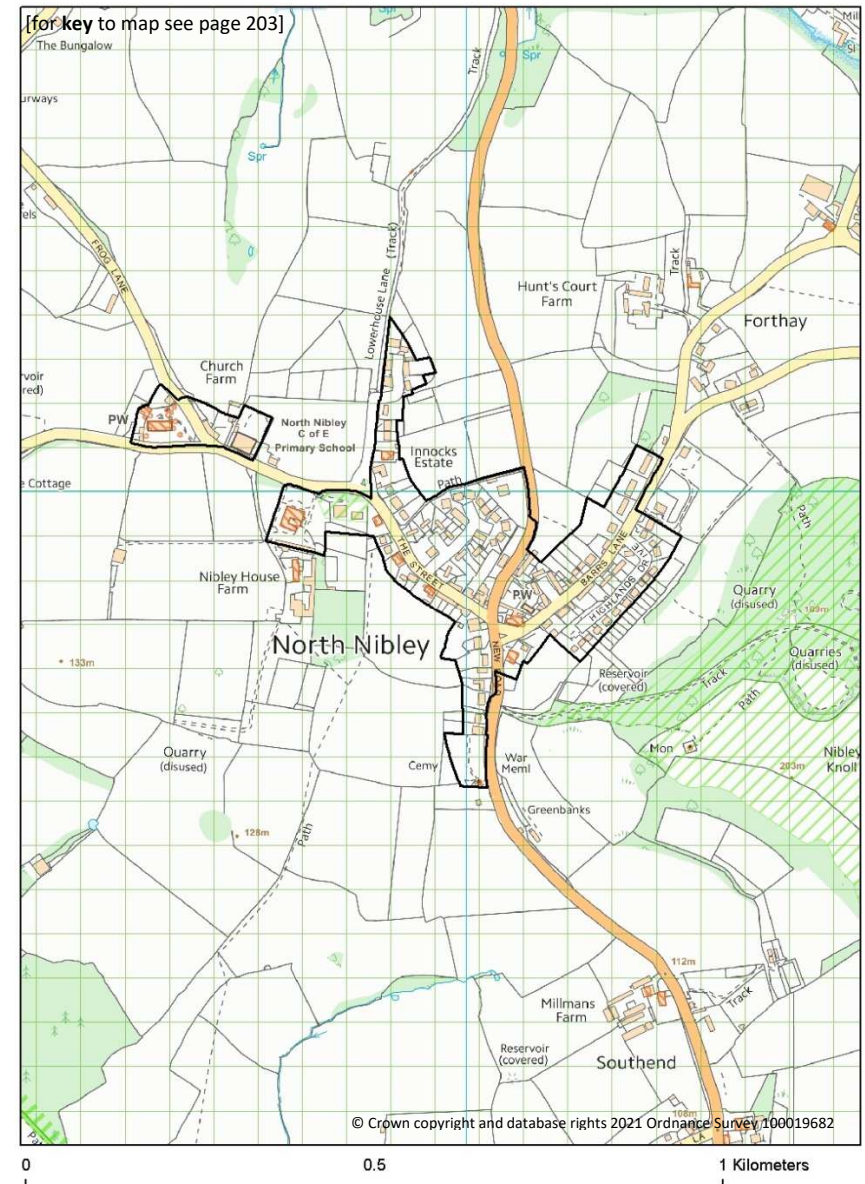
North Nibley has **no significant employment role**: its principal role is as a 'dormitory'.

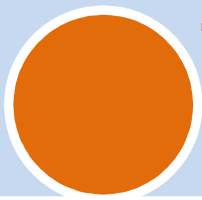
Development strategy

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

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

There are no site allocations at North Nibley.





The Wotton cluster | Our towns and villages

...Wotton-under-Edge

Planning constraints and designations

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

There are many listed buildings in the town centre.

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

The settlement is within the Cotswolds AONB.

Landscape sensitivity

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

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

Settlement role and function

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

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

Settlement role and function

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**.

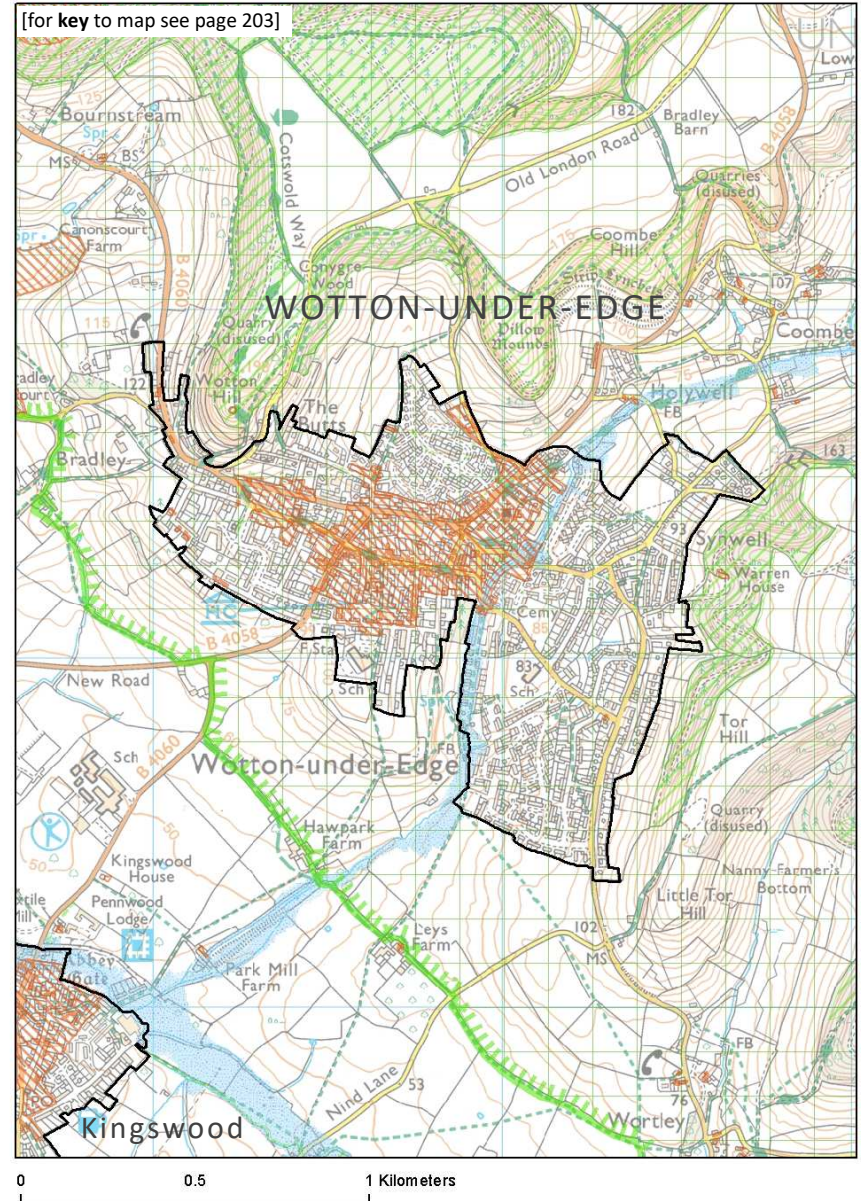
The town has a **significant employment role**, but it principally functions as a 'dormitory' settlement and local service centre.

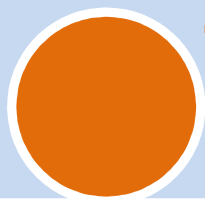
Development strategy

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

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

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





The Wotton cluster | Our towns and villages

...Hillesley

Tier 4b settlements in The Wotton cluster

- Hillesley

Settlement role and function

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

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

Development strategy

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

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

There are no site allocations at Hillesley.

Settlement development limits

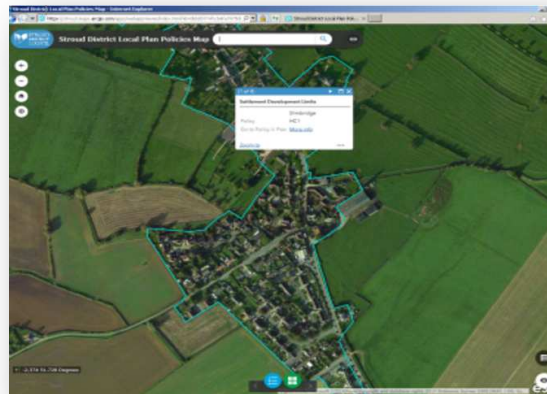
There are proposed changes to the settlement development limits of **Hillesley**. Please refer to **APPENDIX A**.

▼ Where can I see the settlement boundaries?

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



www.stroud.gov.uk/localplan



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Making Places | Shaping the future of The Cotswold cluster

The strategy ...

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

In the parishes of Painswick, Bisley-with-Lypiatt, Miserden, Cranham and Pitchcombe.

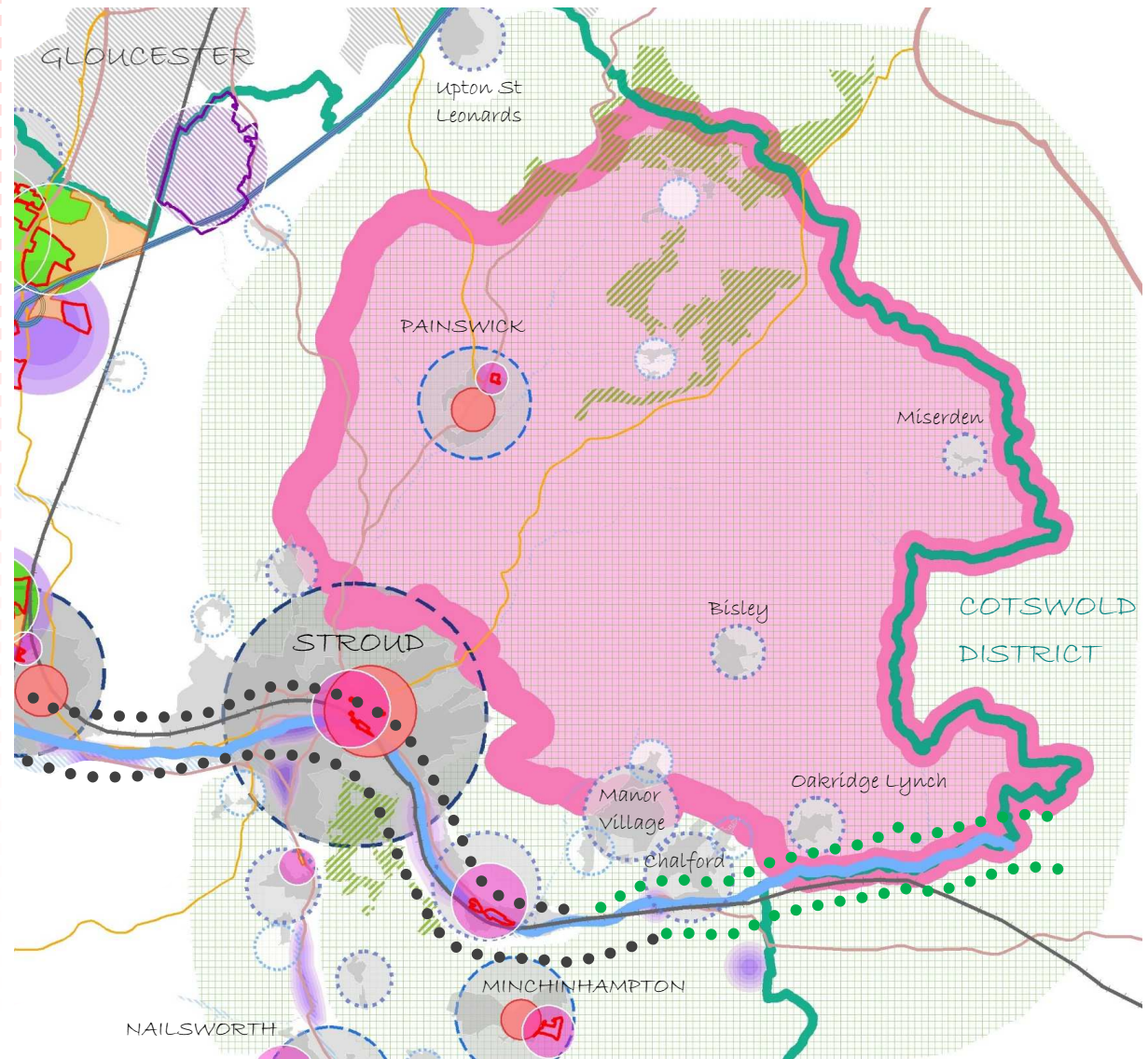
Painswick, the largest village here, is the District’s smallest Tier 2 “Local Service Centre”. There are no major towns or larger strategic service providers in this part of the District, which is characterised by relatively remote, small, rural communities.

There is limited opportunity for site allocations, due to landscape and environmental constraints, including the AONB designation. The development strategy for this area includes a single **local site allocation** at **Painswick**, designed to meet local needs and help sustain the settlement’s role and function.

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

3.8.1

Map 12 ...Spatial “mini vision” for the Cotswold parishes, up to 2040





Making Places | Shaping the future of The Cotswold cluster

...What do we want for the future?

Vision to 2040...

Settlement hierarchy (CP3):

Tier 2 – Local Service Centres

- Painswick

Tier 3b – Settlements with local facilities

- Bisley
- Miserden
- Oakridge Lynch

Tier 4b – Settlements with basic facilities

- Cranham
- Eastcombe
- Sheepscombe

Town Centres (CP12)

Local and strategic service centres: a focal point for retail, leisure, cultural and community facilities, commerce and employment

Stroud District boundary



The parishes of the Cotswold cluster vision area



Conserving and enhancing the Cotswolds AONB



A focus on local development to meet local needs (CP2 CP3)



Site allocations

Growth and development nearby:



Locations for strategic housing and mixed-use growth (CP2)



Locations for strategic employment-related growth and regeneration (outside of town centres) (CP2 E12)



Canal corridor conservation and regeneration



Canal corridor conservation

3.8.2 ▶

Protecting and enhancing all the things that will make the Cotswolds a thriving and inclusive place to live, as well as a great place to visit ...

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

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

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

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

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





Making Places | Shaping the future of The Cotswold cluster

...What do we want for the future?

3.8.3 Where are we now?...

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

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

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

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

3.8.4 Key issues and top priorities for the future...

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

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





Making Places | Shaping the future of The Cotswold cluster

...How are we going to get there?

3.8.5 Guiding principles for growth or development within the Cotswold cluster of parishes:

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

1. This area will see no strategic development over the plan period.
2. Appropriate development will be supported to sustain Painswick in its role as a Local Service Centre, a provider of services and facilities to surrounding communities; and to enhance Painswick's secondary role as a destination town for visitors and tourists
3. Appropriate development will be supported to sustain Miserden, Bisley and Oakridge Lynch in their roles as Tier 3a and 3b Settlements with Local Facilities. As Tier 4 settlements, Eastcombe, Cranham and Sheepscombe will see very limited levels of development, to address specific local housing, employment or community infrastructure needs, including those that may be identified by their communities through a Neighbourhood Plan
3. Support low-impact development which will boost the rural economy: including farm diversification and uses that will bolster tourism, leisure and accessibility to the countryside for visitors and residents.
4. Conserve and enhance the area's heritage assets and secure high quality, distinctive design, in keeping with local identity and character to preserve the individual character and distinctiveness of communities, villages and hamlets - with particular emphasis on the conservation areas at the heart of Painswick, Bisley, Miserden, Pitchcombe & Sheepscombe.
5. Conserve and enhance high quality and distinctive characteristics of the Cotswold AONB. There will be no strategic growth within the AONB, where any minor development must meet specific local needs.





Making Places | Shaping the future of The Cotswold cluster

...How are we going to get there?

Key to maps ▾

Settlement summaries


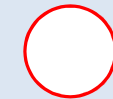
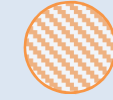



- p216 Bisley
- p217 Miserden
- p218 Oakridge Lynch
- p219 Painswick
- p220 Cranham, Eastcombe, Sheepscombe

Site allocations

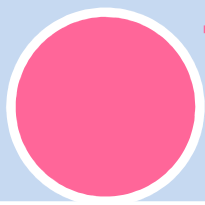
- PS41** Washwell Fields, Painswick

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

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

-  Settlement development limit (settlement boundary)
-  Site allocations
-  Heritage designations (including conservation areas, listed buildings, scheduled monuments...)
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)
-  Flood Zones 2 and 3
-  The Cotswolds AONB





...Bisley

Planning constraints and designations

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

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

Bisley is entirely within the Cotswolds AONB.

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

Landscape sensitivity

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

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

Settlement role and function

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

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

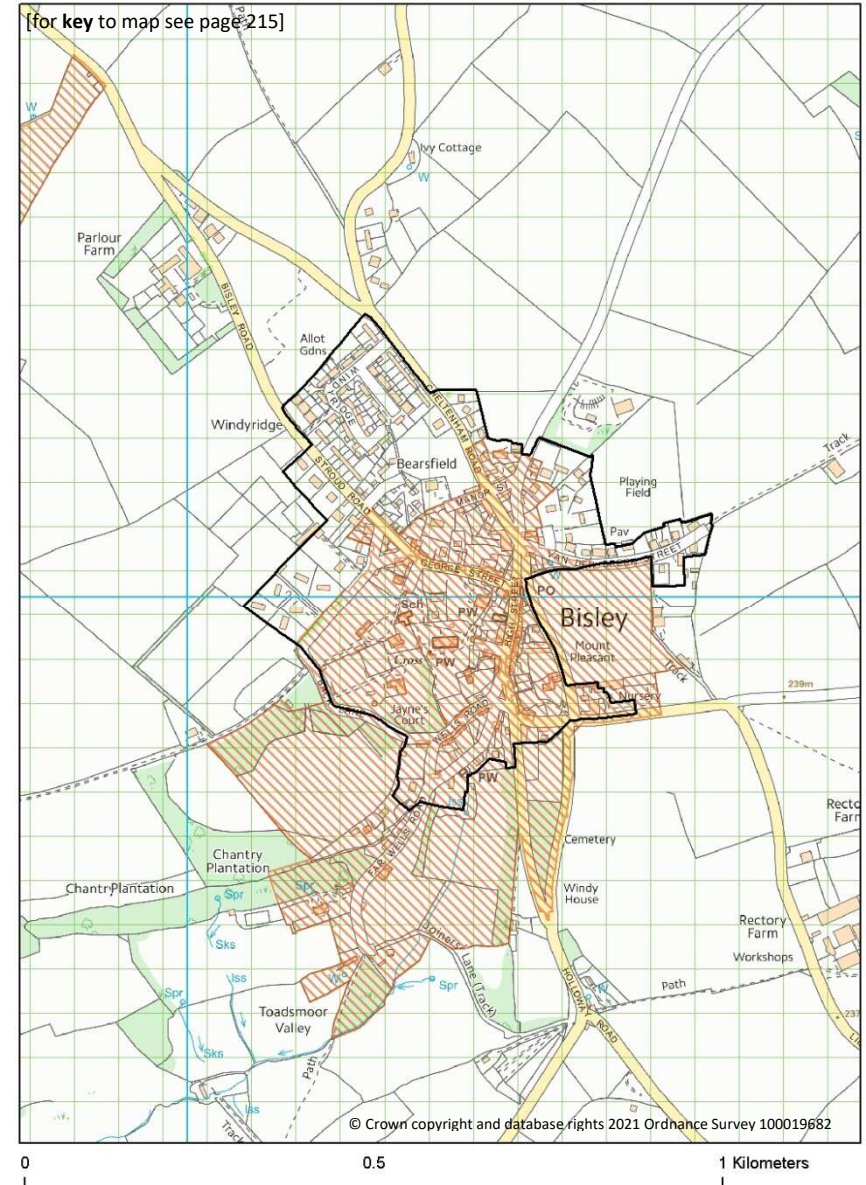
Bisley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

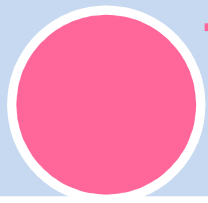
Development strategy

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

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

There are no site allocations at Bisley.





The Cotswold cluster | Our towns and villages

...Miserden

Planning constraints and designations

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

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

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

Landscape sensitivity

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

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

Settlement role and function

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

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

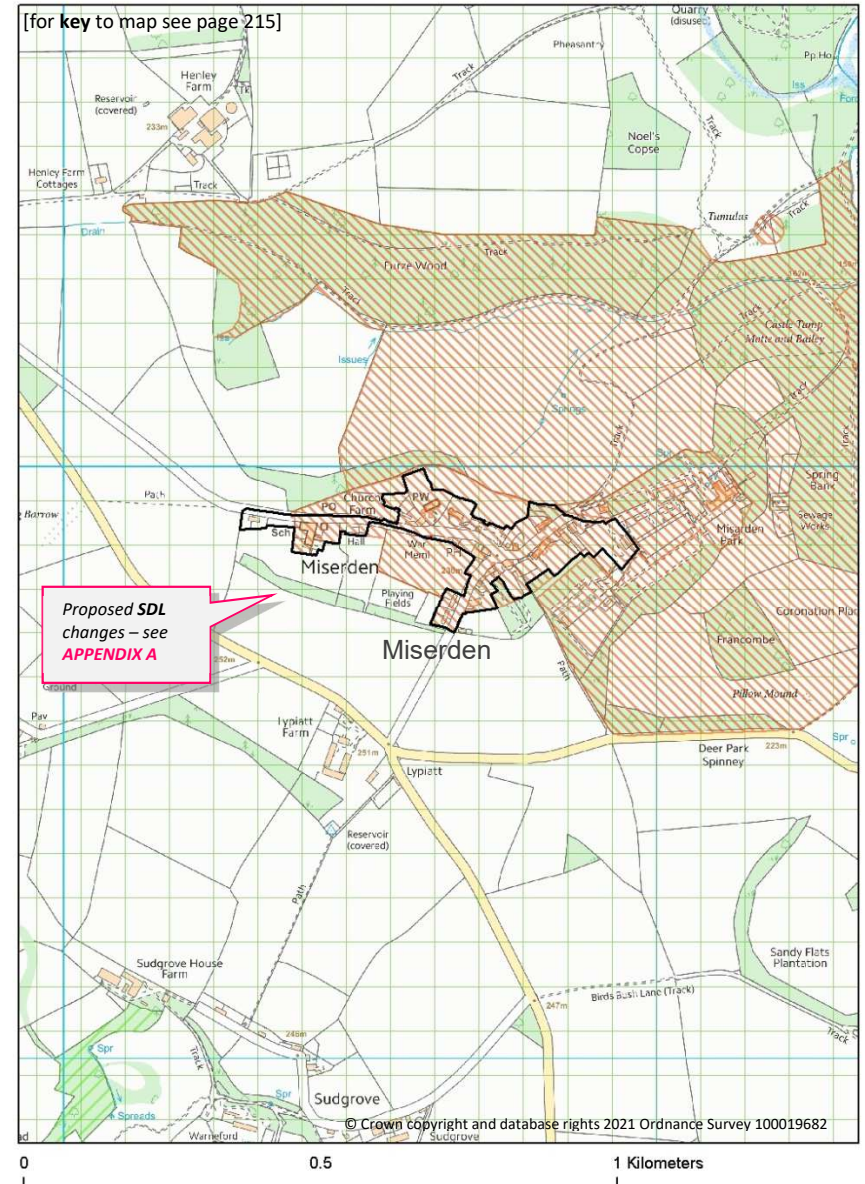
Miserden has **no significant employment role**: its principal role is as a 'dormitory' settlement.

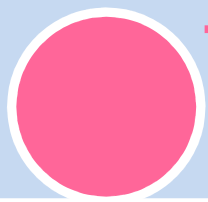
Development strategy

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

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

There are no site allocations at Miserden.





The Cotswold cluster | Our towns and villages

...Oakridge Lynch

Planning constraints and designations

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

There are a number of listed buildings within the village.

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

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

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

Landscape sensitivity

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

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

Settlement role and function

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

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

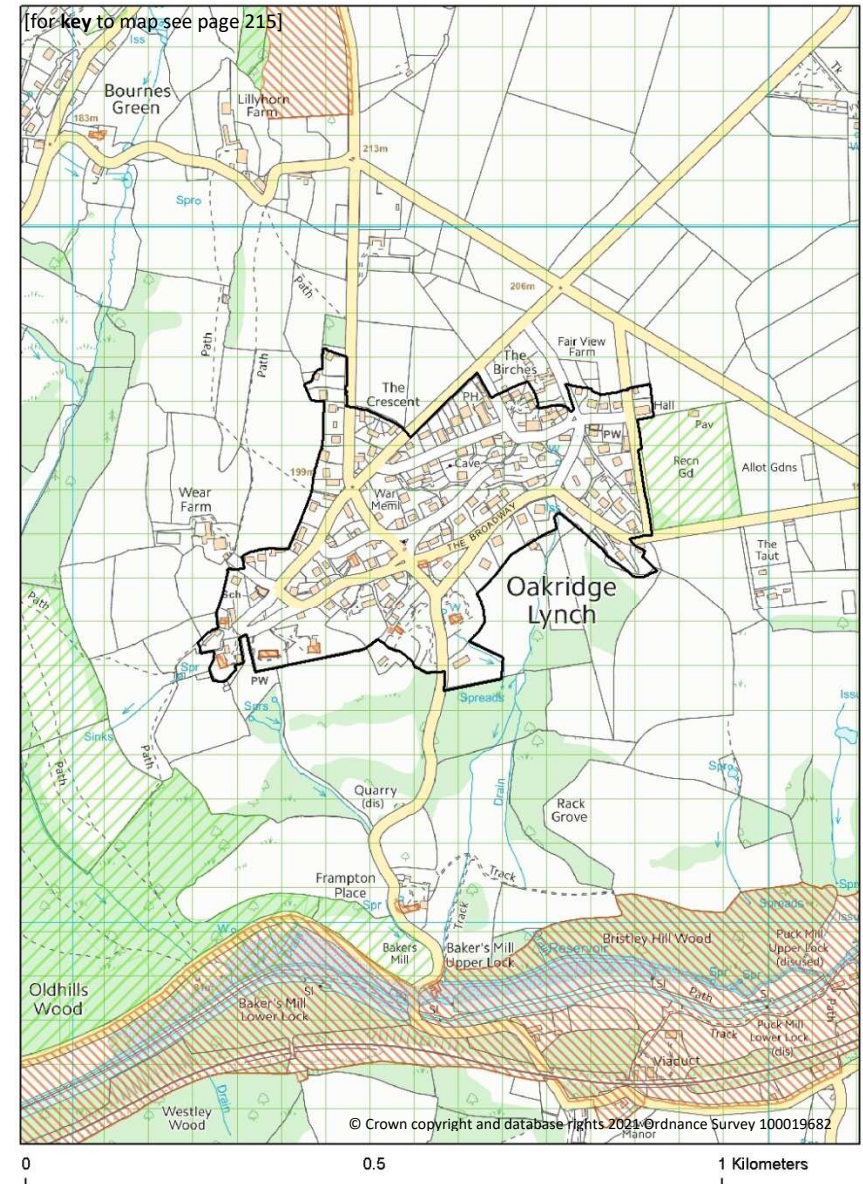
Oakridge Lynch has **no significant employment role**: its principal role is as a 'dormitory' settlement.

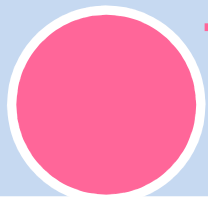
Development strategy

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

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

There are no site allocations at Oakridge Lynch.





The Cotswold cluster | Our towns and villages

...Painswick

Planning constraints and designations

The Painswick Stream floodplain is a physical constraint to the south and south east of the settlement.

The Painswick Conservation Area covers most of the town. Gyde House Conservation Area lies to the north and the Rococo Garden at Painswick House, to the north west, is a registered historic park and garden. The town contains a significant number of listed buildings.

Bulls Cross/Frith Wood Site of Special Scientific Interest (SSSI) lies beyond the village to the east. The Cotswolds Beechwoods SSSI/SAC lies beyond to the north. The town contains a number of TPOs.

The Cotswolds AONB designation covers all of the town and surroundings.

There are protected open spaces with the settlement.

Landscape sensitivity

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

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

Settlement role and function

Painswick is a **large** village, formerly one of the District's historic market towns. The settlement has an important but vulnerable **local retail role**, with a small range of local

Settlement role and function (contd...)

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

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

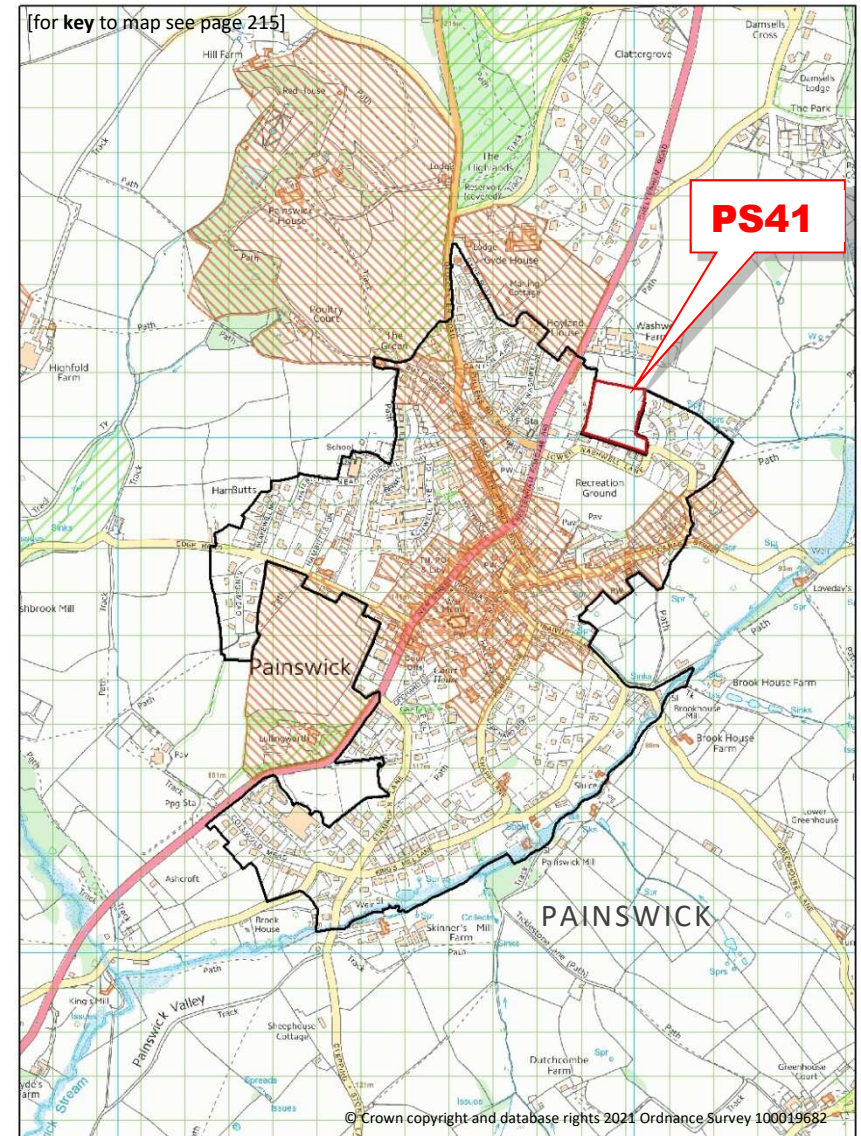
Painswick has only a **small employment role**: its principal role is as a 'dormitory' settlement and local service centre, with an additional tourism and leisure draw.

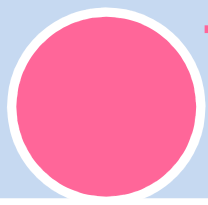
Development strategy

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

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

PS41 Washwell Fields.





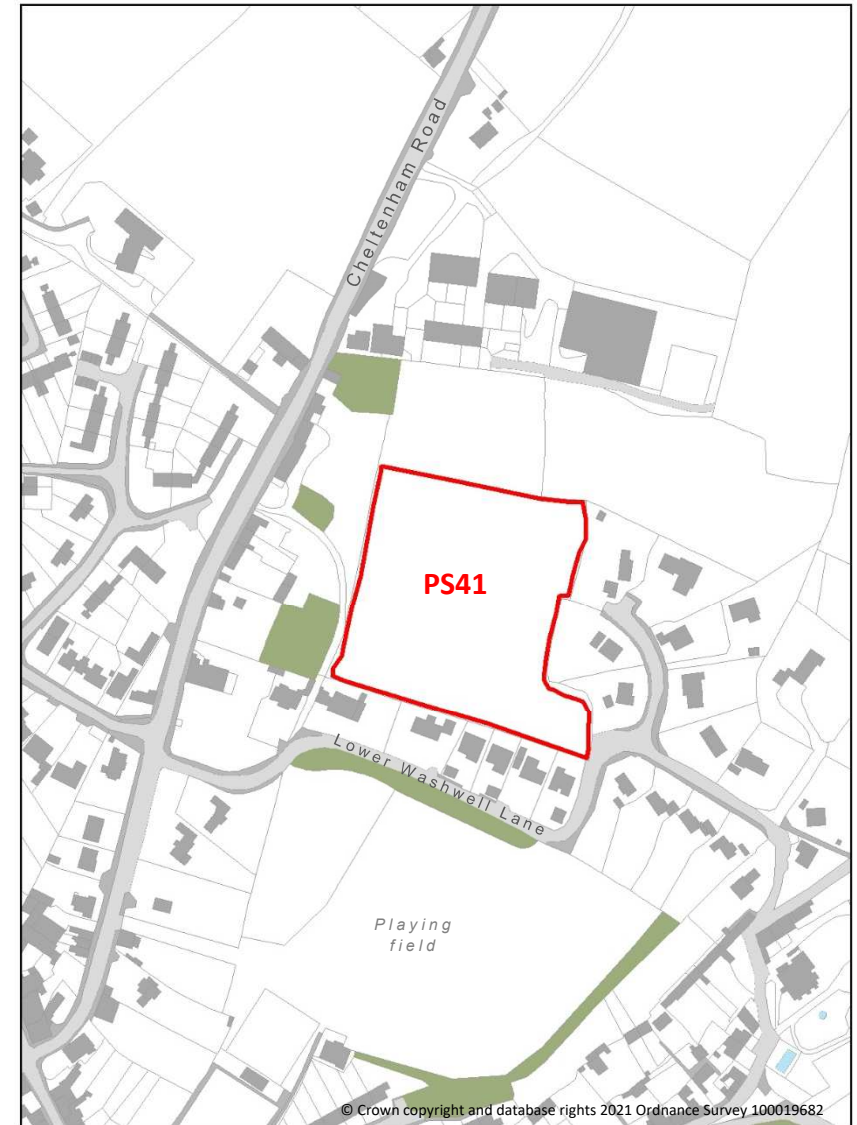
Local Sites Allocation Policy PS41

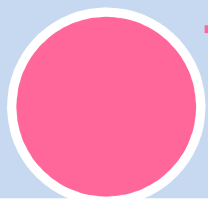
Washwell Fields, Painswick

Land at Washwell Fields, as identified on the policies map, is allocated for a development comprising up to 20 dwellings and open space uses. Affordable housing will be for those with a local connection to address local housing needs within the AONB. Particular issues to address include conserving heritage interests and their setting, addressing potential ecological and landscape impacts and achieving an appropriate access. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinate manner.

Washwell Fields

3.8.6 Land at Washwell Fields, Painswick has potential for additional housing, including affordable housing to meet local needs and open space. Development will require a suitable vehicular access onto Lower Washwell Lane and a high quality design and appropriate scale to ensure a good relationship with heritage properties along Cheltenham Road. Mature landscape features should be retained on-site and additional planting made to address potential landscape and ecological impacts.





The Cotswold cluster | Our towns and villages

... Eastcombe, Cranham, Sheepscombe

Tier 4a settlements in The Cotswold cluster

- Eastcombe

Settlement role and function

This **small/very small** settlement provides only **basic local services and facilities** itself, but Eastcombe has **good access to key services and facilities** elsewhere: this is a relatively accessible settlement, which benefits from proximity and connectivity to higher tier settlements. In particular, Eastcombe has a close functional relationship with adjoining settlements in Chalford parish (in the **Stroud Valleys**). However, the road infrastructure in and around these settlements is very constrained. Eastcombe has no significant employment role and functions principally as a 'dormitory' settlement.

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

Development strategy

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

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

There are no site allocations at Eastcombe.

Tier 4b settlements in The Cotswold cluster

- Cranham
- Sheepscombe

Settlement role and function

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

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

Development strategy

Cranham and Sheepscombe are **Tier 4b** settlements and have Settlement Development Limits (SDL).

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

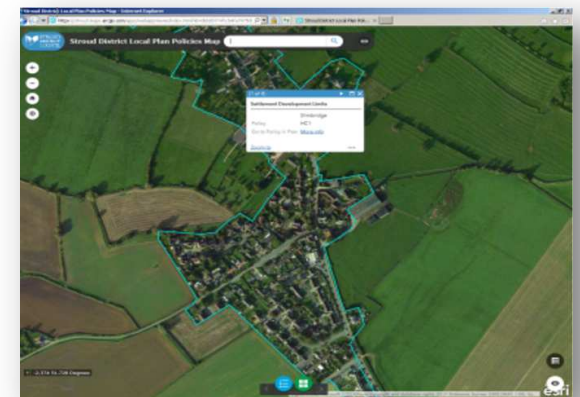
There are no site allocations at Cranham or Sheepscombe.

▼ Where can I see the settlement boundaries?

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



www.stroud.gov.uk/localplan



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