

The Draft Local Plan The Development Strategy



The **Stroud District Draft Local Plan** identifies the housing, employment, retail and community development that will be required to meet local needs up until 2040.

It sets out the **strategy** for distributing development within the District and **policies** for shaping and steering all kinds of development, including protecting and conserving the natural and built environment.

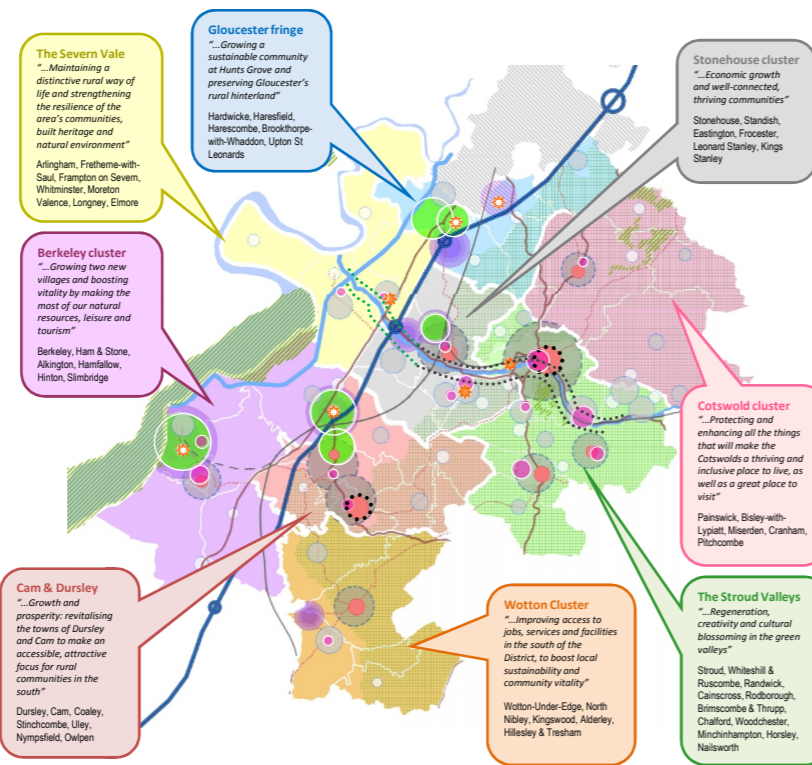
A vision to 2040

The Draft Plan sets out a vision to help shape the District over the next 20 years. The **Vision** is based in a series of **Strategic Objectives**, which respond to key issues for Stroud District's future, identified through earlier public consultation.

Find out more...

This **Vision Diagram** (which appears on page 59 of our **Draft Local Plan consultation document**) is a visual snapshot of the way in which the proposed site allocations, policies and development strategy are intended to shape and impact upon different parts of the District.

On these exhibition boards, you will just see the "headlines" of the Draft Plan's eight **mini-visions**. Have a look at our consultation document to find out more.



A Vision of Stroud District in 2040...

Stroud District sits at the south-western edge of the Cotswolds Area of Outstanding Natural Beauty and extends westward across the Severn Vale, which is bordered by a rich estuarine landscape. This Vision draws upon our special environmental, social and economic qualities.

Our rural District is living, modern and innovative. We have responded to climate change, becoming carbon neutral by 2030 and continuing to adapt our lifestyles to live within our environmental limits, including travelling in sustainable ways.

Our District supports a network of market towns, well connected to their rural hinterlands and complementary to the role of wider regional centres. Each contributes to our sustainable and thriving local economy. We capitalise on our heritage, skills, and knowledge – exploiting our unique assets to nurture growth, particularly in high tech, green technologies, creative industries and tourism. We are adaptable and able to respond to changing needs and modern lifestyles.

We enjoy a high quality of life within our healthy, vibrant and diverse communities – large and small, urban and rural. These have a strong sense of their own identity and local distinctiveness – from Wotton-under-Edge in the south, to Stroud Town in the centre and Upton St. Leonards in the north. They are all safe and secure places, where the elderly and vulnerable are supported and young people have opportunities.

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

"Mini Visions" and "Parish Clusters"

The **Draft Plan** is founded on an over-arching vision for the District as a whole, which is a cornerstone of the development strategy.

Derived from this, the Plan sets out a **spatial vision** which consists of a series of eight place-making "mini visions" for distinct parts of the District (these "parish clusters" already appear in the **current Local Plan** and are a long-standing element of Stroud District's approach to planning for a diverse rural area). By grouping parishes that share some geographic and functional similarities, we have been able to build up a picture of the particular needs and opportunities that most concern different parts of the District.

The spatial vision aims to focus the over-arching goals of the main vision and the strategic objectives in a way that responds more specifically to local priorities, issues and needs.

Whilst some places in the District have a need for development or are suited to strategic levels of growth, others are not. The spatial vision identifies areas that are likely to see significant changes; and areas that will not. It pictures what the various levels of change or growth could mean for the District's diverse communities, settlements and landscapes. It sets out the envisaged and desired effects that the development strategy should have on particular parts of the district, including information about the proposed strategic growth areas and local sites, the kind of development that could happen at each place and how this is intended to help achieve the overall vision for the District's future.

Key issues...

Our evidence base and public consultation have highlighted **40 key issues**, challenges and needs facing the District, which the Local Plan should seek to address.

These cover a range of areas including the **economy**, affordable **housing**, the **environment**, health and **wellbeing and delivery**, and many of them reflect the Key Issues identified in the **current Local Plan**.

These 40 issues are likely to remain relevant into the future, but challenges and needs change over time; and priorities for action can change too.

In particular, the prospect and potential implications of **climate change** are coming into sharper focus and assuming greater urgency. The Draft Local Plan identifies this as an overarching priority issue for our District.



Moving towards becoming climate neutral by 2030, whilst adapting to the impacts of climate change and providing resilience for the future, is the overarching issue for the Plan to address which feeds through into the District vision and development strategy.

A series of policies within the Plan seek to deliver on these goals, by:

- making all new developments achieve a net zero carbon standard by reducing regulated emissions beyond Building Regulations and dealing with any residual emissions through a carbon offsetting fund
- requiring major developments to minimise carbon emissions from unregulated sources
- supporting communal low temperature heating systems through local heat networks
- minimising waste and maximise recycling during construction and in operation
- conserving water resources and minimise vulnerability to flooding
- supporting renewable energy generation by identifying suitable areas for ground mounted solar and onshore wind energy including encouraging facilities within the Cotswolds AONB
- requiring all new developments with off-street parking to provide electric vehicle charging points
- prioritising walking, cycling and public transport infrastructure at new site allocations

Strategic housing and employment sites will be expected to be exemplar developments in terms of meeting our carbon reduction commitments.

The District Council has declared a climate emergency and made a pledge to do everything within its power to make the District carbon neutral by 2030. Tackling climate change therefore sits at the heart of the Draft Local Plan.

A Development Strategy

The Draft Plan sets out overall strategy for managing growth and development across the District, up to 2040. It describes the Plan's overarching objectives for the future. It sets out where future strategic development will go and explains the levels and types of growth that have been planned for, in order to meet the District's needs.

The Draft Local Plan's development strategy sets out how we will deliver the vision and objectives for the District. It identifies how much development will be supported, in order to meet objectively assessed needs, and where that development will be accommodated. It seeks to define the role of settlements within the District and how development will be co-ordinated with services and facilities at those settlements.



The development strategy needs to establish just how and where at least 8,000 new homes are to be located across the District by 2040

One of the Government's top priorities is to significantly boost the supply of homes in the country to meet housing needs and to address long term affordability issues. To deliver the housing required, the Government has introduced 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.

To meet this new challenging target every year over a 20 year period requires the Draft Local Plan to identify land for at least 12,800 new homes. Some of the dwellings likely to be built from 2020 have already received permission or are firm "commitments" (i.e. they are awaiting signing of legal agreements).

The latest assessment of the likely housing supply means that the residual number of homes that the Draft Local Plan must identify is actually at least 8,000 dwellings.



Strategic sites	Number of dwellings at each
Cam North West	700
Cam North East Extension	180
South of Hardwicke	1,200
Hunts Grove Extension	750
Sharpness Docks	300
Sharpness	2,400 (5,000 by 2050)
Stonehouse North West	650
Wisloe	1,500
Local sites at smaller settlements	1,045 (cumulative)
Total	At least 8,700

- The Draft Local Plan's development strategy will distribute at least 12,800 additional dwellings and sufficient new employment land to meet needs for the next 20 years.
- The strategy supports the development of inclusive, diverse communities, with housing and employment in close proximity and good access to wider services and facilities, to reduce our carbon footprint and to improve the District's sustainability and self-containment.
- 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 **Brimcombe & Thrupp**, **Eastington**, **Frampton-on-Severn**, **Kings Stanley**, **Kingswood**, **Leonard Stanley**, **North Woodchester** and **Whitminster**. These are villages that have a range of local facilities and already benefit from good transport links, or they have the potential to develop better transport links to strategic facilities at the nearby towns of **Stroud** and **Wotton-under-Edge**, where growth potential is limited by environmental constraints.
- 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 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 4a and 4b settlements**, in addition to rural exception sites, the development of small sites of up to 9 dwellings outside settlement development limits will be supported in the interests of maintaining social sustainability, provided that the policy is supported by the local community.



One of the activities here today relates to the identification of suitable areas for renewable energy development (wind and solar) and other means of carbon-offsetting and de-carbonising our District, for example through the strategic planting of new woodland.

HAVE A GO!

The development strategy needs to ensure that sufficient employment land is provided to meet the future needs of business and balance the planned housing growth



The Draft Plan identifies the following as priority locations for future growth, reflecting what is already established in the current Local Plan, which provides for new employment land located at the key employment property market areas: **south of Gloucester**; **M5/A38 corridor** and **Stroud Valleys**. These include areas adjoining existing successful business parks at **Quedeley East (Hardwicke)**, **Severn Distribution Park (Sharpness)** and **Stroudwater Business Park (Stonehouse)**, together with areas next to new housing at **North East Cam** and **West of Stonehouse**. The Local Enterprise Partnership has a focus on the A38/M5/rail corridor as a location for growth reflecting the good connections to the Midlands and the South West.

There are particular opportunities associated with developing new modern business park premises at **Quedeley East** and at **Stonehouse** and for growing Green technologies at **Berkeley-Sharpness**.

Whilst the identification of large new allocations forms part of the strategy, Stroud District has above average levels of self employment and home working. Changes in working practices, linked to the roll out of fast broadband, could see a further increase in home working and an increase in the demand for smaller, more flexible work environments, including co-working space and live-work units. These local forms of development are also supported in the Plan

Strategic sites	Hectares at each
Quedeley East Extension	5 ha
Javelin Park	9 ha
Sharpness Docks	7 ha
Sharpness	10 ha
Stonehouse North West	5 ha
Stonehouse Eco-Park (M5 J13)	10 ha
Wisloe	5 ha
Renishaw New Mills	10 ha
Total	61 ha

Our towns and villages

Most of the need for new homes and jobs in Stroud District is generated by the existing population, rather than in-migration (people arriving from outside the District). So it is important that the next Local Plan identifies opportunities for growth at existing towns and villages, where most people currently live and work.

The Draft Local Plan establishes a **Settlement Hierarchy (Core Policy CP3)**, based upon the roles and functionality of the district's individual towns and villages. The development strategy aims to prioritise growth at sustainable locations, in accordance with this hierarchy.

Each of the settlements identified in the hierarchy has a defined settlement boundary or "settlement development limit" (SDL), within and adjacent to which suitable development may be permitted. The nature and extent of "suitable" development is defined through the Draft Plan's Core and Delivery policies, many of which refer directly to the CP3 hierarchy.

Very small settlements not mentioned in the settlement hierarchy will be treated simply as countryside, where development will contribute to farming enterprises, recreation, tourism, or involve the conversion of rural buildings and provision of essential community facilities, in accordance with **Core Policy CP15**.