Stroud District

Settlement Role and Function Study Update 2018

May 2019

STROUD DISTRICT COUNCIL
www.stroud.gov.uk

Planning for our future

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2. *Stroud's night time economy ©Nick Turner.*
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4. *The historic wool village of Bisley.*
5. *Nailsworth has a niche retail and leisure role ©Nick Turner.*
6. *Quedgeley West, a key employment site at Hardwicke*
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8. *Sharpness has a working dock and an important employment role.*
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Stroud District's settlements (as defined in the adopted Stroud District Local Plan 2015):

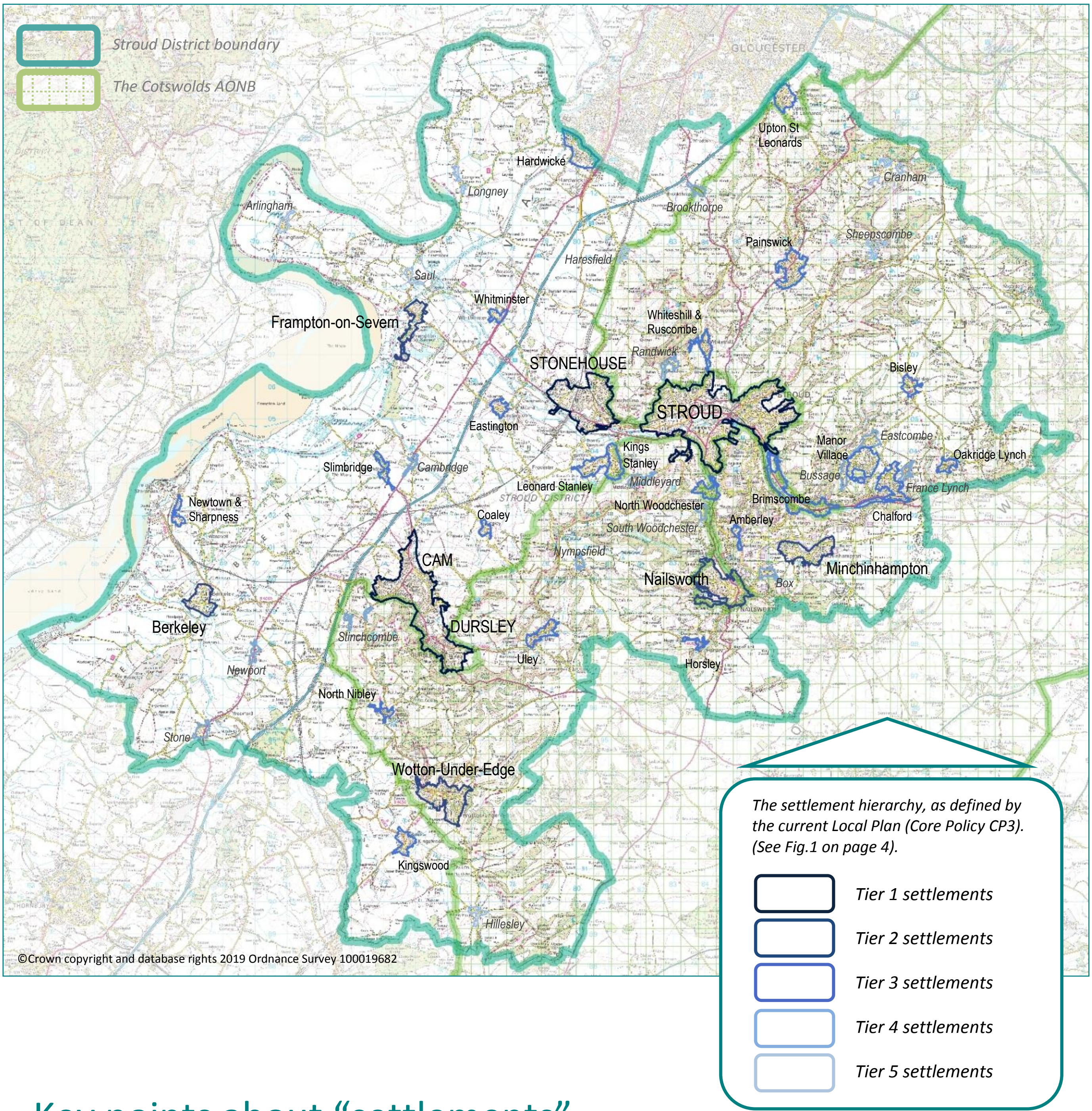
Defined settlement:	Within the parish of...
Amberley	*Minchinhampton*
Arlingham	*Arlingham*
Berkeley	*Berkeley*
Bisley	*Bisley with Lypiatt*
Box	*Minchinhampton*
Brimscombe *	*Brimscombe & Thrupp / Minchinhampton*
Brookthorpe	*Bookthorpe with Whaddon*
("Old") Bussage	*Chalford*
Cam **	*Cam*
Cambridge	*Slimbridge*
Chalford	*Chalford*
Coaley	*Coaley*
Cranham	*Cranham*
Dursley **	*Dursley*
Eastcombe	*Bisley with Lypiatt*
Eastington (Alkerton)	*Eastington*
Frampton on Severn	*Frampton on Severn*
France Lynch	*Chalford*
Hardwicke	*Hardwicke*
Haresfield	*Haresfield*
Hillesley	*Hillesley & Tresham*
Horsley	*Horsley*
Kings Stanley	*Kings Stanley*
Kingswood	*Kingswood*
Leonard Stanley	*Leonard Stanley*
Longney	*Longney & Epney*
Manor Village (Bussage)	*Chalford / Bisley with Lypiatt*
Middleyard	*Kings Stanley*
Minchinhampton	*Minchinhampton*
Nailsworth	*Nailsworth*
Newport	*Alkington*
Newtown & Sharpness	*Hinton / Hamfallow*
North Nibley	*North Nibley*

Defined settlement:	Within the parish of...
North Woodchester	*Woodchester*
Nympsfield	*Nympsfield*
Oakridge Lynch	*Bisley with Lypiatt*
Painswick	*Painswick*
Randwick	*Randwick & Westrip*
Saul	*Fretherne with Saul*
Selsley	*Kings Stanley*
Sheepscombe	*Painswick*
Slimbridge	*Slimbridge*
South Woodchester	*Woodchester*
Stinchcombe	*Stinchcombe*
Stone	*Ham & Stone*
Stonehouse	*Stonehouse*
Stroud ***	*Stroud / Rodborough / Cainscross*
Thrupp *	*Brimscombe & Thrupp*
Uley	*Uley*
Upton St Leonards	*Upton St Leonards*
Whiteshill & Ruscombe	*Whiteshill & Ruscombe*
Whitminster	*Whitminster*
Wotton Under Edge	*Wotton Under Edge*

* **Brimscombe** and **Thrupp** are historically separate settlements, lying mostly within the parish of *Brimscombe & Thrupp*. However, they adjoin and they share a single settlement development limit.

** **Cam** and **Dursley** share a single settlement development limit, although they are historically separate settlements. The settlement development limit is bisected by the Parish boundary: the area lying within *Cam* parish is generally considered to be "Cam" and the area lying within *Dursley* town is generally considered to be "Dursley".

*** The **Stroud** settlement development limit encompasses extensive suburbs, as well as the town's core area. This includes areas lying within *Rodborough* parish and *Cainscross* parish, which may historically have been considered separate settlements, but which are today functionally and geographically integral to the town.



Key points about "settlements"

- They have a boundary or 'settlement development limit', within which the principle of development is broadly accepted, subject to fulfilling specific planning policy criteria.

- Any area outside of a settlement development limit is considered 'countryside' in Local Plan terms. In open countryside, the type and scale of allowable development is much more limited. There are numerous small settlements and hamlets within Stroud District that are not defined as settlements in the Local Plan and do not have settlement development limits. Local Plan policies treat such undefined settlements as 'countryside'.

- Defined settlements are different and distinct from parish boundaries – some settlement boundaries ('settlement development limits') straddle two or more parish boundaries. A few of the District's parishes have no defined settlements within them at all. (See **map** on page A15).

1. Purpose and scope of this study

1.1 This **Settlement Role and Function Study** is an evidence document to inform the **Stroud District Local Plan Review**. The National Planning Policy Framework (**NPPF**) says that local plans should provide a positive vision for the future of each area; they should establish a framework for addressing housing needs and other economic, social and environmental priorities; and they should provide a platform for local people to shape their surroundings (NPPF para. 15).

1.2 We need to understand how our towns and villages currently work and function before we start to shape the future and set a strategy for determining the pattern, scale and nature of future development (NPPF para. 20). How our settlements currently function can give us clues about what we need to do in the future to deliver positive outcomes for our communities.

1.3 The 2104 **Settlement Role and Function Study** and this 2018 **Update**[1] have gathered information about individual settlements' key characteristics and functionality and how they compare to others in the District, in order to understand their current and expected future roles and functions.

Stroud District's settlements

1.4 The **Stroud District Local Plan** identifies 53 settlements within the District and defines a boundary (known as a 'development limit') for each, within which the *principle* of development is broadly accepted [2]. The identification of settlements originated with the Council's 1985 **Rural Settlements Policy Appraisal**, which surveyed the level and type of services and facilities that were then available in towns and villages across the District. This enabled the development of a policy framework which could distinguish between the District's countryside and it's more populous, concentrated and high-functioning settled areas.

1.5 The use of settlement boundaries as a planning policy tool was first introduced into Stroud District in the 1992 draft Local Plan, and the defined settlements and their boundaries (with some modifications) have been carried through subsequent adopted Local Plans (2005 and 2015).

1.6 Although the idea of defined settlements has been long established within the District, the policy framework around them has been continually evolving with each Plan, becoming increasingly sophisticated.

1.7 The **current Local Plan** (2015) focuses on identifying those settlements that offer the best opportunities for sustainable development. During the Plan's preparation, the original **Rural**

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[1] The data gathering and analysis for this Update was carried out during spring and summer 2018, alongside preparation of the Local Plan's "Emerging Strategy" (which was published for consultation in November 2018). The assembly of this data into a publishable format (i.e. this Update document) has been completed in early 2019, subsequent to the Emerging Strategy consultation.

[2] There are many small settlements and hamlets across the District that are not 'defined' by the Local Plan and which do not have a boundary.

Settlements Policy Appraisal was reviewed and updated in 2010 and again in 2013, resulting in the **Stroud District Rural Settlements Classification Paper**. This informed the drafting of a settlement 'hierarchy' for inclusion in the then emerging Local Plan.

1.8 The settlement hierarchy was adopted along with the **current Local Plan** in 2015 and is set out in **Policy CP3**. It consists of five distinct tiers, with the largest towns and villages (containing the best range of services and facilities) in the top tiers, and the smallest (containing minimal facilities) in the bottom tiers:

Tier / Settlement:		Level of growth:
1	Cam & Dursley, Stonehouse, Stroud	*Primary focus for growth, to provide significant levels of jobs and homes.*
2	Berkeley, Frampton on Severn, Hunts Grove (anticipated), Minchinhampton, Nailsworth, Wotton under Edge	*Potential to provide modest levels of jobs and homes.*
3	Amberley, Bisley, Brimscombe, Chalford, Coaley, Eastington, Hardwicke, Horsley, Kings Stanley, Kingswood, Leonard Stanley, Manor Village, Newtown & Sharpness, North Nibley, North Woodchester, Oakridge Lynch, Painswick, Slimbridge, Uley, Upton St. Leonards, Whiteshill & Ruscombe, Whitminster.	*Potential to provide lesser levels of development.*
4	Box, Brookthorpe, Bussage, Cambridge, Eastcombe, France Lynch, Middleyard, Newport, Nympsfield, Randwick, Selsley, South Woodchester, Stinchcombe, Stone, Thrupp	*Limited scope for development to meet specific needs.*
5	Arlingham, Cranham, Haresfield, Hillesley, Longney, Saul, Sheepscombe	*Very limited development to meet specific needs.*

Fig.1 The settlement hierarchy, as defined by the current Local Plan (2015). Core Policy CP3 describes (in very broad terms) the characteristics and roles shared by the settlements in each of the tiers; and it establishes that new development should be located in accordance with this hierarchy.

Settlements’ role and function: planning for the future

1.9 One of the primary aims of establishing a settlement hierarchy is to promote sustainable communities by bringing housing, jobs and services closer together, in an attempt to maintain and promote the viability of local facilities and reduce the need to travel to services and facilities elsewhere.

1.10 So to supplement the ‘audit’ of services and facilities contained in the **Rural Settlements Classification Paper**, a **Stroud District Settlement Role and Function Study** was published in 2014. Its main purpose was to build up a picture of the District’s settlements and how they function. It compares each of the Tier 1 -3 settlements against a range of criteria, including size, access to services and facilities, level of retail provision and employment role.

1.11 By bringing together existing evidence from a range of sources, the 2014 **Study** aimed to produce a baseline picture, which can be used to aid the identification of needs, issues and opportunities within and affecting the District’s settlements, and to inform the development of policies and proposals that will shape their future.

1.12 The **current Local Plan** links the settlement hierarchy to the distribution of future growth and development around the District. Core Policy CP3 seeks to target growth to the top tiers of the hierarchy, with settlements in Tier 1 being the “primary focus” for growth, whilst “modest” and “lesser” levels of growth are envisaged at Tier 2 and Tier 3 settlements.

1.13 Four years on, the Council has embarked on a **Local Plan Review**, looking forward to the next Local Plan, which is expected to cover the period 2020 to 2040. The data included in this **Settlement Role and Function Study Update** has been prepared in support of the **Review** [3], with a view to refining the current settlement hierarchy to take account of any changed circumstances / new data and to address some of the comments and criticisms that emerged about the current hierarchy through **the Issues and Options consultation** stage of the Local Plan Review (2017).

1.14 Whilst the definition of a settlement hierarchy, the mapping of their physical ‘development limits’ and the drafting of policies to manage development in and around them are all functions of the local planning process, it is hoped that the 2014 **Study** and this 2018 **Update** will provide a useful and informative tool for all policy makers and decision makers involved in delivering services to communities, both within the Council and beyond – including communities undertaking Neighbourhood Plans.

[3] The data gathering and analysis was carried out during spring and summer 2018, alongside preparation of the Local Plan “Emerging Strategy” (which was published for consultation in November 2018). The assembly of this data into a publishable format (i.e. this Update document) has been completed in early 2019, subsequent to the Emerging Strategy consultation.

Scope of study and methodology

1.15 Like the 2014 **Study**, this **Update** is a desk-based study, which refers to and analyses existing evidence and readily-available data.

1.16 The scope of the 2014 **Study** was limited to the larger, more complex and broadly more sustainable settlements in the District. The most straight-forward way of defining the scope was to use the draft settlement hierarchy that was set out in the emerging Local Plan (now adopted as **Policy CP3** in the **current Local Plan**) and simply to focus on the 32 settlements listed within the top three tiers of the hierarchy. The smaller settlements listed in tiers 4 and 5 were not included in the 2014 **Study**.

1.17 The scope of the 2018 **Update** has been extended to include all 53 of the District's identified settlements, so the smaller tier 4 and 5 settlements have been included in the analysis this time, where data is available.

1.18 The study has undertaken statistical analysis within four main topic areas, with the aim of producing a 'profile' of the settlements, identifying their main roles, how they function now and how this might change in the future:

Population and housing:	2014 Study	2018 Update
Providing an indication of the scale of each settlement and where it lies within a District-wide 'hierarchy'	✓	✓ Chapter 2
Analysis of the demographic characteristics of each settlement	✓	
Analysis of historic growth rates (housing supply)	✓	✓ Chapter 2
Identifying potential pressure for future growth, factors that may influence demand and inhibit or enable growth, and possible impacts on the function of particular settlements	✓	✓ Chapter 2 (*new* data on affordability)

Employment role: *The scale, type and location of existing employment provision, concentrations of economically active people and potential future economic growth will have a strong bearing on the sustainability of settlements.*	2014 Study	2018 Update
Identifying settlements with a strong employment role in terms of the number of jobs provided locally	✓	✓ Chapter 4
Levels of economic activity and size of working-age population in each settlement	✓	
Identifying which settlements are net importers of workers and which are net exporters: which settlements have a 'dormitory' role?	✓	
The characteristics of the local employment offer, in terms of industry sectors	✓	
Employment growth projections – how and where might the economy grow in the future?	✓	

Travel to work and access to services and facilities: *Self-containment is a key sustainability consideration with regard to settlement role and function. Settlements which offer people the opportunity to live and work close together, and which provide the best access to vital services and facilities, operate in the most sustainable way.*	2014 Study	2018 Update
Analysis of travel-to-work patterns, both for working residents and for those coming in to work in our settlements	✓	
Comparative assessment of how easy it is to access key services and facilities, both within settlements and elsewhere (in terms of travel times and mode of transport)	✓	✓ Chapter 3

Retail and community facilities/services:	2014 Study	2018 Update
Broad identification of the location, scale and diversity of retail facilities	✓	✓ Chapter 3
Identify those settlements with a 'strategic' retail role (serving a wide catchment of surrounding communities with an extensive retail offer) and those with a 'local' role	✓	✓ Chapter 3
Broad identification of the location, scale and diversity of community facilities and key services	✓	✓ Chapter 3
Identify those settlements with a 'strategic' role in providing services and facilities to communities across the District, and those with a more limited 'local' role	✓	✓ Chapter 3

1.19 The 2014 **Study** and the 2018 **Update** should be read together. Much of the data described above is summarised and explained in the 2014 **Study**. This **Update** document contains additional and updated material, as indicated above, plus an overall 'matrix' that summarises key data from both documents in table form (see **Chapter 5**).

1.20 Much of the data in the 2014 **Study** and this **Update** is presented in tabular form. Most of these tables have a common format, either presenting the figures for each settlement in a colour-coded ranking of highest-to-lowest or best-to-worst (as exemplified by the 'keys' shown below); or comparing percentages for each settlement to the District average (as in the 'key' shown over the page).

Largest	Population 20,000+
V. Large	Population 7,000 – 10,000
Large	Population 4,000 – 6,999
Large	Population 2,000 – 3,999
Medium	Population 1,000 – 1,999
Medium	Population 700 - 999
Small	Population 500 – 699
Smallest	Population less than 500

	Strongest role / **Best** performing
	Very strong role / **Very good** performance
	Strong role / **Good** performance
	Basic role / **Limited** role / **Fair** performance
	Minimal role / **Poor** performance
	None / **No** role / **Very poor** performance
	Worst performing

	+ 4% or more above the District Average
	+ 1% - 3% above the District average
	= the Stroud District average
	- 1% - 2% below the District average
	- 3% or more below the District average

Data sources and geographies

1.21 The data used for desk-based analysis came from a variety of sources, including:

- National statistics, in particular **Census** data from 2011 (and 2001). Sourced from the **Office of National Statistics** (ONS), particularly the '**Neighbourhood Statistics**' function (which ceased operation in 2017) and **NOMIS** (which provides official labour market statistics).
- **MAIDeN** and **Inform Gloucestershire**, which are sources of data about the County.
- The Council's own evidence studies:
    - **Stroud District Housing Land Availability reports** (HLA) – annual monitoring reports on housing supply, planning permissions and completions
    - **Stroud District Employment Assessment Review** (BE Group, November 2014): including employment (workforce) growth projections by industry sector (Oxford Economics, 2014)
    - **Stroud District Rural Settlement Classification** study (2010) and Update (2013)
    - **Stroud District Town Centres and Retailing Study** (GVA Grimley, 2010) and Update (2013)

1.22 Statistics for each settlement have generally been aggregated from figures relating to either 'Lower Super Output Areas' (LSOA) or 'Middle Super Output Areas' (MSOA). These are geographical areas, defined by the ONS as a means of presenting localised census data in a consistent way (rather than by parish or ward, the boundaries of which are more prone to change and the scale of which is inconsistent). These geographies are also used to present a range of other national statistics, including labour statistics and indices of deprivation.

- Output Areas (OAs): these are the smallest census output areas, with a minimum size of 100 residents and 40 households
- Lower Super Output Areas (LSOAs) are aggregations of OAs. They have a minimum size of 1,000 residents and 400 households
- Middle Super Output Areas (MSOAs) are aggregations of LSOAs, with a minimum size of 5,000 residents and 2,000 households

1.23 Most of the statistical data used in this report is available at LSOA level. Because almost all LSOAs and most MSOAs do not correspond exactly with individual settlement boundaries (and many cover more than one settlement and/or surrounding rural land), it is rarely possible to attribute figures precisely to specific settlements. Instead, totals (or averages) for each settlement have been *estimated* by aggregating the figures for all the LSOAs (or MSOAs) that cover/sit within each settlement boundary. ***They must therefore be viewed as indicative, rather than exact.*** Some of the larger settlements are exceptions to this rule, though: the LSOA and/or MSOA boundaries around Stroud, Stonehouse, Cam and Dursley correspond quite closely to their settlement boundaries. Therefore the data can reliably be attributed to these settlements, without the need to aggregate or estimate. Please refer to APPENDIX 2 and APPENDIX 3 for further details of the methodology used.

1.24 Finally, it should be stressed that the data used in the **Settlement Role and Function Study (and Update)** is "policy off" i.e. forecasts do not take account of future policy decisions, for example, to locate future development at certain settlements. The study provides an indication of the baseline picture for each settlement and it is for policy makers to determine the actions required to meet needs, address issues and realise opportunities in the future.

Part 1: Analysis

2. Settlement size and historic rates of growth

Which are the District's largest settlements, in terms of resident population and number of homes? Which settlements have seen particular pressure to grow? How might settlements be affected by demographic or functional change in the future?

Settlement size – a simple hierarchy

2.1 The simplest kind of settlement 'hierarchy' is a ranking from largest to smallest in terms of population size. Population size can be a significant indicator as to the diversity and complexity of a particular settlement's role(s) and function(s).

2.2 In 2011 (the date of the most recent Census), the District's major population masses were at:

- Stroud (pop. 25,118)
- Cam & Dursley (pop. 14,859)
- Stonehouse (pop. 7,725)
- Nailsworth (pop. 5,803)
- Wotton Under Edge (pop. 4,889)

2.3 Although there will have been some change to population numbers since the last Census seven years ago, this data remains a good indicator of our settlements' relative scale (in relation to each other). As **Table 1** shows, in 2011 **Stroud** (the District's principal town) had by far the largest population of all settlements in the District. **Cam** is the next largest individual settlement, but with a 2011 population of 8,000+ it is not in the same league as Stroud. However, **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.

2.4 However, as the **2014 Study** showed, a certain population level does not necessarily guarantee a relative degree of functionality: the way that a particular settlement functions can be affected by spatial issues, such as its proximity to neighbouring settlements or access to transport.

2.5 Even a settlement's demographic make-up (the proportion of people of different ages who live there) can be revealing when it comes to looking at how the place functions. For example, a settlement with a high proportion of working-age adults (compared to other age groups) may be a good indication of its employment role and function: it may have a relatively high rate of economic activity; it may either be a settlement with a high concentration of jobs or be somewhere that provides easy access to other employment 'hubs'. There may be a correspondingly high proportion of children and young people living there, as it may be a place that is attractive to working families. Conversely, a place with a very high proportion of older people might see a low rate of economic activity: there are likely to be more retirees amongst the resident population.

2.6 These factors can affect the way that a settlement functions, just as much as its scale. And this can tend to be self-perpetuating: a settlement's facilities and characteristics will tend to attract certain types of people; who will in turn demand and sustain particular facilities and characteristics.

Table 1: Settlement size and growth rates (2018 update)

Settlement	Size	Population count. All persons 2011 * (census)	Number of dwellings 2011* (census) baseline	Number of dwellings 2018 baseline + HLA [1]	Total growth since Census: New dwellings 2011-18 (HLA) [1]	And % increase since 2011 baseline. [2]	Growth during current Local Plan period (2015-2018): New dwellings April 2015 - March 2018 (HLA) [1]	And % increase since 2015. [2]	Current net commit-ments. 2018 (HLA) [3]	Current classification in the 2015 Local Plan Settlement Hierarchy
Stroud District totals:		**112,779**	**49,935**	**53,078**	**3,143**	**6%**	**1,283**	**2%**	**5,761**	
Stroud		25,118	11,345	11,944	619	5%	213	2%	577	Tier 1
Cam	V.LARGE	8,162	3,656	4,021	363	10%	201	5%	507	Tier 1
Stonehouse	V.LARGE	7,725	3,275	3,443	168	5%	45	1%	1,435	Tier 1
Dursley	V.LARGE	6,697	3,030	3,131	101	3%	59	2%	312	Tier 1
Nailsworth	V.LARGE	5,803	2,632	2,674	69	3%	16	1%	83	Tier 2
Wotton Under Edge	V.LARGE	4,889	2,192	2,300	128	6%	80	4%	45	Tier 2
Hardwicke	LARGE	3,936	1,728	1,965	236	14%	119	6%	28	Tier 3
Minchinhampton	LARGE	3,462	1,370	1,437	69	5%	42	3%	13	Tier 2
Chalford	LARGE	2,923	1,198	1,214	16	1%	9	1%	6	Tier 3
Manor Village (Bussage)	LARGE	2,830	1,254	1,259	6	0.5%	2	0.2%	2	Tier 3
Painswick	LARGE	2,413	1,248	1,268	19	2%	14	1%	8	Tier 3
Brimscombe	LARGE	2,370	1,035	1,049	13	1%	1	0.1%	185	Tier 3
Berkeley	LARGE	2,027	928	961	33	4%	27	3%	200	Tier 2
Eastington (Alkerton)	MEDIUM - LARGE	1,579	671	733	61	9%	48	7%	12	Tier 3
Kings Stanley	MEDIUM - LARGE	1,539	691	784	94	14%	56	8%	154	Tier 3
Leonard Stanley	MEDIUM - LARGE	1,442	640	733	93	15%	86	13%	118	Tier 3
Frampton on Severn	MEDIUM - LARGE	1,430	575	593	18	3%	11	2%	25	Tier 2
Newtown & Sharpness	MEDIUM - LARGE	1,412	627	705	78	12%	6	1%	0	Tier 3
Kingswood	MEDIUM - LARGE	1,389	542	575	33	6%	4	1%	54	Tier 3
Whiteshill & Ruscombe	MEDIUM SIZED	1,153	496	501	4	1%	2	0.4%	12	Tier 3
Upton St Leonards	MEDIUM SIZED	1,138	478	484	6	1%	3	1%	19	Tier 3
Uley	MEDIUM SIZED	1,131	482	497	16	3%	1	0.2%	2	Tier 3
Whitminster	MEDIUM SIZED	890	367	391	24	7%	4	1%	33	Tier 3
Slimbridge	MEDIUM SIZED	795	324	335	11	3%	3	1%	0	Tier 3
Bisley	MEDIUM SIZED	750	361	374	13	4%	1	0.3%	5	Tier 3
North Woodchester	SMALL	635	286	300	12	4%	5	2%	70	Tier 3
Coaley	SMALL	635	257	259	2	1%	0	0%	28	Tier 3
North Nibley	SMALL	567	234	235	1	0.4%	-1	-0.4%	1	Tier 3
Oakridge Lynch	SMALL	536	258	263	6	2%	3	1%	2	Tier 3
Amberley	SMALL	529	238	241	3	1%	0	0%	1	Tier 4
Horsley		406	177	182	5	3%	1	1%	26	Tier 5
Hunts Grove		x	4	368	364	9100%	31	9%	1,386	None
Miserden	SMALL / V.SMALL / UNCOUNTED**	x	x	x	x	x	0	0%	0	None
Box	SMALL / V.SMALL / UNCOUNTED**	x	x	x	x	x	0	0%	1	Tier 4
Brookthorpe	SMALL / V.SMALL / UNCOUNTED**	x	x	x	x	x	2	x	10	Tier 4
"Old" Bussage	SMALL / V.SMALL / UNCOUNTED**	x	x	x	x	x	2	x	1	Tier 4
Cambridge	SMALL / V.SMALL / UNCOUNTED**	x	x	x	x	x	4	x	6	Tier 4
Eastcombe	SMALL / V.SMALL / UNCOUNTED**	x	x	x	x	x	4	x	3	Tier 4
France Lynch	SMALL / V.SMALL / UNCOUNTED**	x	x	x	x	x	1	x	5	Tier 4
Middleyard	SMALL / V.SMALL / UNCOUNTED**	x	x	x	x	x	0	0%	1	Tier 4
Newport	SMALL / V.SMALL / UNCOUNTED**	x	x	x	x	x	5	x	39	Tier 4
Nympsfield	SMALL / V.SMALL / UNCOUNTED**	x	x	x	x	x	3	x	13	Tier 4

		Population count. All persons 2011 * (census)	Number of dwellings 2011* (census) baseline	Number of dwellings 2018 baseline + HLA [1]	Total growth since Census: New dwellings 2011-18 (HLA) [1]	And % increase since 2011 baseline. [2]	Growth during current Local Plan period (2015-2018): New dwellings April 2015 - March 2018 (HLA) [1]	And % increase since 2015. [2]	Current net commit-ments. 2018 (HLA) [3]	Current classification in the 2015 Local Plan Settlement Hierarchy
Stroud District totals:		**112,779**	**49,935**	**53,078**	**3,143**	**6%**	**1,283**	**2%**	**5,761**	
Randwick	SMALL / V.SMALL / UNCOUNTED**	x	x	x	x	x	1	x	4	Tier 4
Selsley		x	x	x	x	x	-3	x	2	Tier 4
Sheepscombe		x	x	x	x	x	-2	x	2	Tier 4
South Woodchester		x	x	x	x	x	3	x	1	Tier 4
Stinchcombe		x	x	x	x	x	1	x	0	Tier 4
Stone		x	x	x	x	x	26	x	1	Tier 4
Thrupp		x	x	x	x	x	2	x	106	Tier 4
Arlingham		x	x	x	x	x	0	0%	0	Tier 5
Cranham		x	x	x	x	x	4	x	3	Tier 5
Haresfield		x	x	x	x	x	0	0%	4	Tier 5
Hillesley		x	x	x	x	x	3	x	2	Tier 5
Longney		x	x	x	x	x	0	0%	0	Tier 5
Saul		x	x	x	x	x	2	x	1	Tier 5

Key to Table 1:

Population	Number of dwellings	Growth
Population 20,000+	Number of dwellings 10,000+	4% or more above District average
Population 7,000 – 10,000	Number of dwellings 3,000 – 4,000	1% - 3% above District average
Population 4,000 – 6,999	Number of dwellings 2,000 – 2,999	the Stroud District average
Population 2,000 – 3,999	Number of dwellings 1,000 – 1,999	1% - 2% below District average
Population 1,000 – 1,999	Number of dwellings 600 – 999	3% or more below District average
Population 700 – 999	Number of dwellings 400 – 599	
Population 500 – 699	Number of dwellings 200 – 399	
Population less than 500 **	Number of dwellings less than 200 **	

** *The baseline population and number of dwellings at Tier 4 and 5 settlements (and at undefined settlements) have not been calculated, but the assumption is that these settlements are "small" or "very small". Some of these settlements may have a population greater than 500 and/or more than 200 dwellings.*

* Census 2011. Totals for each settlement have been estimated by aggregating the figures for census Lower Super Output Areas (LSOAs). **They must therefore be viewed as an indicative baseline, rather than factually exact.** Please see the 2014 Settlement Role and Function Study for the original analysis; and refer to APPENDIX 2 of that document for further details of the methodology used.

[1] This total has been calculated using data from the annual Stroud District Housing Land Availability Study (HLA) 2012, 2013, 2014, 2015, 2016, 2017 and 2018, added to Census 2011 figures. Housing completion figures are recorded by parish, not by settlement, so annual completion figures between 1st April 2011 and 31st March 2018 have been apportioned between the settlements according to site address. (It should be noted that the totals for each settlement may include developments that occurred *outside* the defined settlement development limit, but which would still generally be perceived as being "at" or "on the edge of" a particular settlement). Whilst the HLA figures can be relied on as being reasonably accurate, the Census-based baseline is an estimate; **hence the 2018 total dwellings column should be regarded as indicative, rather than factually exact**.

[2] As above, these percentages are calculated using a combination of Census and Stroud District HLA data. **These columns should therefore be regarded as indicative rather than exact.**

[3] Stroud District Housing Land Availability Study (HLA) 2018. Current net commitments as at 1st April 2018. Net commitments comprise small and large sites with current Planning Permission, including sites that have been commenced (minus any completions as at 1st April 2018, which have been counted amongst the "new dwellings"). It should be noted that a significant proportion of sites with Planning Permission are never commenced or completed.

Net commitments are recorded by parish, not by settlement, so figures have been apportioned between the settlements according to site address. As above, it should be noted that these figures include sites *outside* defined settlement limits, where they would generally be perceived as being "at" or "on the edge of" a particular settlement.

2.7 The 2014 **Study** looked at the period 2001 – 2014. This **Update** rolls the data forward to look at the period 2011 – 2018. **Table 1** shows the increase in the number of dwellings in each settlement between the last Census (2011) and April 2018. District-wide, there has been an increase of 6% in the total number of dwellings over the 17 years since 2011 (74% of which were located at Tier 1 – 3 settlements[4]). Looking specifically at the three years in which the current Local Plan has been operational (2015 – 2018 [5]), the District-wide rate of growth has been 2%.

2.8 But growth rates are far from consistent across all settlements. In numbers terms, the bulk of growth has occurred at **Stroud** (Tier 1), **Cam** (Tier 1), **Hunts Grove** (potential Tier 2) and **Hardwicke** (Tier 3). **Stonehouse** (Tier 1) and **Wotton-Under-Edge** (Tier 2) have seen substantial growth too, closely followed by Tier 3 villages **Kings Stanley** and **Leonard Stanley**.

2.9 However the following settlements have seen particularly significant growth in proportion to their 2011 size: **Leonard Stanley, Kings Stanley**, **Hardwicke**, **Newtown & Sharpness** (all Tier 3 settlements) and **Cam**. This table also shows that some of these settlements have considerable growth 'in the pipeline' through current commitments (although it should be borne in mind that a proportion of planning applications are never implemented, so a number of these dwellings may never be built).

2.10 By contrast, the following settlements have all experienced particularly low proportionate growth:

- Amberley
- Brimscombe
- Chalford
- Coaley
- Manor Village
- North Nibley
- Oakridge Lynch
- Painswick
- Upton St Leonards
- Whiteshill & Ruscombe

2.11 Amongst Tier 1 and Tier 2 settlements, **Dursley**, **Nailsworth** and **Frampton-on-Severn** stand out as having experienced low growth in proportion to their size – although in fact all Tier 1 and 2 settlements apart from **Cam** have experienced relatively low growth rates, compared to the District average.

2.12 Some of these low growth rates are reflective of the environmental and topographical constraints in and around most of these settlements. This limits their capacity to grow, and places additional pressure on some of the District's relatively less constrained towns and villages.

[4] This 74% excludes the 364 dwellings built at Hunts Grove, which is not currently defined as a settlement. However, the current Local Plan identifies it as a future Tier 2 settlement, once the development is fully complete; if Hunts Grove is counted as a Tier 2 settlement, the % of dwellings completed at Tier 1-3 settlements between 2011 – 2018 rises to 85%.

[5] This is based on the number of completions recorded in the 2015, 2016, 2017 and 2018 Stroud District HLA. Although the current Local Plan was not formally adopted until November 2015, data from the 2015 HLA (which spans 31st March 2014 – 1st April 2015) has been included in this total because the draft Plan had reached an advanced stage by then and it was a weighty material consideration in planning decisions.

Population growth, changing demography and household sizes

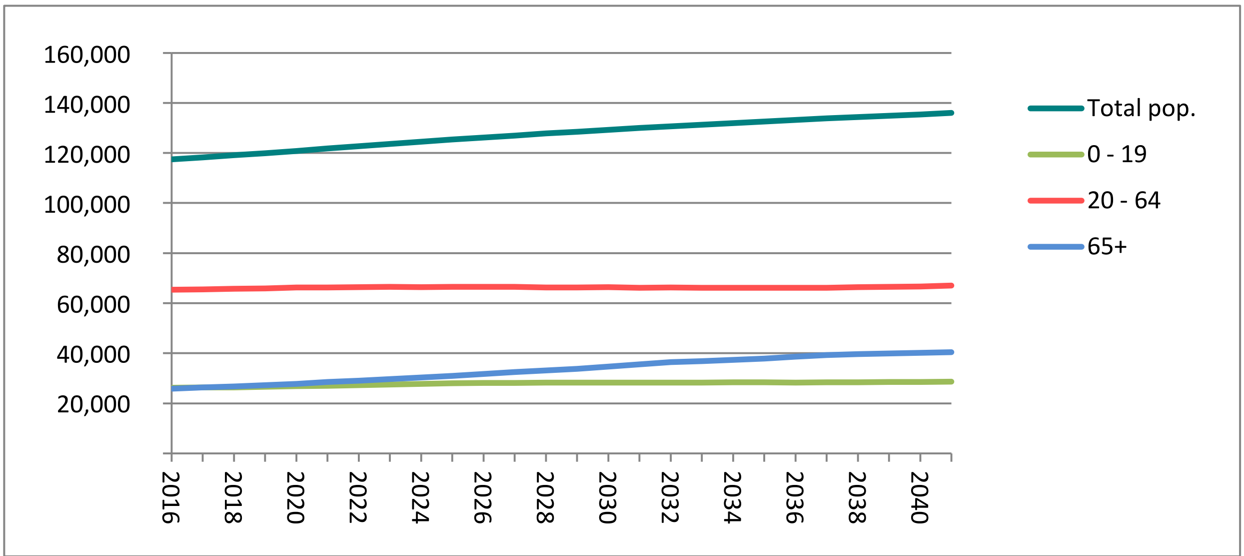
2.13 Put very simply, population growth is a combined effect of births, deaths and life expectancy, plus levels of in-migration and out-migration.

2.14 The 2014 **Study**[6] highlighted the fact that, whilst birth rates and death rates of course play a part, Stroud District's population growth has been substantially due to in-migration (people moving into the District), and that an unusually high proportion of this in-migration is comprised of people aged 65 and over, who come here to retire. This contrasts with elsewhere in the County: in Gloucester and Cheltenham, for example, where most in-migration consists of working age adults.

2.15 This trend is predicted to continue in the future. Updated data shows our District's total population is projected to grow by more than 20% between 2011 and 2041 (an increase of some 23,000 people)[7], but this level of growth will not be spread evenly across all age groups. **See Table 2**. Based on current trends (birth rates, death rates, patterns of in- and out-migration), it is predicted that the District's population will age significantly (i.e. the proportion of older people amongst our total population will be much higher in the future):

- The number of children and teenagers (aged 0-19) is projected to grow by around 10.2% (around 2,650 more people). But as a proportion of the overall population, this group will decrease slightly (from 23% in 2011 to 21% in 2041).
- The number of working-age adults (aged 20-64) is projected to increase by just 3.5% (2,250 more people), which proportionally represents quite a substantial decline from 58% of the population in 2011 to less than half the population (49%) in 2041.
- The number of people aged 65 and over will grow by nearly 84% (18,400 people) – rising from 19% of the population in 2011 to nearly 30% in 2041.

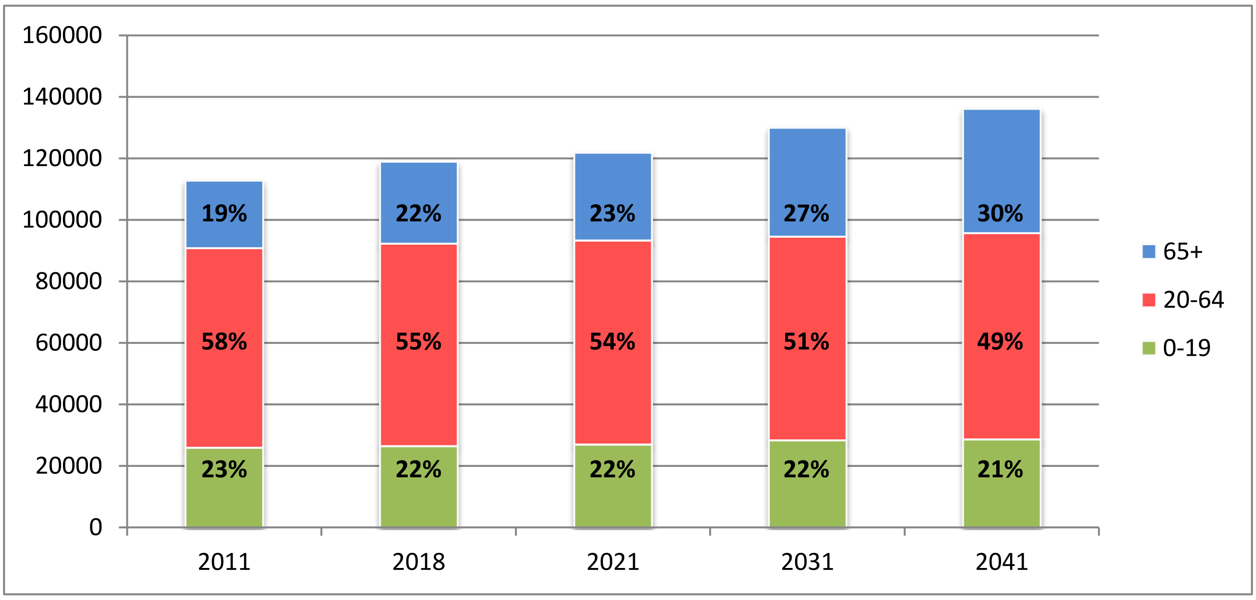
Fig.2 Population and demographic change in Stroud District, using ONS 2016-based sub-national projections.



6 See 2014 Study Chapter 2.2
7 ONS 2016-based sub-national population projections, applied to a baseline of 2011 Census data.

Table 2: Stroud District population projections and projected demographic change (updated)

Stroud District population projections (2016 ONS sub-national projections)											
Age Group	2011 census		2018 projection		2021 projection		2031 projection		2041 projection		
0 – 19	25,955	23%	26,400	22%	27,000	22%	28,300	22%	28,600	21%	
	% change on 2011 census figure:		+ 1.7%		+ 4%		+ 9%		+ 10.2%		
20 - 64	64,847	58%	65,800	55%	66,300	54%	66,200	51%	67,100	49%	
	% change on 2011 census figure:		+ 1.5%		+ 2.2%		+ 2%		+ 3.5%		
65 +	21,977	19%	26,700	22%	28,500	23%	35,500	27%	40,400	30%	
	% change on 2011 census figure:		+ 21.5%		+ 29.7%		+ 61.5%		+ 83.8%		
Total pop.	112,779		118,900		121,800		130,000		136,100		
	% change on 2011 census figure:		+ 5.4%		+ 8%		+ 15.3%		+ 20.7%		



Note: ONS projections are rounded to nearest 100, so the sum of the age groups does not always total the District total; and percentages do not always total 100.

2.16 If the ONS 2016 projection is broadly correct, Stroud District today has roughly equal numbers of residents aged 65+ and children/teenagers (each group making up 22% of the population), whilst working age adults account for 55% of the population.

2.17 The majority of our future population growth will be seen in the 65+ age bracket. So the proportions of [children & teenagers] : [working age adults] : [retirement age adults] is projected to shift from [22%]:[55%]:[22%] in 2018 to [21%]:[49%]:[30%] by 2041.

2.18 This reflects a national trend, although our District's projections are more acute. In England, the proportion of [children & teenagers] : [working age adults] : [retirement age adults] is projected to shift from [24%]:[58%]:[18%] in 2018 to [22%]:[54%]:[24%] by 2041. And in Gloucestershire as a whole from [23%]:[56%]:[21%] in 2011 to [21%]:[50%]:[29%] by 2041.

2.19 But why does this matter?

2.20 Demographic change, and the choices that different age groups and types of people (e.g. families, working-age adults, retirees) make about where they live, can significantly alter (or entrench) a place's demographic composition over time. And this may affect the way the place functions, its sustainability and its economic vitality: a settlement's characteristics and facilities will tend to attract certain types of people; who will in turn demand and sustain particular facilities and characteristics, and perhaps reduce the demand for others.

2.21 In reality of course population growth will always be limited by housing supply: no population can grow really significantly unless there are homes for people to live in.

2.22 Whilst it is easy to comprehend that population growth cannot happen without housing growth, there is another, less tangible force at work: the trend for reducing household sizes is a national one, from which Stroud District is certainly not immune. Unless new homes are built, the population of all settlements will theoretically decrease (smaller households mean that fewer people are accommodated within the same number of units).

2.23 If the population of Stroud District is ageing and household size is reducing, then the future level of economically active population[8] will reduce. This in turn will affect the ratio of jobs to workers (see **Matrix p51;** and Chapter 3 of the **2014 Study**), resulting in potentially fewer workers to fill local jobs.

2.24 Why might this be significant for individual settlements?

- A shrinking population: *might a reduction in the population of a settlement affect the viability of services and facilities?*
- Housing affordability, as well as housing supply: *as this particularly affects low-income households and young families, might this exacerbate demographic change and social polarisation of our settlements?*
- An ageing population: *might the changing demographic make-up and a corresponding reduction in the economic activity rates of the population place the viability of some services and facilities at risk? Village schools, for example?*

2.25 The effect of population change (growth, decline or a shift in demographic or socio-economic make-up) could potentially have profound implications for some of our settlements.

2.26 The 2014 **Study** looked at the demographic characteristics of settlements at the time of the last Census (2011). It highlighted, for example, the fact that some settlements (including **Painswick**, **Minchinhampton**, **Amberley**, **Bisley**, **North Woodchester** and **Oakridge Lynch**) had

[8] See also Chapter 4. The 'economic activity rate' is the percentage of the population, both employed and unemployed, which is normally available to work – i.e. the total potential workforce (this conventionally involves counting only people aged between 16 and 74). The 'economic activity rate' of a population is different from the 'employment rate', as it counts the potential supply of workers, rather than the number of people in current employment.

a much higher proportion of retirement aged people within their resident populations in 2011 (between 26% and 30%), compared to the Stroud District average (19%).

2.27 **Table 1 (Settlement size and growth rates)** shows that, since then, some of the lowest levels of housing growth have been experienced at these settlements and others with proportionally higher levels of residents aged 65+ and/or low numbers of children and young people.

Settlements with a significantly larger than average proportion of residents aged 65+ (compared to the District average of 19% in 2011):	*Settlements with a significantly smaller than average proportion of residents aged 0-19 (compared to the District average of 23% in 2011):*	*Settlements with particularly low rates of growth 2011-2018 (compared to the District average of 6%):*
Painswick (30%)	Painswick (19%)	Amberley
Minchinhampton (29%)	Bisley (19%)	Brimscombe
Bisley (27%)	Oakridge Lynch (19%)	Chalford
Oakridge Lynch (27%)	Minchinhampton (20%)	Coaley
North Woodchester (26%)	Berkeley (20%)	Manor Village
Amberley (26%)		North Nibley
Leonard Stanley (24%)		Oakridge Lynch
North Nibley (23%)		Painswick
Coaley (23%)		Upton St Leonards
Uley (23%)		Whiteshill & Ruscombe

2.28 The District-wide trends of demographic change and household composition could be especially acute in some of these towns and villages; and in some cases the impacts may be further heightened by housing unaffordability.

How accessible is local housing?

2.29 **Table 3**, over the page, looks at some comparative measures of housing affordability and housing 'accessibility'. It paints a varied picture, highlighting that access to housing is highly inconsistent across different parts of Stroud District. Each place has different factors at play: from the average income and socio-economic character of the local population, to the volume of homes that come onto the local sale or rental market, and what types of homes they are.

2.30 Note, the analysis in this section is broad brush and indicative, allowing comparison between different places, based on consistent data. This analysis is not intended to compete with or replace the need for a local housing needs assessment (LHNA), which is a key piece of evidence for the **Local Plan Review** and potential Neighbourhood Plans (NDPs).

2.31 **Table 3** presents selected data from a series of parish-focussed Local Insight Profiles (**"Parish Profiles"**), produced by *Oxford Consultants for Social Inclusion* (OCSI) and published online by *InformGloucestershire*. These **Parish Profiles** collate a wide range of data, which produce a broad picture of each civil parish's economic and social character. The **Profiles** highlight issues related to housing, deprivation, education, demography, health, employment and education, enabling comparison with other parishes in Gloucestershire and with the national average.

Table 3: Housing accessibility (by Parish) (data from *InformGloucestershire* Local Insight Profiles for Stroud District's civil parishes, 2018:)

Civil Parishes (CP) and the settlements lying within them		Average house price (average of all types of housing) [1]	"Affordability gap" [2]: * Based on the local average house price (all types of housing)	"Affordability gap" [2]: ** Based on lower quartile housing (the "most affordable" 25%)	Housing market "churn" ratio [3]	Local (parish) housing tenure [4]: Proportion of homes in owner-occupancy	Local (parish) housing tenure [4]: Proportion of social rented homes	Local (parish) housing tenure [4]: Proportion of homes privately rented/other
Hinton CP	Newtown / Sharpness	£263,824	-£27,490	-£61,150	0.05	71.8%	11.7%	16.4%
Hardwicke CP	Hardwicke	£254,222	-£27,864	-£58,893	0.07	75.4%	5.4%	19.2%
Haresfield CP	Haresfield	£381,087	£9,050	-£21,550	0.03	87.2%	2.7%	10.1%
Longney & Epney CP	Longney & Epney	£628,333	£9,050	-£21,550	0.02	87.8%	2.6%	9.6%
Berkeley CP	Berkeley	£248,680	£38,175	-£19,034	0.04	70.3%	12.8%	16.9%
Dursley CP	Dursley	£245,270	£32,847	-£10,978	0.06	66.0%	20.1%	14.0%
Slimbridge CP	Slimbridge	£288,563	£167,150	-£9,700	0.05	81.7%	8.1%	10.2%
	Cambridge	£288,563	£167,150	-£9,700	0.05	81.7%	8.1%	10.2%
Hillesley and Tresham CP	Hillesley	£544,545	£68,825	-£2,680	0.02	85.5%	4.3%	10.2%
Kingswood CP	Kingswood	£317,833	£68,825	-£2,680	0.05	81.6%	7.6%	10.8%
Brookthorpe-with-Whaddon	Brookthorpe	£481,667	£76,400	£7,010	0.06	71.8%	6.0%	22.2%
Upton St Leonards CP	Upton St Leonards	£283,990	£76,400	£7,010	0.08	78.9%	7.6%	13.5%
Eastington CP	Eastington (Alkerton)	£305,957	£74,225	£9,170	0.04	76.7%	12.2%	11.1%
Cainscross CP	Stroud	£220,373	£19,323	-£6,694	0.05	67.6%	17.9%	14.6%
Stroud CP		£245,034	£60,292	£10,405	0.05	63.5%	18.6%	17.9%
Rodborough CP		£361,970	£83,289	£12,315	0.04	83.9%	4.2%	11.9%
Cam CP	Cam	£249,412	£59,160	£11,235	0.04	75.9%	16.8%	7.4%
Stonehouse CP	Stonehouse	£230,209	£54,576	£14,521	0.05	67.5%	18.5%	14.0%
Nailsworth CP	Nailsworth	£327,239	£103,616	£14,826	0.05	68.9%	15.3%	15.8%
Randwick CP	Randwick	£272,600	£45,014	£21,675	0.06	81.1%	7.3%	11.6%
Leonard Stanley CP	Leonard Stanley	£354,854	£69,184	£25,278	0.05	73.1%	19.3%	7.6%
Chalford CP	Chalford	£299,149	£87,620	£30,753	0.03	83.1%	3.7%	13.2%
	Manor Village	£299,149	£87,620	£30,753	0.03	83.1%	3.7%	13.2%
	"Old" Bussage	£299,149	£87,620	£30,753	0.03	83.1%	3.7%	13.2%
	France Lynch	£299,149	£87,620	£30,753	0.03	83.1%	3.7%	13.2%
Wotton Under Edge CP	Wotton Under Edge	£302,738	£83,483	£30,773	0.03	71.1%	15.9%	13.0%
Whitminster CP	Whitminster	£310,727	£88,400	£36,200	0.05	79.7%	9.1%	11.2%
Brimscombe & Thrupp CP	Brimscombe	£293,000	£129,522	£40,914	0.05	81.5%	8.3%	10.3%
	Thrupp	£293,000	£129,522	£40,914	0.05	81.5%	8.3%	10.3%

Civil Parishes (CP) and the settlements lying within them		Average house price (average of all types of housing) [1]	"Affordability gap" [2]		Housing market "churn" ratio [3]	Local (parish) housing tenure [4]		
			* Based on the local average house price (all types of housing)	** Based on lower quartile housing (the "most affordable" 25%)		Proportion of homes in owner-occupancy	Proportion of social rented homes	Proportion of homes privately rented/other
Kings Stanley CP	Kings Stanley	£304,533	£136,292	£52,542	0.07	79.4%	12.2%	8.4%
	Selsley	£304,533	£136,292	£52,542	0.07	79.4%	12.2%	8.4%
	Middleyard	£304,533	£136,292	£52,542	0.07	79.4%	12.2%	8.4%
Frampton on Severn CP	Frampton on Severn	£384,850	£111,739	£56,636	0.01	70.8%	14.6%	14.6%
Whiteshill & Ruscombe CP	Whiteshill & Ruscombe	£317,800	£91,700	£56,765	0.05	83.6%	8.1%	8.3%
Alkington CP	Newport	£318,000	£130,738	£65,375	0.03	75.2%	8.4%	16.4%
Ham & Stone CP	Stone	£373,875	£130,738	£65,375	0.02	74.8%	5.6%	19.6%
Stinchcombe CP	Stinchcombe	£775,000	£130,738	£65,375	0.02	82.0%	3.6%	14.4%
Minchinhampton CP	Minchinhampton	£470,747	£172,741	£67,912	0.04	78.4%	10.8%	10.8%
	Amberley	£470,747	£172,741	£67,912	0.04	78.4%	10.8%	10.8%
	Box	£470,747	£172,741	£67,912	0.04	78.4%	10.8%	10.8%
Horsley CP	Horsley	£453,800	£116,675	£69,755	0.01	85.0%	5.6%	9.5%
Arlingham CP	Arlingham	£502,833	£133,025	£75,275	0.01	84.1%	2.3%	13.6%
Fretherne-with-Saul CP	Saul	£308,000	£133,025	£75,275	0.04	85.7%	3.2%	11.1%
Nympsfield CP	Nympsfield	£446,500	£198,125	£90,500	0.05	68.3%	18.6%	13.0%
Painswick CP	Painswick	£496,074	£261,182	£94,248	0.05	78.6%	6.1%	15.3%
	Sheepscombe	£496,074	£261,182	£94,248	0.05	78.6%	6.1%	15.3%
Uley CP	Uley	£524,583	£211,811	£105,554	0.02	79.7%	10.8%	9.5%
Bisley-with-Lypiatt CP	Bisley	£539,276	£175,700	£112,700	0.03	83.8%	5.9%	10.4%
	Oakridge Lynch	£539,276	£175,700	£112,700	0.03	83.8%	5.9%	10.4%
	Eastcombe	£539,276	£175,700	£112,700	0.03	83.8%	5.9%	10.4%
North Nibley CP	North Nibley	£438,375	£189,050	£125,525	0.05	83.9%	5.1%	11.0%
Woodchester CP	North Woodchester	£426,781	£247,513	£132,800	0.05	81.9%	8.4%	9.7%
	South Woodchester	£426,781	£247,513	£132,800	0.05	81.9%	8.4%	9.7%
Cranham CP	Cranham	£485,250	£461,300	£138,950	0.02	84.0%	3.2%	12.8%
Miserden CP	Miserden	£500,000	£461,300	£138,950	0.01	66.3%	2.0%	31.6%
Coaley CP	Coaley	£362,500	£250,625	£148,250	0.03	83.2%	8.3%	8.6%
Gloucestershire average		£298,441	£42,272	£39,328	0.05	70.3%	12.9%	16.8%
England average		£293,631	x	x	0.05	64.1%	17.7%	18.2%

In this table, the settlements are grouped by civil parish and ordered from "best" to "worst" according to the parish-wide lower quartile "affordability gap". (For Key see p21).

Key to Table 3:

Average house price [1]

(red)	£500,000 +
(orange)	£400,000 - £499,999
(light orange)	£300,000 - £399,999
(yellow)	£290,000 - £299,999
(yellow-green)	£270,000 - £289,999
(light green)	£250,000 - £269,999
(blue-grey)	£230,000 - £249,999
(blue)	Under £230,000

"Affordability gap" [2]

Most unaffordable / biggest 'gap'

A moderate affordability 'gap'

Average 'borrowing power' is greater than average house price: i.e. good affordability

Housing market "churn" [3]

v. fast	0.02 points or more above average
fast	0.01 point above average
0.05	Gloucestershire and England average
slow	0.01 points below average
v. slow	0.02 points below average, or less

Source of data: OCSI (Oxford Consultants for Social Inclusion) Local Insight Profiles for Stroud District's civil parishes. ©OCSI 2018. Published by *InformGloucestershire* https://www.gloucestershire.gov.uk/inform/profiles/stroud-parish-profiles/

1 **Average house price**: median cost of all types of housing within the parish, based on price paid on all house sales between Sept 2017 and Aug 2018 (Land Registry).

2 **Housing "affordability gap":** an estimate of the gap between the cost of local houses and the amount that (existing) local residents can borrow. This is defined as the difference between the local house price (either median or lower quartile) and 4.5 times local annual earnings (mortgage lenders are typically willing to lend 4-5 times annual salaries). Higher figures represent more unaffordable houses.

The data for these measures come from the ONS House Price Statistics for Small Areas (HPSSA) and ONS Income Estimates. Earnings data is published at MSOA level and house price data is published at LSOA level and above. Where necessary, OCSI modelled data to LSOA and OA geographies. The methodology used to produce these statistics is based on ONS housing affordability analysis.

* Based on average local house price (median cost of all types of housing within the parish).

** Based on 'lower quartile' house prices: The median cost of the cheapest 25% of houses indicates the cost of relatively cheaper, more affordable housing in the parish.

3 **Housing market "churn"**: ratio of residential property transactions to the total number of owner-occupied and privately rented dwellings in the parish (Land Registry Oct 2016 – Sept 2017; Census 2011). This is an approximate measure of the proportion of the housing stock that has changed hands over the course of a year.

4 **Local housing tenure:** all households in the parish (100%), broken down proportionally by tenure type. 'Owner occupied' housing includes accommodation that is either owned outright, owned with a mortgage or loan, or shared ownership; 'Social rented' housing includes accommodation rented from SDC (Local Authority) or a housing association, housing co-operative, charitable trust, non-profit housing company or registered social landlord. (Census 2011).

2.32 For this **Settlement Role and Function Study**, we have selected just a few key pieces of data, which act as broad indicators of housing affordability, availability and accessibility. The **Parish Profiles** contain other useful housing measures, broken down into greater detail. Because the data is parish-based, it does have limitations in terms of its application to specific settlements: some parishes contain multiple settlements along with areas of rural land, which may have differing markets and socio-economic characteristics. For example, within Chalford civil parish **France Lynch** and **Manor Village** are quite different settlements, but this table attributes the same figures to both. So beware that the parish-wide average may conceal polarities within it.

2.33 A further limitation of this data concerns the way in which the so-called "affordability gap" is calculated (see note 2 above). The affordability gap is based on average house prices, measured against the average earnings (the "borrowing power") of the *existing* local population – so it reflects the socio-economic characteristics and affordability for existing residents of the parish; it does not really reflect how accessible or inaccessible the local property market is to people hoping to move into the parish from elsewhere.

2.34 Nevertheless, it is possible to see distinct trends and to compare and contrast different parts of the District. Places like **Hardwicke** and **Dursley** are characterised by moderate or low house prices, good affordability and a relatively fast property market 'turnover' (or "housing churn"); whereas, at the other extreme, **Cranham**, **Uley** and **Bisley** are typical of places with very high property costs, high unaffordability (despite comparatively high local household incomes) and very slow "housing churn".

2.35 Low housing churn suggests a relatively stable local population, with relatively little in-migration and out-migration. Parishes with particularly slow churn (during the period measured 2016-17) included:

- Frampton-on-Severn
- Horsley
- Arlingham
- Miserden
- Cranham
- Uley
- Stinchcombe
- Ham & Stone (Stone)
- Hillesley & Tresham (Hillesley)
- Longney & Epney (Longney)
- Haresfield
- Alkington (Newport)
- Chalford (Chalford, Bussage, Manor Village, France Lynch)
- Wotton-Under-Edge
- Bisley with Lypiatt (Bisley, Oakridge Lynch, Eastcombe)
- Coaley

Slow housing churn may also indicate an inaccessible housing market, particularly where combined with high average house prices and low historic growth[9]. *Are there opportunities for existing residents to move up the property ladder, or will they have to go elsewhere? Are properties available for elderly residents, single-person households or 'empty nesters' to downsize, whilst remaining within their community? Or for new young families or low income households to move into the community?* A stable population may be a treasured characteristic of many of our communities, but the flip side of this could be housing market stagnation and social exclusion.

2.36 The parishes at the bottom of **Table 3** are typically rural and contain small or very small settlements: in these places, average house prices tend to be high and the affordability gap is most acute.

2.37 Conversely, there is a very broad trend that faster housing churn, lower average house prices, smaller affordability gaps and a greater proportion of privately rented and social rented homes are seen amongst the District's larger settlements, most notably at the towns of **Dursley**, **Stonehouse** and **Stroud** (with the exception of Rodborough).

2.38 **Nailsworth**, **Wotton-Under-Edge**, **Cam** and **Berkeley** conform to this trend in a more moderate way, with some anomalies. But **Frampton-on-Severn** does not. Meanwhile, **Minchinhampton** and **Painswick** sit at the opposite extreme, characterised by high average house prices, a large affordability gap, high owner-occupancy and relatively low levels of social housing (although it could be speculated that these two settlements are likely to have an above-average concentration of social housing, in comparison to those parishes' rural areas and smaller settlements).

2.39 The parishes of **Hardwicke**, **Upton St Leonards** and **Kings Stanley** display particularly high levels of housing churn (and moderate or good affordability). At Upton St Leonards the data reflects

[9] In terms of data, it should be noted that persistent low housing churn may also generate a less accurate average house price for the parish, as the average will be calculated from a smaller sample (whereas areas of high churn are likely to have a relatively more accurate average house price).

the significant housing growth that has occurred at Brockworth (Coopers Edge), outside of the Upton St Leonards settlement. But both settlements of Hardwicke and Kings Stanley have experienced relatively high proportionate growth (see **Table 1**), which must contribute to their relatively accessible local housing market – and perhaps a relatively less stable population.

Settlement size and future growth: conclusions, sensitivity to future change and case for growth

2.40 National demographic, household and socio-economic trends, exacerbated by the unusually high levels of over 65s and retirees moving into Stroud District, may lead to ever greater 'polarisation' between those settlements with large working-age populations and high levels of economic activity, and those with fast-ageing populations, low levels of economic activity and a high proportion of retirees.

2.41 Both migration and new development will result in an exchange or 'turnover' of population within and between settlements, which will affect demographic structure. Moreover, the extent and nature of this 'exchange' can be directly shaped by the type of development strategy that is in place, by either limiting or enabling the growth of particular settlements. Depending on the level and type of future development, it is clear that some of our settlements may struggle to remain fully functional and to preserve or improve their vitality over the coming decades.

2.42 One of the key tasks for the **Local Plan** could be to intervene to ensure that settlements remain vibrant and diverse.

2.43 A key message, therefore, is the importance of future development allocations when it comes to supporting existing settlement role and function (or shaping, enhancing or altering functionality in the future):

- Prioritise growth at the District's larger and better-resourced settlements
- Target and tailor the type and quantity of any future development in settlements where the community's diversity and vitality may be under particular pressure from demographic or socio-economic trends, such as reducing household size, ageing population or housing unaffordability.

2.44 The flip side of this is the desirability of avoiding *ad hoc*, unplanned or piecemeal development, if Stroud District's settlements are to grow sustainably. Some settlements may experience several "modest" or "small" developments which, together, add up to considerable proportionate growth. The piecemeal and incremental nature of this kind of development makes it difficult to plan and deliver any benefits, or to ensure that services and infrastructure keep pace with the growth. Any future development strategy for the District needs to take full account of the cumulative impact of successive developments on individual settlements, seen in the context of each settlement's overall capacity for growth.

2.45 It is also worth drawing out the fact that some of the settlements that have experienced relatively low or slow housing growth in the past do in fact face very real environmental or physical constraints – including those that lie within or surrounded by the AONB, areas of particular landscape, heritage or ecology value, land at risk of flooding, land with steep or otherwise inaccessible topography. Such constraints could continue to limit their capacity for future growth. Decisions about which settlements can or cannot grow must be rooted in the reality of land availability, suitability and developability.

2.46 The Local Plan should seek to:

- Manage growth at each settlement, though 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;
- Support growth that is sustainable and proportionate to each settlement's relative constraints and opportunities;
- Place appropriate limitation on the amount, scale and nature of any development at lower tier settlements

What could this mean for some of our settlements?

2.47 If future growth is to be prioritised towards the District's larger and better-resourced settlements, it should be the case that higher proportionate growth (above the District average) will be seen at higher tier settlements, with smaller rates of growth at the lowest tier settlements. But it is not that simple.

2.48 As the District's principal town, **Stroud** should be a priority location for growth. However, the town faces significant environmental, physical and topographic constraints, which make significant expansion difficult. The same is true, to varying degrees, at the towns of **Dursley**, **Nailsworth**, **Wotton-Under-Edge** and **Berkeley**. Whereas **Stonehouse** and **Cam** are relatively unconstrained, compared to other Tier 1 and Tier 2 settlements.

2.49 Where larger/higher tier sustainable settlements are highly constrained, and growth may be inhibited, it may be worth considering meeting some of their growth needs at nearby smaller, but relatively unconstrained and particularly well-connected settlements.

2.50 Some of the District's mid-size settlements have already experienced significant proportionate growth, in part because of their relative lack of constraint: **Hardwicke**, **Kings Stanley**, **Leonard Stanley**, **Newtown/Sharpness**, **Eastington**, **Whitminster** and **Kingswood**. Whether planned growth or speculative development, understanding the cumulative impacts of past and ongoing development at these settlements will be important when considering each one's overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.

2.51 With below-average proportions of children, **Whitminster**, **Eastington** and **Newtown** are amongst settlements that might benefit from some planned development, targeted and scaled to maintain diversity and demographic vitality, in order to sustain their schools' local catchments. However, these three settlements do have very healthy working age populations, which may give them some advantage in terms of sustaining other services and facilities.

2.52 **Minchinhampton** and **Painswick** are amongst the District's most vulnerable large settlements in terms of ageing population and socio-economic trends. Both are highly constrained and both have experienced low rates of growth. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on their communities' diversity and vitality. Amongst the District's mid-sized settlements, similar vulnerability is seen in **North Woodchester**, **Amberley**, **Bisley**, **Oakridge Lynch**, **North Nibley**, **Coaley** and **Uley**. In these places, targeting and tailoring any future development to address these pressures should be a priority when it comes to planning any future growth or development.

2.53 Overall, a balance will need to be struck between the need for some targeted growth and the constraints presented by the sensitive environments that exist in and around many of our settlements.

Building a "case for growth" at each settlement...

2.54 The preceding paragraphs draw out some of the possible ways that particular settlements *might* contribute towards implementing the recommendations set out in this chapter. Ultimately, through the **Local Plan review**, the process of refining a development strategy will require a range of (sometimes conflicting) impacts and opportunities to be considered and balanced, in order to establish whether there is or is not a 'case for growth' at each individual settlement. **Part 2** of this document (Chapters 6 and 7) explores this a little further, bringing these recommendations together with others concerning settlements' accessibility, services and facilities and employment role.

3. Access to services and facilities

Which settlements have the broadest range of services and facilities within them? Which settlements have a 'strategic' role (serving surrounding communities and the wider District) and which have a more limited 'local' role? How easy is it to access key services and facilities, in terms of travel times from each settlement?

Town centres and retail hierarchy

3.1 A county-wide 'hierarchy' of retail centres was first established through the Gloucestershire Structure Plan (1991). To support the preparation of the 2015 Local Plan, Stroud District Council commissioned two studies, which re-examined the hierarchy and the evidence behind it: **The Stroud Town Centres and Retailing Study 2010** and the **Retail Study Update 2013**. Those studies helped to establish a revised hierarchy for Stroud District, which is set out in **Policy CP12** of the **current Local Plan**. The hierarchy reflects the scale, nature and role of the centres and their importance within the retail offer of the District as a whole.

3.2 In addition, the **Stroud District Rural Settlements Classification Paper 2013** included an audit of the services and facilities that were then available inside each of the District's defined settlements. This data is summarised in Table 15 of the 2014 **Study**.

3.3 However, five years on, things have changed in some settlements. The following pages reflect an updated audit of retail provision and town centre facilities in each of the District's defined settlements.

3.4 **Table 4** shows the scale and status of each retail area in each of the settlements – ranging from the 'principal town centre' (Stroud) down to the presence of a village shop or convenience store. The table identifies those settlements that have a significant "strategic" role in terms of retail, and those with a more limited "local" role – serving just the surrounding community or neighbourhood.

3.5 The settlements with a strategic retail role are:

- Stroud
- Dursley
- Stonehouse
- Nailsworth
- Wotton Under Edge
- Cam

These settlements draw consumers from a wide catchment and provide the most diverse and extensive retail offer. **Stroud** is the District's principal town centre. **Cam** has only a "basic" strategic retail role: it has a supermarket, but lacks a designated 'town centre', unlike the other settlements in this category.

3.6 **Cam** does, however, top the list of settlements with the greatest range of "local" retail facilities, catering principally for the local community and perhaps surrounding villages and hamlets:

Table 4: Relative levels of retail provision in each settlement (2018 audit)

	"Strategic" retail facilities				"Local" retail facilities					
	Principal Town Centre (CP12) * [a]	Other Town Centres (CP12) * [a]	Supermarket [a]	**STRATEGIC total** [a]	District Centre (CP12) * [b]	Local Centre (CP12) * [b]	Neighbourhood shopping area (CP12) * [b]	Village shop / mini market / convenience store [b]	**LOCAL total** [b]	Current classification in the 2015 Local Plan Settlement Hierarchy
Stroud	yes	0	yes	✓✓	0	yes	0	yes	✓✓✓	Tier 1
Dursley	0	yes	yes	✓✓	0	0	yes	yes	✓✓	Tier 1
Stonehouse	0	yes	yes	✓✓	0	0	0	yes	✓	Tier 1
Nailsworth	0	yes	yes	✓✓	0	0	0	yes	✓	Tier 2
Wotton Under Edge	0	yes	yes	✓✓	0	0	0	yes	✓	Tier 2
Cam	0	0	yes	✓	yes	0	yes	yes	✓✓✓✓✓	Tier 1
Berkeley	0	0	0	0	yes	0	0	yes	✓✓✓✓	Tier 2
Minchinhampton	0	0	0	0	yes	0	0	yes	✓✓✓✓	Tier 2
Painswick	0	0	0	0	yes	0	0	yes	✓✓✓✓	Tier 3
Kings Stanley	0	0	0	0	0	yes	0	yes	✓✓✓	Tier 3
Whitminster	0	0	0	0	0	yes	0	yes	✓✓✓	Tier 3
Brimscombe	0	0	0	0	0	0	yes	yes	✓✓	Tier 3
Frampton on Severn	0	0	0	0	0	0	0	yes	✓	Tier 2
Bisley	0	0	0	0	0	0	0	yes	✓	Tier 3
Chalford	0	0	0	0	0	0	0	** yes	✓	Tier 3
Coaley	0	0	0	0	0	0	0	** yes	✓	Tier 3
Eastington (Alkerton)	0	0	0	0	0	0	0	yes	✓	Tier 3
Hardwicke	0	0	0	0	0	0	0	yes	✓	Tier 3
Horsley	0	0	0	0	0	0	0	** yes	✓	Tier 3
Kingswood	0	0	0	0	0	0	0	yes	✓	Tier 3
Manor Village (Bussage)	0	0	0	0	0	0	0	yes	✓	Tier 3
Newtown & Sharpness	0	0	0	0	0	0	0	yes	✓	Tier 3
North Nibley	0	0	0	0	0	0	0	yes	✓	Tier 3
North Woodchester	0	0	0	0	0	0	0	yes	✓	Tier 3
Oakridge Lynch	0	0	0	0	0	0	0	yes	✓	Tier 3
Slimbridge	0	0	0	0	0	0	0	** yes	✓	Tier 3
Uley	0	0	0	0	0	0	0	** yes	✓	Tier 3
Upton St Leonards	0	0	0	0	0	0	0	yes	✓	Tier 3
Whiteshill & Ruscombe	0	0	0	0	0	0	0	** yes	✓	Tier 3
Eastcombe	0	0	0	0	0	0	0	yes	✓	Tier 4
Arlingham	0	0	0	0	0	0	0	yes	✓	Tier 5
Miserden	0	0	0	0	0	0	0	yes	✓	None

* Policy CP12 of the adopted *Stroud District Local Plan* [2015] sets out a town centres and retail hierarchy, based on the scale and diversity of retail facilities available at each settlement (Data sources: *Stroud Town Centres and Retailing Study* [2010] and *Update* [2013]).

Scoring:
This table represents a simple 'yes' / 'no' audit of services and facilities in each settlement. It does not *count* the number of supermarkets or village shops in any given settlement: for example, a 'yes' has been awarded, whether there is a single supermarket or three supermarkets.

[a] STRATEGIC retail facilities: each 'yes' in the first three columns (Principal Town Centre, Other Town Centre, Supermarket) scores **one** tick in the "STRATEGIC total" column.

[b] LOCAL retail facilities: the 'yeses' in these four columns (District Centre, Local Centre, Neighbourhood Shopping Area and Village Shop...) are weighted, to reflect the relative level of service provision offered by each:

- District Centre scores **three** ticks in the "LOCAL total" column
- Local Centre scores **two** ticks in the "LOCAL total" column
- Neighbourhood shopping area scores **one** tick in the "LOCAL total" column
- Village shop / mini market / convenience store scores **one** tick in the "LOCAL total" column.

** denotes a community-run shop. This is for info only: it does not affect the overall 'score'. A "yes" scores the same as a "**yes".

	"Strategic" retail facilities				"Local" retail facilities					
	Principal Town Centre (CP12) * [a]	Other Town Centres (CP12) * [a]	Supermarket [a]	**STRATEGIC total** [a]	District Centre (CP12) * [b]	Local Centre (CP12) * [b]	Neighbourhood shopping area (CP12) * [b]	Village shop / mini market / convenience store [b]	**LOCAL total** [b]	Current classification in the 2015 Local Plan Settlement Hierarchy
Amberley	0	0	0	0	0	0	0	0	0	Tier 3
Leonard Stanley	0	0	0	0	0	0	0	0	0	Tier 3
Box	0	0	0	0	0	0	0	0	0	Tier 4
Brookthorpe	0	0	0	0	0	0	0	0	0	Tier 4
"Old" Bussage	0	0	0	0	0	0	0	0	0	Tier 4
Cambridge	0	0	0	0	0	0	0	0	0	Tier 4
France Lynch	0	0	0	0	0	0	0	0	0	Tier 4
Middleyard	0	0	0	0	0	0	0	0	0	Tier 4
Newport	0	0	0	0	0	0	0	0	0	Tier 4
Nympsfield	0	0	0	0	0	0	0	0	0	Tier 4
Randwick	0	0	0	0	0	0	0	0	0	Tier 4
Selsley	0	0	0	0	0	0	0	0	0	Tier 4
South Woodchester	0	0	0	0	0	0	0	0	0	Tier 4
Stinchcombe	0	0	0	0	0	0	0	0	0	Tier 4
Stone	0	0	0	0	0	0	0	0	0	Tier 4
Thrupp	0	0	0	0	0	0	0	0	0	Tier 4
Cranham	0	0	0	0	0	0	0	0	0	Tier 5
Haresfield	0	0	0	0	0	0	0	0	0	Tier 5
Hillesley	0	0	0	0	0	0	0	0	0	Tier 5
Longney	0	0	0	0	0	0	0	0	0	Tier 5
Saul	0	0	0	0	0	0	0	0	0	Tier 5
Sheepscombe	0	0	0	0	0	0	0	0	0	Tier 5

Key to Table 4:

Settlements with a **strong** / **good** strategic or local retail role

Settlements with a **basic** strategic or local retail role

Settlements with **no retail role**

3.7 The following settlements have a "good" or "strong" local retail role:

- **Cam** has the strongest local role, with several 'neighbourhood shopping' facilities and individual convenience stores located around the settlement, in addition to the main centre.
- **Berkeley**, **Minchinhampton** and **Painswick** each have a 'district centre' (like Cam), with a range of shops to serve a small catchment of surrounding villages and hamlets.
- **Kings Stanley** and **Whitminster** both have a 'local centre', consisting of a small range of shops that cater principally for local communities and passing trade. Cainscross has a 'local centre' too, which adds to the diversity and extent of **Stroud**'s overall retail offer.

3.8 In 2014, the **Settlement Role and Function Study** only audited Tier 1-3 settlements. Of these, only **Leonard Stanley** stood out as having no retail facilities at all (although it does benefit from easy access to the facilities available in nearby Kings Stanley). Since then, however, the village shop in **Amberley** (another Tier 3 settlement) has closed, although there are emerging plans to open a community-run store sometime in the future.

3.9 Meanwhile, the small villages of **Eastcombe** (Tier 4), **Arlingham** (Tier 5) and **Miserden** (currently undesignated) are each shown to perform a "basic" retail role. There are no retail facilities in any of the other Tier 4 or 5 settlements.

Audit of community services and facilities

3.10 Which settlements are most 'sustainable' in terms of ease of access to services and facilities? Settlements that contain all the facilities that communities require on a regular basis have a stronger community role than settlements where people have to travel elsewhere to meet their needs.

3.11 The **Stroud District Rural Settlements Classification Paper 2013** included an audit of the services and facilities then available inside each of the District's defined settlements. The paper identified the presence of specific "strategic" and "local" facilities within (or on the near periphery of) each of the District's settlements, giving an indication of which of the settlements are "strategic" service providers (catering for the whole District or a wide catchment), and which have a "local" role (serving just the surrounding community or neighbourhood). The 2013 audit was summarised in a table in the **2014 Settlement Role and Function Study**.

3.12 **Table 5**, over the page, shows the results of an *updated* audit, carried out in 2018. This includes a small number of extra categories, which did not appear in the **2014 Study**, to better reflect the diversity of services and facilities available to our communities (particularly in some of the District's smaller Tier 4 and 5 settlements, which were not covered by the **2014 Study**). The updated results therefore reflect a more detailed level of analysis, as well as highlighting actual changes since 2013 (i.e. the closure or gain of particular services/facilities).

3.13 **Table 5** identifies ten settlements that offer some degree of "strategic" service-provision, although the level and range of services on offer varies greatly:

- Stroud
- Dursley
- Wotton Under Edge
- Stonehouse
- Berkeley
- Nailsworth
- Manor Village (Bussage)
- Cam
- Minchinhampton
- Painswick

Stroud stands out as the District's principal strategic service provider. The next most important service towns are **Dursley** and **Wotton Under Edge**, both of which offer an extensive range of services and facilities (both at a "strategic" level and at "local" level). It must be said, however, that whilst the two towns appear to score similarly against the checklist of services and facilities, the scale and choice that is available in Dursley is generally greater than Wotton's offer.

3.14 **Stonehouse** and **Berkeley** offer a reasonable range of "strategic" facilities, as well as a good or very good range of local services. These settlements have a strong community role in meeting the needs of other settlements.

Table 5: Relative levels of community services and facilities available at each settlement (2018 audit)

	Healthcare						Financial				Education							Recreation and cultural facilities											Transport†					
	Hospital / A&E / Minor Injuries Unit	STRATEGIC total score	GP, Doctors surgery, Health centre (NHS)	Pharmacy, dispensing chemist	Dentist (NHS)	LOCAL total score	Bank / Building Society (* =mobile / part time)	STRATEGIC total score	Post Office (* =mobile / part time)	LOCAL total score	Secondary school	6^{th} Form	Further Education College	STRATEGIC total score	Primary school	Pre-school playgroup or nursery	LOCAL total score	Library (in a building)	Cinema or theatre (permanent)	Swimming pool (public access)	Sports / leisure centre **	STRATEGIC total score	Place of worship	Village hall/event space /community centre	Pub	Playing field / sports pitch	Childrens play area (equipped playground)	LOCAL total score	Railway station	Petrol filling station	Transport total score	STRATEGIC provision	LOCAL provision	Current classification in the 2015 Local Plan Settlement Hierarchy
Stroud	yes	✓	yes	yes	yes	✓✓✓	yes	✓	yes	✓	yes	yes	yes	✓✓✓	yes	yes	✓✓	yes	yes	yes	yes	✓✓✓✓	yes	yes	yes	yes	yes	✓✓✓✓✓	yes	yes	✓✓	10	12	Tier 1
Dursley	yes	✓	yes	yes	yes	✓✓✓	yes	✓	yes	✓	yes	yes	0	✓✓	yes	yes	✓✓	yes	0	yes	yes	✓✓✓	yes	yes	yes	yes	yes	✓✓✓✓✓	0	yes	✓	7	12	Tier 1
Wotton Under Edge	0	0	yes	yes	yes	✓✓✓	yes	✓	yes	✓	yes	yes	0	✓✓	yes	yes	✓✓	yes	yes	yes	yes	✓✓✓✓	yes	yes	yes	yes	yes	✓✓✓✓✓	0	yes	✓	7	12	Tier 2
Stonehouse	0	0	yes	yes	yes	✓✓✓	yes	✓	yes	✓	yes	0	0	✓	yes	yes	✓✓	yes	0	# 0	yes	✓✓	yes	yes	yes	yes	yes	✓✓✓✓✓	yes	yes	✓✓	5	12	Tier 1
Berkeley	0	0	yes	yes	0	✓✓	yes	✓	yes	✓	0	0	yes	✓	yes	0	✓	yes	0	yes	0	✓✓	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	4	9	Tier 2
Nailsworth	0	0	yes	yes	yes	✓✓✓	yes	✓	yes	✓	0	0	0	0	yes	yes	✓✓	yes	0	0	0	✓	yes	yes	yes	yes	yes	✓✓✓✓✓	0	yes	✓	2	12	Tier 2
Manor Village (Bussage)	0	0	yes	yes	0	✓✓	0	0	0	0	yes	0	0	✓	yes	0	✓	0	0	0	yes	✓	0	yes	0	yes	yes	✓✓✓	0	yes	✓	2	7	Tier 3
Cam	0	0	yes	yes	yes	✓✓✓	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	yes	yes	✓✓	1	12	Tier 1
Minchinhampton	0	0	yes	yes	yes	✓✓✓	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	yes	0	0	0	✓	yes	yes	0	yes	yes	✓✓✓✓	0	0	0	1	10	Tier 2
Painswick	0	0	yes	yes	0	✓✓	0	0	*	✓	0	0	0	0	yes	yes	✓✓	yes	0	0	0	✓	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	1	10	Tier 3
Bisley	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	yes	✓	0	9	Tier 3
Eastington (Alkerton)	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	yes	✓	0	9	Tier 3
Frampton on Severn	0	0	yes	0	0	✓	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	9	Tier 2
Uley	0	0	yes	0	0	✓	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	9	Tier 3
Kings Stanley	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	8	Tier 3
Brimscombe	0	0	0	0	0	0	0	0	*	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	8	Tier 3
Chalford	0	0	0	0	0	0	0	0	*	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	8	Tier 3
Kingswood	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	8	Tier 3
Newtown & Sharpness	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	8	Tier 3
North Nibley	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	8	Tier 3
Upton St Leonards	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	8	Tier 3
Coaley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	7	Tier 3
Hardwicke	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	0	yes	yes	yes	yes	✓✓✓✓	0	0	0	0	7	Tier 3
Horsley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	7	Tier 3
North Woodchester	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	0	✓✓✓✓	0	0	0	0	7	Tier 3
Oakridge Lynch	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	0	✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	7	Tier 3
Whiteshill & Ruscombe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	7	Tier 3
Miserden	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	0	✓✓✓✓	0	0	0	0	7	None
Leonard Stanley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	7	Tier 3
Slimbridge	0	0	0	0	0	0	0	0	*	✓	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	0	yes	yes	✓✓✓✓	0	0	0	0	7	Tier 3
Randwick	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	7	Tier 4
Sheepscombe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	7	Tier 5

	Healthcare						Financial				Education							Recreation and cultural facilities												Transport†			STRATEGIC provision	LOCAL provision	Current classification in the 2015 Local Plan Settlement Hierarchy
	Hospital / A&E / Minor Injuries Unit	STRATEGIC total score	GP, Doctors surgery, Health centre (NHS)	Pharmacy, dispensing chemist	Dentist (NHS)	LOCAL total score	Bank / Building Society (* =mobile / part time)	STRATEGIC total score	Post Office (* =mobile / part time)	LOCAL total score	Secondary school	6th Form	Further Education College	STRATEGIC total score	Primary school	Pre-school playgroup or nursery	LOCAL total score	Library (in a building)	Cinema or theatre (permanent)	Swimming pool (public access)	Sports / leisure centre **	STRATEGIC total score	Place of worship	Village hall/event space /community centre	Pub	Playing field / sports pitch	Childrens play area (equipped playground)	LOCAL total score	Railway station	Petrol filling station	Transport total score			
Amberley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	0	yes	✓✓✓✓	0	yes	0	0	6	Tier 3
Stone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	0	✓	0	0	0	0	0	yes	yes	0	yes	yes	✓✓✓✓	0	yes	✓	0	6	Tier 4
Whitminster	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	0	✓	0	0	0	0	0	0	yes	yes	yes	yes	✓✓✓✓	0	0	0	0	6	Tier 3
Eastcombe	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	yes	0	✓	0	0	0	0	0	yes	yes	yes	yes	0	✓✓✓✓	0	0	0	0	6	Tier 4
Arlingham	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	6	Tier 5
"Old" Bussage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	6	Tier 4
Nympsfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	✓✓	0	0	0	0	0	yes	yes	yes	yes	0	✓✓✓✓	0	0	0	0	6	Tier 4
Cranham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	0	✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	6	Tier 5
Hillesley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	0	✓	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	6	Tier 5
France Lynch	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	yes	yes	yes	✓✓✓✓✓	0	0	0	0	5	Tier 4
Haresfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	0	✓	0	0	0	0	0	yes	yes	yes	yes	0	✓✓✓✓	0	0	0	0	5	Tier 5
Saul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	✓	0	0	0	0	0	yes	yes	0	yes	yes	✓✓✓✓	0	0	0	0	5	Tier 5
Selsley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	0	yes	yes	yes	✓✓✓✓	0	0	0	0	4	Tier 4
Stinchcombe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	0	yes	yes	✓✓✓✓	0	0	0	0	4	Tier 4
Brookthorpe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	yes	0	0	✓✓✓	0	0	0	0	3	Tier 4
Thrupp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	0	✓	0	0	0	0	0	0	0	yes	yes	0	✓✓	0	0	0	0	3	Tier 4
Middleyard	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	0	0	0	yes	✓✓	0	0	0	0	2	Tier 4
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	yes	0	✓✓	0	0	0	0	2	Tier 4
Longney	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	0	✓	0	0	0	0	0	yes	0	0	0	0	✓	0	0	0	0	2	Tier 5
Box	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#0	0	0	0	yes	0	0	0	✓	0	0	0	0	1	Tier 4
Cambridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	0	0	✓	0	0	0	0	1	Tier 4
South Woodchester	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	yes	0	0	✓	0	0	0	0	1	Tier 4

Key to Table 5:

- Settlements with a **very strong** / **very good** strategic or local services role
- Settlements with a **strong** / **good** strategic or local services role
- Settlements with a **basic** / **limited** strategic or local services role
- Settlements with **minimal community services and facilities**
- Settlements with **no community services and facilities**

Scoring:

This table represents a simple 'yes' / 'no' audit of services and facilities in each settlement. It does not *count* the number of pubs or primary schools or playgrounds in any given settlement: for example, a 'yes' has been awarded, whether there is a single primary school or three primary schools. "STRATEGIC" totals and "LOCAL" totals: each 'yes' in the preceding columns scores **one** tick in the total column for that category.

Notes:

* An asterix in the Post Office and Bank/Building Society columns denotes a part-time or mobile service, just for added information. An asterix scores the same as a 'yes' and has no lesser value in the total.

#0 Swimming pool (public access). Beaudesert Park School at Box and The Shrubberies at Stonehouse both have pools that open to the public for clubs / swimming lessons. But access is limited, so these have not been counted.

** Sports centre / leisure centre: sports clubs and private gyms *not* counted.

† Transport: the scope of this category is limited to rail stations and petrol filling stations, which are clear 'bonus' services for some settlements. The transport accessibility of each settlement has been separately assessed through the Accessibility Matrix (see **Table 6**).

3.15 **Nailsworth**, **Cam**, **Minchinhampton**, **Painswick** and **Manor Village (Bussage)** are all more limited in terms of their "strategic" roles, although they do offer an excellent level of "local" services (apart from Manor Village, which is still "good"). Whilst Nailsworth does not score particularly highly in terms of its strategic services and facilities, the town does have an important "strategic" role (perhaps more so than Berkeley), boosted by its diverse and extensive retail and leisure offer, which draws consumers and visitors from a wide catchment.

3.16 Although it is not reflected in this audit, in practice several of the District's towns and villages get a 'boost' from their tourism and / or leisure roles, which tend to serve a much wider than local catchment. This is particularly true of **Stroud**, **Nailsworth**, **Painswick**, **Minchinhampton**, **Dursley** and **Wotton-Under-Edge**. With assets such as the castle, the Dr Jenner museum and nearby Cattle Country, **Berkeley's** tourism and leisure draw is strong, but this is perhaps an un-tapped resource in terms of drawing custom into the town centre itself.

3.17 Amongst the District's largest settlements, **Cam** stands out as seeming under-resourced. It has no "strategic" facilities apart from its main line rail station. However, it does benefit from its close proximity to Dursley, which is where the locality's strategic services and facilities are all concentrated.

3.18 The Settlement Hierarchy in the **current Local Plan** lists **Stroud**, **Cam**, **Dursley** and **Stonehouse** as Tier 1 settlements (described in the current Local Plan as "Accessible Local Service Centres"); and **Berkeley**, **Frampton on Severn**, **Minchinhampton**, **Nailsworth** and **Wotton Under Edge** as Tier 2 settlements ("Local Service Centres"). All of these settlements perform relatively well in **Table 5**, in terms of both "strategic" and "local" services and facilities – with the exception of **Frampton on Severn**, which provides no strategic facilities at all, and is not compensated by a particularly excellent range of "local" services or facilities either.

3.19 **Miserden**, which is currently undefined as a settlement, has a level of services and facilities easily comparable with many current Tier 3 settlements. This is distinctively at odds with its scale: it punches well above its weight, and is quite unlike Tier 3 settlements in some other respects.

3.20 There is very little to distinguish between Tier 4 and Tier 5 settlements, in terms of the level or type of services and facilities they typically offer. Indeed, some Tier 5 settlements (including **Sheepscombe**, **Arlingham**, **Cranham** and **Hillesley**) perform notably better than some Tier 4 settlements (such as **Box**, **Cambridge** and **South Woodchester**).

Ease of access to key services and facilities

3.21 The *Inform Gloucestershire* (Gloucestershire County Council) "**Accessibility Matrix**" is based upon average drive-time and walking/public transport journey times to key services and facilities across the county.

3.22 The **Matrix** records average theoretical journey times from each postcode in Gloucestershire to the nearest (or most quickly accessible) post office, supermarket, library, primary school, secondary school, college / 6th form, GP surgery, pharmacy and A&E / minor injuries unit.[1]

[1] In some cases, the most 'quickly accessible' key services and facilities will be located within the settlement in question; in some cases in a nearby settlement; in some cases elsewhere in the District; and in a few cases, the most 'quickly accessible' service/facility may be elsewhere in Gloucestershire, outside Stroud District.

Table 6: Ease of access to key services and facilities, based on average travel times from sample postcodes† within each settlement (2016)

Settlements in Stroud District	Overall rating	Overall score **	Total score (driving) *	Total score (by bus / on foot) *	Post office		Super-market		Library		Primary school		Secondary school		FE College (inc. 6th form)		GP		Pharmacy		A&E or MIU		Current classification in the 2015 Local Plan Settlement Hierarchy
					Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	
Dursley	BEST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Tier 1
Cam		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Tier 1
Stroud	V.GOOD	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Tier 1
North Woodchester		1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Tier 3
Wotton Under Edge		2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Tier 2
Thrupp		2	0	2	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	Tier 4
Kingswood		2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Tier 3
Stonehouse	GOOD	3	0	3	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	Tier 1
Selsley		3	0	3	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	Tier 4
Brimscombe		3	0	3	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1	Tier 3
Berkeley		3	0	3	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1	Tier 2
Eastcombe		3	0	3	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	1	Tier 4
Newport		3	0	3	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1	Tier 4
Newtown & Sharpness		3	0	3	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1	Tier 3
Amberley		4	0	4	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	0	0	0	Tier 3
Painswick		4	0	4	0	0	0	1	0	0	0	0	0	1	0	1	0	0	0	0	0	1	Tier 3
South Woodchester		4	0	4	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2	Tier 4
Bussage		4	0	4	0	1	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	1	Tier 4
Whiteshill & Ruscombe		4	0	4	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	1	0	1	Tier 3
Nailsworth		4	0	4	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2	Tier 2
Cambridge		4	0	4	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	1	Tier 4
North Nibley		4	0	4	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2	Tier 3
Manor Village (Bussage)		4	0	4	0	1	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	1	Tier 3
Nympsfield		4	0	4	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2	Tier 4
Upton St Leonards	FAIR	5	0	5	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	2	Tier 3
Minchinhampton		5	0	5	0	0	0	1	0	0	0	0	0	1	0	2	0	0	0	0	0	1	Tier 2
Chalford		5	0	5	0	1	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	1	Tier 3
Hardwicke		5	0	5	0	0	0	0	0	1	0	0	0	0	0	1	0	1	0	0	0	2	Tier 3
Horsley		5	0	5	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	0	2	Tier 3
Box		5	0	5	0	0	0	1	0	0	0	0	0	1	0	2	0	0	0	0	0	1	Tier 4
Kings Stanley		6	0	6	0	0	0	0	0	1	0	0	0	1	0	1	0	1	0	0	0	2	Tier 3
Uley		6	0	6	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2	0	2	Tier 3
Stinchcombe		6	0	6	0	0	0	0	0	1	0	0	0	1	0	1	0	1	0	1	0	1	Tier 4
Middleyard		6	0	6	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	0	2	Tier 4
France Lynch		6	0	6	0	1	0	0	0	1	0	0	0	1	0	2	0	0	0	0	0	1	Tier 4

Settlements in Stroud District	Overall rating	Overall score **	Total score (driving) *	Total score (by bus / on foot) *	Post office		Super-market		Library		Primary school		Secondary school		FE College (inc. 6th form)		GP		Pharmacy		A&E or MIU		Current classification in the 2015 Local Plan Settlement Hierarchy
					Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	Drive	Bus/ walk	
Eastington (Alkerton)		6	0	6	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	1	0	2	Tier 3
Stone		6	0	6	0	0	0	0	0	1	0	0	0	1	0	1	0	1	0	0	0	2	Tier 4
Coaley		6	0	6	0	1	0	0	0	1	0	0	0	1	0	1	0	1	0	0	0	1	Tier 3
Leonard Stanley		7	0	7	0	0	0	0	0	1	0	0	0	1	0	1	0	1	0	1	0	2	Tier 3
Slimbridge	POOR	8	0	8	0	0	0	1	0	1	0	0	0	1	0	1	0	1	0	1	0	2	Tier 3
Brookthorpe		8	0	8	0	1	0	1	0	2	0	0	0	0	0	0	0	1	0	1	0	2	Tier 4
Whitminster		8	0	8	0	0	0	1	0	1	0	0	0	1	0	1	0	1	0	1	0	2	Tier 3
Bisley		9	0	9	0	0	0	1	0	1	0	0	0	2	0	2	0	1	0	1	0	1	Tier 3
Hillesley		9	1	8	0	0	0	1	0	1	0	0	0	1	0	1	0	0	0	1	1	3	Tier 5
Randwick		10	0	10	0	1	0	1	0	2	0	0	0	1	0	1	0	1	0	1	0	2	Tier 4
Oakridge Lynch		11	0	11	0	0	0	1	0	1	0	0	0	3	0	3	0	1	0	1	0	1	Tier 3
Cranham	V.POOR	14	0	14	0	0	0	2	0	2	0	0	0	2	0	2	0	2	0	2	0	2	Tier 5
Haresfield		14	0	14	0	2	0	2	0	2	0	0	0	1	0	1	0	2	0	2	0	2	Tier 5
Frampton on Severn		15	0	15	0	0	0	3	0	3	0	0	0	2	0	2	0	0	0	3	0	3	Tier 2
Sheepscombe		17	0	17	0	2	0	3	0	2	0	0	0	1	0	1	0	3	0	2	0	3	Tier 5
Saul		19	0	19	0	3	0	3	0	3	0	0	0	1	0	2	0	1	0	3	0	3	Tier 5
Miserden	WORST	22	3	19	0	0	0	3	0	3	0	0	1	2	1	2	0	3	0	3	1	3	None
Longney		23	2	21	0	3	0	3	0	3	0	0	0	1	1	2	0	3	0	3	1	3	Tier 5
Arlingham		24	5	19	0	0	0	3	1	3	0	0	1	2	1	2	0	3	1	3	1	3	Tier 5

Key to Table 6:

Score of 0	Average travel time is less than 15 minutes
Score of 1	Average travel time is between 16 and 30 minutes
Score of 2	Average travel time is over 30 minutes
Score of 3	Impossible / unrealistic to access using public transport

In this table, the settlements are ordered from "Best" to "Worst", according to their accessibility Overall Score.

† Postcode-based travel time data. Source: *InformGloucestershire*: Accessibility Matrix 2016 (Gloucestershire County Council). In order to calculate a 'score' for each settlement, an average has been calculated using the travel time data for several sample postcodes within each settlement. Between 1 and 5 postcodes were sampled for each settlement, depending on the settlement's size and its compact or sprawling nature, as well as each postcode's geographical coverage. Postcodes that extend significantly into open countryside (outside the settlement development limit) were excluded.

Scoring:

The average travel times are shown as scores from 0 (best performing, with a sub-15 minute travel time) to 3 (where travel is more than 2 hours or would be impossible / unrealistic). Travel times do not take account of variable traffic conditions, but do rely upon genuine bus timetables (as at 2016) and safe /realistic walking routes.

* Total score (driving): this is a sum of all the average drive time scores (0 – 3) in the subsequent columns. Total score (by bus / on foot): this is a sum of all the average bus/walk travel times in the subsequent columns.

** Overall score: this is a sum of the Total score (driving) and Total score (bus / on foot).

The overall rating ("Best" to "Worst") is based on ranking the settlements in relation to each other.

Travel times do not take account of variable traffic conditions, but do rely upon genuine bus timetables (as at 2016) and safe /realistic walking routes.

3.23 **Table 6** (previous page) is derived from the data behind the **2016 Matrix**. In order to calculate a 'score' for each settlement, an average has been calculated using the data for several sample postcodes within each settlement[1]. The average travel times to each of the nine services/facilities are shown as scores from 0 (best performing, with a sub-15 minute travel time) to 3 (where travel is more than 2 hours or would be impossible / unrealistic).

example	Post office		Supermarket		Library		Primary School		Secondary School		FE College (inc Sixth Form)		GP		Pharmacy		A and E or MIU	
	Drive	Bus/walk	Drive	Bus/walk	Drive	Bus/walk	Drive	Bus/walk	Drive	Bus/walk	Drive	Bus/walk	Drive	Bus/walk	Drive	Bus/walk	Drive	Bus/walk
×Average mins.	3	9	2	8	4	18	3	14	3	12	3	12	4	15	3	8	5	31
**Score	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	2

× *An average of all the travel times (in minutes) from each of the settlement's sample post codes.*
** *The average minutes translates to an average 'score' of between 0 and 3 (see* ***Key to Table 5****).*

3.24 All the District's four major towns perform well or very well in terms of ability to access key services and facilities:

Stroud:

As the District's principal settlement, it is no surprise that Stroud town (which includes the satellite communities of Rodborough and Cainscross) performs well in terms of the ability to access key services and facilities. Many of these facilities are based within Stroud itself, and travel times from most of the sample postcodes within the settlement are less than 15 minutes (both on foot/by bus and by car). If any of these services and facilities can really be considered 'less accessible', it would appear to be the hospital (A&E/MIU). Travel times by bus/on foot from some sample Rodborough postcodes and all of the sample Cainscross / Ebley /Paganhill postcodes exceeded 15 minutes; which offset the very short travel times from postcodes in central Stroud, Uplands, the Top of Town and the London Road area.

Cam and Dursley:

Cam and Dursley are the "best" performing settlements in terms of accessibility: travel times to all the key services and facilities are under 15 minutes from almost all the sampled postcodes. Many of these services are actually based within either Cam or Dursley, so this is unsurprising. Bus/foot travel to just a few of the services exceeded 15 minutes from a minority of sampled postcodes: from the Draycott area of Cam and the Woodmancote area of Dursley to A&E/MIU; from the Hopton Road area of Cam to both a secondary school and a FE college/6th form; from a Littlecombe postcode to a primary school; from the Woodmancote area of Dursley to the library.

[1] Between 1 and 5 postcodes were sampled for each settlement, depending on settlement size and the postcode's geographical coverage (12 sample postcodes were used for Stroud, due to the town's large size). Postcodes were selected to be representative of the settlement in question (e.g. one from the centre and some from north, south, east and west peripheries). Postcodes that extend significantly into open countryside outside the settlement development limit were excluded.

Stonehouse:

Of the four main settlements, Stonehouse performs least well, although overall average travel times from its sample postcodes are still "good". The ability to access a minor injuries unit is most problematic, with average travel times by bus/on foot exceeding 30 minutes from all the sampled postcodes. Access to further education is also difficult – the nearest 6th form providers and/or further education college are based in Stroud, with average bus/foot travel times exceeding 15 minutes from Little Australia and the Park Estate, and getting close to 15 minutes from all the other sample postcodes.

3.25 Unsurprisingly, the worst performing settlements include some of the District's most remote settlements, which tend to be quite distant from any major roads and transport corridors. The villages of the Severn peninsular (**Frampton on Severn**, **Saul**, **Longney** and **Arlingham**) all experience long travel times, including by car; and access to several key services and facilities is impossible or unrealistic via public transport.

3.26 It is notable that almost all settlements are able to access the key services and facilities within 15 minutes by car. But the contrast between drive times and walking/public transport times for settlements at the bottom of the table (including **Oakridge Lynch**, **Cranham**, **Haresfield**, **Frampton on Severn**, **Sheepscombe** and **Saul**) highlights how car-reliant many of our rural communities are. This is true even of **Randwick**, which sits very close to the strategic service centres of Stroud and Stonehouse, and which has average drive times to many services and facilities well below 10 minutes.

3.27 There are a few surprises, which highlight the fact that our larger, "better resourced" settlements are not necessarily the most "accessible" settlements (e.g. **Frampton on Severn** and **Minchinhampton**, which are both currently Tier 2 settlements). Even the fact of being located on or near to a key transport corridor does not necessarily bring good public transport: **Whitminster**, located on the A38, is a notable example; while **Eastington**, **Leonard Stanley** and **Kings Stanley** all seem to underperform, given their locations.

3.28 Conversely, some of our smallest and lowest tier settlements have really good accessibility – by virtue of close proximity to higher tier settlements, or proximity to key transport corridors, or good, regular bus services, or all of the above (in some cases, level terrain for walking or cycling represents an additional 'boost' to their accessibility credentials): **North Woodchester**, **Thrupp**, **Kingswood**, **Selsley**, **Brimscombe** and **Newport** stand out in this respect. **Eastcombe** and **Newtown/Sharpness** are somewhat more surprising.

3.29 Our smallest settlements are not *necessarily* our most "unsustainable" settlements.

Access to services and facilities: conclusions, sensitivity to future change and case for growth

3.30 We have seen that settlement size is not necessarily a reliable indicator of the level, diversity or accessibility of the services and facilities available to the local community. It is true that, broadly, the largest settlements tend to have the more complex functions and most diverse roles. But certain population levels do not guarantee a relative degree of functionality. The way that a particular settlement functions can be affected by spatial issues, such as the proximity to neighbouring settlements or access to transport. Settlements do not exist in isolation.

3.31 Nevertheless, the distribution of population does have a bearing on the function and role of a settlement. The 2014 **Study** and this **Update** show that most of the District's settlements are likely to be affected by some degree of population change over the next 20 years. Although the District's overall population is projected to grow significantly, this growth is unlikely to be spread evenly across all settlements, due to a variety of factors already discussed.

3.32 Settlements faced with either a shrinking population or a reduction in economic activity may experience some pressure on the viability of any services and facilities they provide. Such places could benefit from some degree of growth, to help sustain their existing services – or even better, to 'boost' and improve them. But the level of population growth required to, for example, improve the frequency of a bus service or establish a new route is far in excess of what most small settlements could sustain – or would want. Meanwhile, the sustainability of a village school will be more reliant on the local demographic mix (and people's willingness to travel into or out of settlement to their school of choice), rather than the size of the settlement's total population. In many of the District's smaller settlements, the population is most likely to age significantly over the coming years, with an increasing proportion of over-65s and a decrease in the proportion of working age people and children.

3.33 Conversely, some communities are likely to see significant population growth, placing ever increasing pressure on existing capacity, services and facilities.

3.34 However, for reasons already discussed, significant population growth can only occur through the provision of more housing. It is crucial that the bulk of future housing growth is *planned*, in order to make the most of opportunities to sustain or boost communities' existing services and facilities and to enable people to access services and facilities elsewhere.

3.35 Careful planning should aim to:

- Avoid sporadic development that offers little to sustain or boost existing communities.
- Focus growth towards those settlements that have better access to services, facilities and infrastructure.
- Support some growth in locations where there is the best chance to obtain coordinated improvements to community infrastructure, services and facilities as a direct result of development.
- Support some growth in locations where there is the best chance to bring about coordinated improvements to accessibility, connectivity and public transport as a direct result of development.
- Target and tailor future development in settlements where the vitality and viability of services and facilities may be under particular pressure from demographic or socio-economic trends.
- Establish appropriate limitation on the amount, scale and nature of any development at inaccessible lower tier settlements.

What could this mean for some of our settlements?

3.36 The high performing settlements of **Stroud**, **Stonehouse**, **Wotton Under Edge**, **Dursley**, **Cam**, **Nailsworth**, **Berkeley**, **Minchinhampton** and **Painswick** all offer good local and/or strategic services and facilities, in most cases combined with good accessibility to key services and facilities elsewhere. However, the potential to grow several of these towns and villages is constrained by their environment and/or topography.

3.37 In accessibility terms, the following settlements offer relatively sustainable locations for potential growth and development, despite their lower tier status / smaller size. They benefit from their proximity to larger service-centre settlements and / or their location on key transport corridors, where there are good established transport services and / or the potential to make improvements (including improving walking or cycling connectivity):

- **North Woodchester**, **Brimscombe and Thrupp** and **Selsley** (in the Stroud Valleys) benefit from their existing good transport links.
- **Kingswood** offers very good accessibility to Wotton-Under-Edge and to key services and facilities.
- **Eastington**, **Leonard Stanley** and **Kings Stanley** offer potential to develop better transport links to strategic facilities in nearby Stonehouse and Stroud; **Whitminster**, too, has the potential to improve its accessibility, given its location on the A38.
- In accessibility terms, **Cambridge, Newport, Uley** and **North Nibley** offer relatively sustainable locations for potential growth and development, despite their lower tier status / smaller size. These settlements currently have "good" or "fair" accessibility to key services and facilities and, like Whitminster, their location on main roads / key transport corridors offers some potential to develop even better transport links to strategic facilities nearby (Cam, Wotton, Dursley).

3.38 The local service centre roles of **Minchinhampton**, **Painswick** and **Berkeley** could benefit from a boost to the services and facilities on offer and/or improved access and connectivity to key services and facilities elsewhere. Minchinhampton and Painswick are also amongst the District's most vulnerable settlements in terms of ageing population and socio-economic exclusion – addressing this should be a consideration when it comes to planning any future growth or development (this has already been touched upon in **Chapter 2**).

3.39 **Frampton on Severn** underperforms in comparison to other Tier 2 settlements: considerable growth and development might be required in order to sustain its current Local Plan status as a "local service centre", and this may be unrealistic given its environmental constraints and poor accessibility. Targeting future growth to the Severn peninsular (including the villages of **Frampton on Severn**, **Saul**, **Longney** and **Arlingham**) would generally offer little opportunity to bring about significant improvements to transport and accessibility, given their remoteness from major transport corridors.

3.40 The villages of the Chalford 'plateau' (**Manor Village, Eastcombe, Chalford, Bussage**) perform relatively well in terms of access to services and facilities. However, the topography and constrained road infrastructure may place significant limitations on sustainable future growth.

3.41 Remote, small, lower tier, highly car-reliant settlements with poor or very poor accessibility – including **Miserden**, **Sheepscombe**, **Cranham**, **Oakridge Lynch**, **Bisley** and **Haresfield** – seem less suited to growth and development, other than to address very specific identified local needs within the community. Places like **Randwick**, **Slimbridge** and **Brookthorpe**, despite their relative proximity to either large settlements or major transport corridors, appear to offer little scope for sustainable growth or for development that could transform their poor accessibility.

Building a "case for growth" at each settlement...

3.42 The preceding paragraphs draw out some of the possible ways that particular settlements *might* contribute towards implementing the recommendations set out in this chapter. Ultimately, through the **Local Plan review**, the process of refining a development strategy will require a range of (sometimes conflicting) impacts and opportunities to be considered and balanced, in order to establish whether there is or is not a 'case for growth' at each individual settlement. **Part 2** of this document (Chapters 6 and 7) explores this a little further, bringing these recommendations together with others concerning settlements' vitality and changing demography, their capacity for growth and their employment role.

4. Employment role and economic activity

Examining a population's economic characteristics can give us further insight into how a settlement functions. How many people are working? What kinds of jobs are they doing? Are they travelling far, or able to work very locally? The number of economically active people in a settlement, compared against the number of jobs based there, is another indicator of a settlement's sustainability: a good ratio of jobs to homes increases the potential for residents to live and work within the settlement.

4.1 The District's settlements display great diversity in terms of their employment roles and the characteristics of their working populations. Not all settlements have a significant role to play in terms of providing jobs. Some settlements function principally as 'dormitories' for workers; some have a particularly high proportion of retired residents and/or very low levels of economic activity amongst residents. Only a few settlements draw large numbers of workers into them. So which are the District's major employment providers? Which settlements are net importers of workers and which are net exporters?

Updating the 2014 Study

4.2 Chapter 3 of the **2014 Study** looked at each settlement's employment role and the level of economic activity within each settlement's population (Tiers 1-3 only). As well as considering whether particular settlements are net importers or exporters of workers, and which settlements have the strongest roles as employment bases (i.e. which settlements provide the greatest numbers of jobs), the 2014 Study also looked at the types of jobs available at each settlement and at residents' typical commuting patterns.

4.3 Most of the data behind this analysis came from the 2011 **Census**, with official labour market statistics from the **Office of National Statistics/NOMIS**. There is limited opportunity to update this part of the Study at present.

4.4 Census-derived data about the population (including levels of economic activity; where residents work and what sort of jobs they do; and the number of people whose jobs are based in the District but don't necessarily live here) is available at the relatively small geographic levels of census Lower Super Output Areas (LSOA) and Middle Super Output Areas (MSOA). This means that the data can be attributed to individual settlements – at least accurately enough to provide estimates that can highlight broad tends and differing characteristics (see APPENDIX 1 and APPENDIX 2). Census-based data cannot be updated until the next national census is carried out.

4.5 Although the ONS / NOMIS publish annual updates to the **official labour market statistics**[1], these are District-wide or regional: the data is not readily available at LSOA or MSOA level and cannot be directly compared with the 2011 census data. Whilst this data could (outside the scope of this study) provide useful information about the employment role of the District as a whole, it is not helpful for the analysis and comparison of individual settlements within the District.

4.6 The following pages summarise the headline findings of the **2014 Study**. Reference can still be made to that document for more detailed results, including the following tables:

Table 6: Settlements' economically active populations
Table 7: Settlements' employment role (local workers, local jobs and 'employment density')
Table 8: Most common employment sectors amongst working residents of each settlement
Table 9: Most common occupations amongst working residents of each settlement
Table 10: Businesses based in each settlement, by employment sector
Table 11: Jobs / workforce based in each settlement, by employment sector
Table 12: Travel to work patterns for residents
Table 13: Workplace destinations for residents
Table 14: Distance travelled out to work by local residents / Distance travelled into their workplace by the local workforce

4.7 This **Update** does include a new evaluation of each settlement's overall "employment role", including for Tier 4 and 5 settlements which were not part of the 2014 assessment.

4.8 **Table 7** (over the page) ranks each of the District's settlements according to the strength of their employment role and function. This is *a subjective assessment*, based on weighing the number of jobs each settlement offers against the size of its working population, the health of its local Jobs : Workers ratio (its "employment density"), and local knowledge about key employment locations. A smaller settlement which "imports" a modest number of workers (e.g. Whitminster) may be judged to have a stronger employment role than a larger one that offers similar numbers of jobs, but has a larger out-commuting population (e.g. Manor Village).

Key to Table 7:

	Settlements with the **strongest** employment role / the District's **biggest** employment 'hubs'
	Settlements with a **very strong** employment role / an **important** employment 'hub', providing 2000+ jobs
	Settlements with a **strong** employment role /contributing to **significant** numbers of jobs locally
	Settlements with a **basic** / **limited** employment role
	Settlements with **no significant employment role**

[1] Including ONS Business Population Estimates (up to 2018) and data derived from the Inter-Departmental Business Register (IDBR), which is a comprehensive list of UK businesses used by government for statistical purposes.

Table 7: Summary of employment role and function (2018 update)

Settlements in Stroud District	Summary of employment role and function
Stroud	The District's most significant employment base, providing 11,000+ jobs
Stonehouse	A very important employment role: home to 7,000+ jobs and a big net importer of workers
Dursley	An important employment role: 2,000+ jobs and one of our main employment hubs
Nailsworth	An important employment role: 2,000+ jobs and one of our main employment hubs
Cam	A significant employment hub (-2,000 jobs), but also one of our biggest 'dormitories' (a big net exporter)
Wotton Under Edge	A significant provider of 1,000+ jobs
Hardwicke	The surrounding locality is a significant focus for 1,000+ jobs, but the settlement is also a big 'dormitory'
Brimscombe	A significant provider (1,000+ jobs), part of the valley bottom employment hub, and a net importer
Kingswood	A significant provider (1,000+ jobs) and a significant importer of workers. Jobs : Workers ratio of 1.6 : 1
North Woodchester	Woodchester contributes to the valley-bottom employment hub and the area is a net importer of workers
South Woodchester	Woodchester contributes to the valley-bottom employment hub and the area is a net importer of workers
Thrupp	A significant provider, part of the valley bottom employment hub
Chalford	Contributes to the valley-bottom employment hub, but the settlement's main role is as a 'dormitory'
Painswick	Has a small employment role, but this is not the village's principal role
Berkeley	Has a small employment role, and benefits from proximity to growing employment 'hub' at Berkeley Green
Eastington (Alkerton)	The wider Eastington area has an employment role and there is a balanced ratio of local Jobs : Workers
Frampton on Severn	Has a small employment role and there is a balanced ratio of local Jobs : Workers
Newtown & Sharpness	Has a small employment role, but is a net exporter of workers
Whitminster	A small but important employment role for the local area; a net importer of workers
Minchinhampton	Although the wider parish has a healthy employment role, most jobs are remote from the settlement itself
Manor Village	No significant employment role. A major 'dormitory' for a large working population
Leonard Stanley	No significant employment role. The village's principal role is as a 'dormitory'.
Kings Stanley	No significant employment role. The village's principal role is as a 'dormitory'.
Whiteshill & Ruscombe	No significant employment role. The village's principal role is as a 'dormitory'.
Upton St Leonards	No significant employment role, but a healthy ratio of local Jobs : Workers. Principal role is as a 'dormitory'.
Uley	No significant employment role. The village's principal role is as a 'dormitory'.
Slimbridge	No significant employment role, but a healthy ratio of local Jobs : Workers. Principal role is as a 'dormitory'.
Bisley	No significant employment role. The village's principal role is as a 'dormitory'.
Coaley	No significant employment role. The village's principal role is as a 'dormitory'.
North Nibley	No significant employment role. The village's principal role is as a 'dormitory'.
Oakridge Lynch	No significant employment role. The village's principal role is as a 'dormitory'.
Amberley	No significant employment role. The village's principal role is as a 'dormitory'.
Horsley	No significant employment role. The village's principal role is as a 'dormitory'.
Miserden	No significant employment role. The village's principal role is as a 'dormitory'.
("Old") Bussage	No significant employment role. The village's principal role is as a 'dormitory'.
Eastcombe	No significant employment role. The village's principal role is as a 'dormitory'.
Newport	No significant employment role. The village's principal role is as a 'dormitory'.
Selsley	No significant employment role. The village's principal role is as a 'dormitory'.
Arlingham	No significant employment role. The village's principal role is as a 'dormitory'.
Box	No significant employment role. The village's principal role is as a 'dormitory'.
Brookthorpe	No significant employment role. The village's principal role is as a 'dormitory'.
Cambridge	No significant employment role. The village's principal role is as a 'dormitory'.
Cranham	No significant employment role. The village's principal role is as a 'dormitory'.
France Lynch	No significant employment role. The village's principal role is as a 'dormitory'.
Haresfield	No significant employment role. The village's principal role is as a 'dormitory'.
Hillesley	No significant employment role. The village's principal role is as a 'dormitory'.
Longney	No significant employment role. The village's principal role is as a 'dormitory'.
Middleyard	No significant employment role. The village's principal role is as a 'dormitory'.
Nympsfield	No significant employment role. The village's principal role is as a 'dormitory'.
Randwick	No significant employment role. The village's principal role is as a 'dormitory'.
Saul	No significant employment role. The village's principal role is as a 'dormitory'.
Sheepscombe	No significant employment role. The village's principal role is as a 'dormitory'.
Stinchcombe	No significant employment role. The village's principal role is as a 'dormitory'.
Stone	No significant employment role. The village's principal role is as a 'dormitory'.

Economic activity

4.9 The ‘economic activity rate’ is the percentage of a population, both employed and unemployed, that is normally available to work – i.e. the total potential workforce. This usually involves counting only those people conventionally considered to be ‘working age adults’ (people aged between 16 and 74). The ‘economic activity rate’ of a population is therefore different from the ‘employment rate’, because it counts the potential supply of workers, rather than the number of people in current employment.

4.10 The **2014 Study** only looked at Tier 1-3 settlements. It found that, amongst these, there is a very broad trend towards low rates of economic activity within the smallest settlements. The eight smallest Tier 1-3 settlements (see Table 1) all had *low economic activity* rates in 2011, well below the District average of 74%:

- Slimbridge (68%)
- Amberley (68%)
- North Woodchester (68%)
- Bisley (69%)
- Oakridge Lynch (69%)
- Coaley (70%)
- Horsley (70%)
- North Nibley (71%)

4.11 Apart from **Horsley**, these small communities all had relatively elderly populations in 2011, with a relatively small proportion of working age adults when compared to the District average. They showed an exceptionally high proportion of retirees amongst their economically inactive populations. It is also interesting that, amongst the economically active, these communities all showed very high levels of self-employment and very low levels of full-time employment (census 2011. See Table 6, **2014 Study**).

4.12 **Whitminster** is an exception. Despite its relatively small population, it had an above-average rate of economic activity (76%), above-average rate of employment, and a below-average proportion of retired people amongst its economically inactive population in 2011.

4.13 The settlements with the *highest* rates of economic activity in 2011 were:

- Hardwicke (81%)
- Manor Village (78%)
- Frampton on Severn (78%)

4.14 The correlation between settlement (population) size and economic activity is much less clear-cut at the other end of the scale. A big settlement does not necessarily guarantee a high rate of economic activity amongst its residents, although very low rates are less common than in the smaller settlements. Of the ten largest settlements, only half had above-average levels of economic activity:

- Stroud (75%)
- Stonehouse (74%)
- Wotton Under Edge (74%)
- Hardwicke (81%)
- Manor Village (78%)

4.15 **Dursley’s** economic activity rate matched the District average in 2011 (73%). Of the District’s four main towns, **Cam** was the only one with a below-average economic activity rate (71%) –

which seems to have been due to a relatively high proportion of retirees amongst the local population. (census 2011. See Table 6, **2014 Study**).

4.16 Amongst the District's largest settlements, **Minchinhampton** and **Painswick** stand out from the prevailing trends. Like the smallest settlements, these two communities have very low economic activity rates (65% and 63% respectively), below-average rates of both part-time and full-time employment, above-average levels of self-employment and a very high proportion of retirees. These two settlements had the lowest proportion of working-age adults of all the settlements in the **2014 Study**; combined with the highest proportion of people aged 65+.

Employment role and function

4.17 As well as collecting information about residents, the 2011 **Census** also counted the number of people whose workplace is based within the District – i.e. people who work here, but who may or may not live here – and gathered data about the types of jobs they do here. When compared to data gathered about the resident working population, this gives a good indication of how 'sustainable' the District is in employment terms: how well- or poorly-matched is the local population to the number and types of jobs on offer within our communities or nearby?

Employment density (ratio of jobs to workers)

4.18 The **2014 Study** looked at the net in-flow and net-outflow of workers across the District as a whole, and found that overall Stroud District is a net exporter of workers (in 2011 we had 7,000+ more working residents than jobs).

4.19 The **Study** was also able to break down the data to smaller geographic areas, giving an idea about the ratio of jobs:workers in individual settlements. "Employment density" (the ratio of jobs:workers) judges the opportunity to live and work in close proximity. In this sense, the settlements with the highest jobs:workers ratio are more balanced and more sustainable.

4.20 Obviously, the picture is more complex than a simple mathematical surplus / deficit: in all cases, there will be a considerable in-flow and out-flow of workers, as people travel to jobs that match their skills and professions, wherever they may be available. Not everyone would choose to live and work within a very local area. But settlements where there is at least 1 job for every economically active resident will offer the best opportunity to be able to do so. The lower the "employment density" score, the less opportunity there will be for the resident population to find work on their doorstep. This means that low-scoring settlements are inevitably going to limit residents' options and reduce their choice about commuting to work.

4.21 In 2011, the following settlements had around twice as many residents available to work than jobs available. Hence their principal role is as a 'dormitory', where *most* people have no choice but to commute to work elsewhere:

- Manor Village
- Whiteshill & Ruscombe
- Kings Stanley
- Leonard Stanley
- Cam
- Coaley
- Hardwicke
- Wotton Under Edge
- Uley
- Chalford

4.22 Whereas this sort of pattern is unsurprising in smaller settlements (where one might naturally expect to travel out for work and to access many services and facilities), it is notable that this list includes some of the District's largest settlements (in terms of population size). **Cam** had less than half a job available for every economically active resident, for example. Despite the fact that there were nearly 2,000 jobs available at the settlement, it also acts as a major dormitory for the District's working population (more than 4,000 people).

4.23 In fact, amongst the District's largest settlements, **Stonehouse** is the only net *importer* of workers, drawing thousands of workers in from elsewhere: there are over 3,000 more jobs in the settlement than there are working residents (and 1.75 jobs available for every economically active resident).

4.24 **Kingswood**, **Whitminster**, **North Woodchester**, **Brimscombe**, **Eastington** and **Frampton on Severn** were also found to have a strong ratio of jobs to workers, although none of these places comes remotely close to Stonehouse in numbers terms. Where **Stonehouse** is home to more than 7,000 jobs, **Brimscombe** and **Kingswood** provide upwards of 1,000; the other settlements in this group are more modest providers.

4.25 The District's biggest employment 'hubs' are at:

- Stroud (11,700+ jobs)
- Stonehouse (7,200+)
- Dursley (2,400+)
- Nailsworth (2,300+)
- Cam (1,900+)

4.26 Whilst **Stroud** and **Stonehouse** have by far the greatest concentration of jobs in the District, the towns function very differently: in contrast to Stonehouse, Stroud 'exports' several thousand workers: there are more economically active, working people living in Stroud than there are jobs.

4.27 East of **Stroud**, an important employment 'hub' extends out along the industrial valley bottom to **Chalford**, with **Brimscombe** and the lower tier settlement of **Thrupp** (which was not part of the 2014 Study) contributing to this high concentration of jobs. Similarly, there is a significant employment focus in the valley bottom that stretches south of Stroud to **Nailsworth**, including **North Woodchester** and **South Woodchester** (another lower tier settlement).

4.28 It should be noted that, whilst the parish of **Minchinhampton** as a whole provides significant numbers of jobs, the vast majority of these are located well outside of the settlement itself (including within the valley-bottom hubs described above). The minimal employment role of Minchinhampton village (and indeed the defined settlements of Amberley and Box, which also lie in the parish) should not be confused with that of the wider parish (see note in **Chapter 5**, paragraph 5.11).

Occupations, employment sectors and travel to work patterns

4.29 As well as *numbers* of jobs, the **2014 Study** looked at how well the characteristics of our resident workforce match the *types* of jobs on offer locally. Using travel-to-work data, it is possible to get an idea about which types of jobs require people to travel furthest/out of the District to work, and which provide the opportunity to live and work very locally.

4.30 For more detail about individual settlements' characteristics in terms of professions, occupations and employment sectors, please refer to the **2014 Study**.

4.31 What really stands out is the difference between six of the largest settlements and all the other settlements when it comes to local working:

- Stroud
- Stonehouse
- Wotton Under Edge
- Cam
- Dursley
- Nailsworth

These settlements all showed a much higher than average proportion of residents working within 2km (1.2 miles) of home, according to 2011 census data. This is unsurprising given that these settlements are amongst the District's biggest employment hubs.

4.32 Smaller settlements located conveniently close to the District's major employment hubs also showed a much higher than average proportion of their working residents commuting relatively short distances to their place of work (between 2-5km / 1.2-3 miles):

- Kings Stanley (close to Stonehouse and Stroud)
- Leonard Stanley (close to Stonehouse and Stroud)
- Whiteshill & Ruscombe (close to Stroud)
- North Woodchester (Stroud-Nailsworth A46 corrridor)
- Amberley (Stroud-Nailsworth A46 corrridor)
- Upton St Leonards (close to Gloucester, Brockworth etc)
- Stroud (close to Brimscome & Thrupp / A419 corridor, Stonehouse)
- Brimscombe (close to Stroud / A419 corridor
- Manor Village (close to Brimscome & Thrupp / Chalford / A419 corridor)

4.33 It seems that the best performing settlements, in terms of their ability to service the employment needs of the local community are:

- Stroud
- Stonehouse
- Nailsworth
- Dursley
- Cam
- Wotton Under Edge / Kingswood
- Brimscombe (and Thrupp)

These settlements typically have a good proportion of workers who live locally and the type and range of jobs on offer matches the characteristics of the resident workforce quite well. However, few of these settlements fully meet the needs of their resident workforce. **Stonehouse**, **Kingswood** and **Brimscombe** are net importers of workers, but the other settlements all see a substantial out-flow of residents who work elsewhere.

4.34 At the other extreme, a high proportion of people living in and around the following settlements commute out of the District to work, illustrating how residents of settlements lying closer to the District's borders do tend to travel north, south or east:

- Bisley
- Oakridge Lynch
- Painswick

Only 42% of working residents have jobs based within the District. A much higher proportion than average commute to Cheltenham, Gloucester and out of the County to the South East (including London).

- Berkeley
- Newtown & Sharpness
- Wotton Under Edge
- Kingswood
- North Nibley

In 2011, the proportion of residents whose workplaces were based within the District was below average. These areas had more than three times the average proportion of commuters travelling south to Bristol, South Gloucestershire, Bath and North Somerset.

- Hardwicke
- Upton St Leonards
- Hunts Grove

This area had by far the lowest proportion of residents who work within Stroud District: just 23% compared to the District average of 54%. These settlements function as dormitories for Gloucester's workforce: Gloucester is a net importer of workers on a huge scale and there are major employment areas at Quedgeley, Waterwells and Brockworth.

4.35 District wide, a relatively small proportion of residents travel long distances to work (only 2% of our working residents travel between 40km-60km / 25-40 miles to work; and 3% travel more than 60km). Above-average long distance commuting was seen amongst workers living in the following settlements, however:

- Painswick
- Minchinhampton
- North Woodchester
- Amberley
- Bisley
- Chalford
- Oakridge Lynch
- Kingswood
- Upton St Leonards

4.36 Whilst it is broadly the case that most of the District's smaller settlements offer little for their working residents, who have no choice but to commute out to work, a particular settlement's scale and location is only half the story. There is a significant socio-economic part to the picture too. Places like **Painswick**, **Minchinhampton**, **Woodchester**, **Amberley**, **Bisley**, **Chalford** and **Oakridge Lynch** have a high proportion of affluent residents, high-earning and high-income households, people with professional and managerial occupations, self-employed and home-based workers and a very high level of long-distance commuting. Most of these places also show particularly low levels of economic activity, mainly due to the high proportion of (predominantly affluent) retirees. The degree of mid- and long-distance travelling to work undertaken by residents of these settlements is only partly due to geography, and substantially due to lifestyle choice. The lack of suitable jobs available locally and within the District is a factor, but these settlements will always be attractive to high-earning professionals and affluent retirees: there will always be a pool of people who will choose to move into or stay within these settlements, regardless of the type and quantity of employment on offer locally.

Employment role and economic activity: conclusions, sensitivity to future change and case for growth

4.37 A key issue for the District is the projected proportional reduction in our working-age population throughout the course of the Local Plan period, plus a very significant boom in the proportion of our population who are aged over 65.

4.38 On the consumer side, as we have already seen, this demographic change may impact upon the vitality and viability of some services and facilities within some settlements. On the delivery side, it may mean fewer local people available to fill local jobs and sustain local businesses; fewer local people working to deliver crucial services, facilities and trades within particular communities. There may be increasing polarisation between those settlements with large working-age populations and high levels of economic activity, and those with fast-ageing populations, low levels of economic activity and a high proportion of retirees.

4.39 Predicting the knock-on effects of demographic change in terms of economic activity is not straight forward. Of course, it is likely that we will see some degree of decline in overall levels of economic activity, particularly in those settlements characterised by an older population. But we should not assume that the proportion of over-65s who 'retire' (i.e. become economically inactive) will remain constant in the future: it may well be that more people will either choose to or need to continue working later in life.

4.40 The **Local Plan** clearly has a role to play in mitigating and managing the potential impacts of these trends on particular communities, ensuring that the type and quantity of any new development or infrastructure really meets the (changing) needs of the local population and that it reflects and supports the functionality of those settlements with a valuable employment role. Planning policies and land allocations can, for example, either enable or inhibit local businesses' ability to grow and still remain local, rather than having to relocate to find suitable premises in another community or outside Stroud District.

4.41 But more than this, the **Local Plan** could be a mechanism to intervene and adjust trends: planning policies and strategic allocations may be able to 'engineer' in-migration, to draw in a greater proportion of working age people to the District as a whole and, potentially, to specific settlements.

4.42 Future development allocations are critical when it comes to supporting settlements' existing employment roles, sustaining or boosting their economic vitality if possible, and shaping the way they will function in the future.

4.43 There are two key aspects for the future **Local Plan** to consider:

- Targeting strategic employment growth to the right places, to sustain and grow employment functionality, while maximising opportunities for our population to live and work locally;
- Maximising the efficiency and accessibility of the District's 'dormitory' settlements, to support our main employment hubs.

4.44 The **current Local Plan** emphasises the importance of delivering jobs and homes together, and this is reflected in the Plan's strategic site allocations. Continuing to co-locate jobs and homes may be an effective means of maximising the efficiency of many of our settlements' employment and/or dormitory roles, providing opportunities for people to work close to home.

What could this mean for some of our settlements?

4.45 Dependent on the level of future development, it is clear that a reduction in economically active population is likely to occur in some settlements. A decision will need to be taken on which settlements should have their employment role and/or dormitory role supported through the provision of additional accommodation for new economically active people. And which settlements should be boosted or sustained by protecting existing employment land, encouraging investment in premises and infrastructure and identifying new employment land, to attract new employers to the area and allow local businesses to start up, grow and remain local.

4.46 Healthy trends of local working are seen in some of the District's largest towns, which are amongst our most significant employment 'hubs': **Stroud**, **Stonehouse**, **Wotton-under-Edge**, **Cam**, **Dursley** and **Nailsworth** – this level of functionality could be bolstered by future housing and employment growth, alongside enhancements to transport infrastructure.

4.47 Particularly efficient 'dormitory' settlements (where a significant proportion of working residents are able to get to work within 5km of home) include **Kings Stanley**, **Leonard Stanley**, **North** and **South Woodchester**, **Whiteshill & Ruscombe**, **Brimscombe** and **Thrupp**, **Amberley** and **Stroud**. These places all benefit from their proximity to one or more major employment hubs (notably Stroud, Stonehouse and the valley bottom corridors of the A419 and A46). Accessibility might be further enhanced by transport infrastructure improvements.

4.48 Employment growth targeted towards the south of the District and the Berkeley Vale might help to moderate the relatively high levels of southward out-commuting seen amongst the populations of **Berkeley**, **Newtown & Sharpness**, **Wotton-Under-Edge**, **Kingswood** and **North Nibley**. However, the proximity of M5 J14 and particularly Bristol will always be a factor in drawing residents out of the District to work (and to access services and facilities).

4.49 Places like **Hardwicke** and **Upton St Leonards** function as dormitories for Gloucester, with high levels of out-commuting (i.e. principally servicing the Gloucester housing market rather than meeting Stroud District's needs). Focussing significant amounts of new housing on the Gloucester fringe is likely to feed this trend. Whereas future growth that is positively weighted towards employment (rather than housing) might help to reduce this outflow marginally. The proximity of Gloucester, which is a strategically important employment hub for the whole region, is a factor that will always have influence over the local housing market in this part of the District.

Building a "case for growth" at each settlement...

4.50 The preceding paragraphs draw out some of the possible ways that particular settlements *might* contribute towards implementing the recommendations set out in this chapter. Ultimately, through the **Local Plan review**, the process of refining a development strategy will require a range of (sometimes conflicting) impacts and opportunities to be considered and balanced, in order to establish whether there is or is not a 'case for growth' at each individual settlement. **Part 2** of this document (Chapters 6 and 7) explores this a little further, bringing these recommendations together with others already discussed, concerning settlements' vitality and changing demography, their capacity for growth, their accessibility and their role in providing services and facilities.

5. Matrix: a comparison of settlements' roles and functions

5.1 **Table 8** (over the page) provides an at-a-glance comparison of all the settlements in Stroud District. It picks out key pieces of data from the 2014 **Study**[1] and this 2018 **Update**, which help to highlight each settlement's key characteristics and act as indicators of each settlement's role(s) and function(s).

5.2 Some shifts in how the settlements rank (as compared to the 2014 **Study**) 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 come about because we have introduced some additional criteria into the analysis, meaning that the comparison between settlements is slightly more sophisticated and nuanced than the 2014 **Study**. And, of course, extending the scope of this comparison to include Tier 4 and 5 settlements has had some effect on how the settlements rank and whether they are described as "good", "very good" or "poor", since the ranking is relative to all the other settlements in the study, rather than just those in the top 3 tiers.

Settlement size (a) (b) (c)

5.3 As discussed in previous sections, the distribution of population does have a bearing on the function and role of a settlement. Broadly, the largest settlements do tend to have the more complex functions and most diverse roles. But certain population levels do not guarantee a relative degree of functionality. The way that a particular settlement functions can be affected by spatial issues, such as the proximity to neighbouring settlements or access to transport. Settlements do not exist in isolation.

5.4 **Chapter 2** of this document looks at the relative size of Stroud District's settlements (both in terms of population and numbers of dwellings), how much housing growth each settlement has experienced in the recent past (both in absolute terms and in proportion to its size), and trends in household size and demography.

(a) Settlement size / size of population. **See Table 1** on page 12. Census 2011. Population totals for each settlement have been estimated by aggregating the figures for census Lower Super Output Areas (LSOAs). **They must therefore be viewed as an indicative baseline, rather than factually exact.**

(b) Number of dwellings 2018. **See Table 1** on page 12. This total has been calculated using data from the annual Stroud District Housing Land Availability Study (HLA) 2012, 2013, 2014, 2015, 2016, 2017 and 2018, added to Census 2011 figures. Housing completion figures are recorded by parish, not by settlement, so annual completion figures between 1st April 2011 and 31st March 2018 have been apportioned between the settlements according to site address. (It should be noted that the totals for each settlement may include developments that occurred *outside* the defined settlement development limit, but which would still generally be perceived as being "at" or "on the edge of" a particular settlement). Whilst the HLA figures can be relied on as being reasonably accurate, the Census-based baseline is an estimate; **hence the 2018 total dwellings column should be regarded as indicative, rather than factually exact**.

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[1] Much of the data contained in the 2014 Settlement Role and Function Study was derived from the 2011 Census and it has not been possible to update some of this (reference can still be made to the 2014 Study).

Table 8: Matrix: a comparison of settlements' roles and functions

	Settlement size / size of population [(a)]	Number of dwellings 2018 [(b)]	Proportionate housing growth 2011-18 [(c)]	Access to key services & facilities: Overall rating [(d)]	Access to key services & facilities: Driving score [(e)]	Access to key services & facilities: Bus / walk score [(f)]	Services & facilities [(g)]: Strategic	Services & facilities [(g)]: Local	Retail provision [(h)]: Strategic	Retail provision [(h)]: Local	Employment Role [(i)]	Local workers [(j)]	Local jobs [(k)]	Net importer or exporter of workers? [(l)]	Ratio of jobs : workers [(m)]	Current classification in the 2015 Local Plan Settlement Hierarchy	Possible re-classification through Local Plan Review?
Stroud	LARGEST	11,944	5%	V.GOOD	0	1	V.STRONG	V.STRONG	STRONG	STRONG	yes	13,900	11,720	-2,180	0.84 : 1	Tier 1	Tier 1
Cam	V.LARGE	4,021	10%	BEST	0	0	BASIC	V.STRONG	BASIC	STRONG	yes	4,180	1,980	-2,200	0.47 : 1	Tier 1	Tier 1
Stonehouse	V.LARGE	3,443	5%	GOOD	0	3	STRONG	V.STRONG	STRONG	BASIC	yes	4,150	7,280	+3,130	1.75 : 1	Tier 1	Tier 1
Dursley	V.LARGE	3,131	3%	BEST	0	0	V.STRONG	V.STRONG	STRONG	BASIC	yes	3,510	2,420	-1,090	0.69 : 1	Tier 1	Tier 1
Nailsworth	V.LARGE	2,674	3%	GOOD	0	4	BASIC	V.STRONG	STRONG	BASIC	yes	3,060	2,380	-680	0.78 : 1	Tier 2	Tier 2
Wotton Under Edge	V.LARGE	2,300	6%	V.GOOD	0	2	V.STRONG	V.STRONG	STRONG	BASIC	yes	2,590	1,370	-1,220	0.53 : 1	Tier 2	Tier 2
Hardwicke	LARGE	1,965	14%	FAIR	0	5	none	STRONG	none	BASIC	yes	2,400	1,230	-1,170	0.51 : 1	Tier 3	Tier 3a
Minchinhampton	LARGE	1,437	5%	FAIR	0	5	BASIC	V.STRONG	none	STRONG	no	1,530	~~1,350~~	~~-180~~	~~0.88 : 1~~	Tier 2	Tier 2
Chalford	LARGE	1,214	1%	FAIR	0	5	none	STRONG	none	BASIC	yes	1,500	840	-660	0.56 : 1	Tier 3	Tier 3a
Manor Village (Bussage)	LARGE	1,259	0.5%	GOOD	0	4	BASIC	STRONG	none	BASIC	no	1,590	580	-1,010	0.36 : 1	Tier 3	Tier 3a
Painswick	LARGE	1,268	2%	GOOD	0	4	BASIC	V.STRONG	none	STRONG	yes	1,040	850	-190	0.82 : 1	Tier 3	Tier 2
Brimscombe	LARGE	1,049	1%	GOOD	0	3	none	STRONG	none	BASIC	yes	1,270	1,340	+ 50	1.06 : 1	Tier 3	Tier 3a
Berkeley	LARGE	961	4%	GOOD	0	3	STRONG	STRONG	none	STRONG	yes	1,120	810	-310	0.72 : 1	Tier 2	Tier 2
Eastington (Alkerton)	MEDIUM-LARGE	733	9%	FAIR	0	6	none	STRONG	none	BASIC	yes	860	910	+ 70	1.06 : 1	Tier 3	Tier 3a
Kings Stanley	MEDIUM-LARGE	784	14%	FAIR	0	6	none	STRONG	none	STRONG	no	810	340	-440	0.41 : 1	Tier 3	Tier 3a
Leonard Stanley	MEDIUM-LARGE	733	15%	FAIR	0	7	none	STRONG	none	none	no	750	310	-470	0.42 : 1	Tier 3	Tier 3a
Frampton on Severn	MEDIUM-LARGE	593	3%	V.POOR	0	15	none	STRONG	none	BASIC	yes	800	830	+ 30	1.04 : 1	Tier 2	Tier 3a
Newtown & Sharpness	MEDIUM-LARGE	705	12%	GOOD	0	3	none	STRONG	none	BASIC	yes	780	510	-270	0.65 : 1	Tier 3	Tier 3a
Kingswood	MEDIUM-LARGE	575	6%	V.GOOD	0	2	none	STRONG	none	BASIC	yes	730	1,190	+ 460	1.63 : 1	Tier 3	Tier 3a
Whiteshill & Ruscombe	MEDIUM-SIZED	501	1%	GOOD	0	4	none	STRONG	none	BASIC	no	630	240	-390	0.38 : 1	Tier 3	Tier 3b
Upton St Leonards	MEDIUM-SIZED	484	1%	FAIR	0	5	none	STRONG	none	BASIC	no	610	600	-10	0.98 : 1	Tier 3	Tier 3b
Uley	MEDIUM-SIZED	497	3%	FAIR	0	6	none	STRONG	none	BASIC	no	590	330	-260	0.56 : 1	Tier 3	Tier 3b
Whitminster	MEDIUM-SIZED	391	7%	POOR	0	8	none	BASIC	none	STRONG	yes	490	690	+ 200	1.41 : 1	Tier 3	Tier 3a
Slimbridge	MEDIUM-SIZED	335	3%	POOR	0	8	none	STRONG	none	BASIC	no	410	410	0	1 : 1	Tier 3	Tier 3b
Bisley	MEDIUM-SIZED	374	4%	POOR	0	9	none	STRONG	none	BASIC	no	380	310	-50	0.81 : 1	Tier 3	Tier 3b
North Woodchester	SMALL	300	4%	V.GOOD	0	1	none	STRONG	none	BASIC	yes	310	~~430~~	~~+120~~	~~1.39 : 1~~	Tier 3	Tier 3a
Coaley	SMALL	259	1%	FAIR	0	6	none	STRONG	none	BASIC	no	330	160	-170	0.48 : 1	Tier 3	Tier 3b
North Nibley	SMALL	235	0.4%	GOOD	0	4	none	STRONG	none	BASIC	no	280	210	-70	0.75 : 1	Tier 3	Tier 3b
Oakridge Lynch	SMALL	263	2%	POOR	0	11	none	STRONG	none	BASIC	no	270	220	-70	0.82 : 1	Tier 3	Tier 3b
Amberley	SMALL	241	1%	GOOD	0	4	none	BASIC	none	none	no	260	~~360~~	~~+100~~	~~1.38 : 1~~	Tier 3	Tier 3b
Horsley	SMALL/V.SMALL	182	3%	FAIR	0	5	none	STRONG	none	BASIC	no	210	130	-80	0.62 : 1	Tier 3	Tier 3b
Thrupp	SMALL/V.SMALL	-	-	V.GOOD	0	2	none	MINIMAL	none	none	yes	-	-	-	-	Tier 4	Tier 3a
Miserden	SMALL/V.SMALL	-	-	WORST	3	19	none	STRONG	none	BASIC	no	-	-	-	-	None	Tier 3b

	Settlement size / size of population (a)	Number of dwellings 2018 (b)	Proportionate housing growth 2011-18 (c)	Access to key services & facilities: Overall rating (d)	Access to key services & facilities: Driving score (e)	Access to key services & facilities: Bus / walk score (f)	Services & facilities (g): Strategic	Services & facilities (g): Local	Retail provision (h): Strategic	Retail provision (h): Local	Employment Role (i)	Local workers (j)	Local jobs (k)	Net importer or exporter of workers? (l)	Ratio of jobs : workers (m)	Current classification in the 2015 Local Plan Settlement Hierarchy	Possible re-classification through Local Plan Review?
("Old") Bussage	SMALL/V.SMALL	-	-	GOOD	0	4	none	BASIC	none	none	no	-	-	-	-	Tier 4	Tier 4
Eastcombe	SMALL/V.SMALL	-	-	GOOD	0	3	none	BASIC	none	BASIC	no	-	-	-	-	Tier 4	Tier 4
Newport	SMALL/V.SMALL	-	-	GOOD	0	3	none	MINIMAL	none	none	no	-	-	-	-	Tier 4	Tier 4
Selsley	SMALL/V.SMALL	-	-	GOOD	0	3	none	BASIC	none	none	no	-	-	-	-	Tier 4	Tier 4
South Woodchester	SMALL/V.SMALL	-	-	GOOD	0	4	none	MINIMAL	none	none	yes	-	-	-	-	Tier 4	Tier 4
Arlingham	SMALL/V.SMALL	-	-	WORST	5	19	none	BASIC	none	BASIC	no	-	-	-	-	Tier 5	Tier 5
Box	SMALL/V.SMALL	-	-	FAIR	0	5	none	MINIMAL	none	none	no	-	-	-	-	Tier 4	Tier 5
Brookthorpe	SMALL/V.SMALL	-	-	POOR	0	8	none	MINIMAL	none	none	no	-	-	-	-	Tier 4	Tier 5
Cambridge	SMALL/V.SMALL	-	-	GOOD	0	4	none	MINIMAL	none	none	no	-	-	-	-	Tier 4	Tier 5
Cranham	SMALL/V.SMALL	-	-	V.POOR	0	14	none	BASIC	none	none	no	-	-	-	-	Tier 5	Tier 5
France Lynch	SMALL/V.SMALL	-	-	FAIR	0	6	none	BASIC	none	none	no	-	-	-	-	Tier 4	Tier 5
Haresfield	SMALL/V.SMALL	-	-	V.POOR	0	14	none	BASIC	none	none	no	-	-	-	-	Tier 5	Tier 5
Hillesley	SMALL/V.SMALL	-	-	POOR	1	8	none	BASIC	none	none	no	-	-	-	-	Tier 5	Tier 5
Longney	SMALL/V.SMALL	-	-	WORST	2	21	none	MINIMAL	none	none	no	-	-	-	-	Tier 5	Tier 5
Middleyard	SMALL/V.SMALL	-	-	FAIR	0	6	none	MINIMAL	none	none	no	-	-	-	-	Tier 4	Tier 5
Nympsfield	SMALL/V.SMALL	-	-	GOOD	0	4	none	BASIC	none	none	no	-	-	-	-	Tier 4	Tier 5
Randwick	SMALL/V.SMALL	-	-	POOR	0	10	none	STRONG	none	none	no	-	-	-	-	Tier 4	Tier 5
Saul	SMALL/V.SMALL	-	-	V.POOR	0	19	none	BASIC	none	none	no	-	-	-	-	Tier 5	Tier 5
Sheepscombe	SMALL/V.SMALL	-	-	V.POOR	0	17	none	STRONG	none	none	no	-	-	-	-	Tier 5	Tier 5
Stinchcombe	SMALL/V.SMALL	-	-	FAIR	0	6	none	BASIC	none	none	no	-	-	-	-	Tier 4	Tier 5
Stone	SMALL/V.SMALL	-	-	FAIR	0	6	none	BASIC	none	none	no	-	-	-	-	Tier 4	Tier 5

Key to Table 8

Columns (d) (g) (h) (i)

Dark green	**Strongest** role / **Most significant** provider / **Best** performing
Light green	**Very strong** role / **Very good** performance
Pale olive	**Strong** role / **Important** role / **Good** performance
Yellow	**Basic** role / **Limited** role / **Fair** performance
Peach	**Minimal** role / **Poor** performance
Pink	**None** / **No** significant role / **Very poor** performance
Red	**Worst** performing

Column (k)

Red	Biggest employment hub (11,700+ jobs)
Pink	7,000+ jobs
Orange	2,000 - 3,000 jobs
Amber	1,000 - 1,999 jobs
Lime	500 – 999 jobs
Light blue	250 – 499 jobs
Blue	Fewer than 250 jobs

Column (l)

Red	Biggest net importer (3,000+ workers)
Orange	Significant net importer (200 – 500 workers)
Lime	Balanced
Light blue	Modest net exporter (70+ workers)
Blue	Significant net exporter (400 – 2,200 workers)

Yellow: *(See p.54 for explanation of data relating to Minchinhampton, North and South Woodchester, Amberley and Thrupp).*

(c) Proportionate housing growth 2011-2018. **See Table 1** on page 12. This figure represents the increase in the number of dwellings at each settlement as a percentage of its 2011 baseline size. As above, these percentages are calculated using a combination of Census and Stroud District HLA data. **These columns should therefore be regarded as indicative rather than exact**.

Access to key services and facilities (d) (e) (f)

5.5 **Chapter 3** looks at how easy it is to access certain key services and facilities from each settlement. This includes both the services and facilities that exist within the settlement, and those that must be travelled to. Typically, the largest settlements at the top of the settlement hierarchy enable the best access for their residents, because these are the settlements where many of the key services and facilities tend to be concentrated. Conversely, smaller and more remote settlements typically have worse accessibility. However, accessibility also relies upon good transport links between minor settlements and service 'hubs', not just geographic proximity.

5.6 The *Inform Gloucestershire* (Gloucestershire County Council) "**Accessibility Matrix**" is based upon average drive-time and walking/bus journey times to nine key services and facilities across the county: a post office, supermarket, library, primary school, secondary school, college / 6th form, GP surgery, pharmacy and A&E / minor injuries unit. In **Table 6** on page 33, the average travel times achievable from each settlement are shown as nine separate scores from 0 (best performing, with a sub-15 minute travel time) to 3 (where travel is more than 2 hours or would be impossible / unrealistic).

(d) Overall accessibility rating. **See Table 6** on page 33. This overall rating is based upon ranking the total accessibility scores for each settlement (e) + (f), from best to worst.

(e) Accessibility Matrix 2016. Drive times. **See Table 6** on page 33. This 'score' is based upon totalling each settlement's nine drive time scores (one score for each of the nine key services/facilities).

(f) Accessibility Matrix 2016. Walking and bus travel. **See Table 6** on page 33. This 'score' is based upon totalling each settlement's nine scores for access on foot / by bus (one score for each of the nine key services/facilities).

Services and facilities; Retail provision (g) (h)

5.7 These columns reflect an updated audit (2018) of the types of services and facilities that are offered by each settlement. Settlements that contain all the facilities that communities require on a regular basis have a stronger community role than settlements where people have to travel elsewhere to meet their needs.

5.8 **Table 4** and **Table 5** in **Chapter 3** identify the presence of specific "strategic" and "local" facilities within (or on the near periphery of) each of the District's settlements, giving an indication of which of the settlements are "strategic" service providers (catering for the whole District or a wide catchment), and which have a "local" role (serving just the surrounding community or neighbourhood).

(g) Services and community facilities. An overall rating for both "strategic" service provision and "local" service provision is based upon ranking the total audit scores for each settlement, from best to worst. Refer to **Table 5** on page 30. The audit records which services and facilities are or are not available at each settlement (scoring a "yes" for each service / facility that is available), rather than the *number* on offer. For example, a settlement would be awarded a "yes" for 'primary school', regardless of *how many* primary schools exist within the settlement.

(h) Retail provision. An overall rating for both "strategic" service provision (including town centres and supermarkets) and "local" service provision (including neighbourhood centres, convenience stores and village shops) is based upon ranking the total audit scores for each settlement, from best to worst. Refer to **Table 4** on page 27.

Employment role (i) (j) (k) (l) (m)

5.9 Chapter 3 of the 2014 **Study** looked at the employment role and level of economic activity within each settlement's population (Tiers 1-3 only). (Some of the headline findings are summarised in this **Update** in **Chapter 4**). As well as considering whether particular settlements are net importers or exporters of workers, and which settlements have the strongest roles as employment bases (i.e. which settlements provide the greatest numbers of jobs), the 2014 Study also looked at the types of jobs available at each settlement and residents' typical commuting patterns.

5.10 "Employment density" (the ratio of jobs:workers) (m) judges the opportunity to live and work in close proximity. Obviously, the picture is more complex than a simple mathematical surplus / deficit: in all cases, there will be a considerable in-flow and out-flow of workers, as people travel to jobs that match their skills and professions, wherever they may be available. Not everyone would choose to live and work within a very local area. But settlements with an "employment density" score over 1 (i.e. where there is at least 1 job for every economically active resident) will offer the best opportunity to be able to do so. The lower the score, the less opportunity there will be for the resident population to find work on their doorstep. This means that low-scoring settlements are inevitably going to limit residents' options and reduce their choice about commuting to work. In this sense, the settlements with the highest jobs:workers ratio are more balanced and more sustainable.

(i) (**See Table 7** on page 42). This indicates the strength of each settlement's employment role. It is a subjective assessment, based on weighing the number of jobs each settlement offers against the size of its working population, the health of its jobs:workers ratio, and local knowledge about key employment locations. A smaller settlement which "imports" a modest number of workers (e.g. Whitminster) may be judged to have a stronger employment role than a larger one that offers similar numbers of jobs, but has a larger out-commuting population (e.g. Manor Village).

(j) Census 2011: "Local workers" (**See Table 7** in the **2014 Study**): this is a count of all residents (aged 16-74) who were economically active at the time of the last census, rounded to nearest 10. Totals for each settlement have been estimated by aggregating the figures from census Lower Output Areas (LSOAs). **They must therefore be viewed as indicative, rather than factually exact**. Please refer to APPENDIX 2 of the 2014 Study for further details of the methodology used.

(k) Census 2011: "Local jobs" (**See Table 7** in the **2014 Study**): this is a count of all people (aged 16-74) who work in each place, rounded to nearest 10. As above (j), these are estimates, reached by aggregating data from census LSOAs, and **they should be viewed as indicative, rather than factually exact**.*

(l) Is the settlement a net importer or exporter of workers? (**See Table 7** in the **2014 Study**). The number of "Local workers" subtracted from the number of "Local Jobs" (k) – (j) = (l). Figures derived from Census 2011.*

(m) "Employment density", the ratio of jobs : workers (**See Table 7** in the **2014 Study**) is reached by dividing available local jobs by the available resident workers (k) / (j). Figures derived from Census 2011.*

5.11 * See APPENDIX 1 (page A8) for a note on the employment data for **Minchinhampton**, **Amberley**, **North** and **South Woodchester** and **Thrupp**. The census data for individual Lower Super Output Areas (LSOAs) has been apportioned between the various defined settlements within them, plus any surrounding rural hamlets and sparsely populated areas, according to the methodology set out in APPENDIX 1. This methodology produces quite logical results when looking at the size and characteristics of the resident population, but is less reliable when looking at employment data. One reason for this is that employment areas / workplaces are not necessarily concentrated inside settlements (unlike residential addresses). Because of the size and shape of the LSOAs that straddle the Rodborough/Minchinhampton 'plateau' and extend down into the A46 and A419 valley-bottoms, this produces particularly anomalous results for some settlements.

Settlement hierarchy

5.12 The last two columns show how the District's settlements are currently classified in the **Local Plan**'s settlement hierarchy (**Policy CP3**), and how they might be re-classified through the **Local Plan review**.

5.13 Facts and figures about demographics, available facilities, travel patterns and functional characteristics can only tell part of the story. As a planning tool, a hierarchy also needs to grapple with more intangible things like the distinctive "character" and "culture" of each settlement, as well as factoring in environmental constraints that may limit potential growth at any given settlement. The **Local Plan Review** is an opportunity to look again at how the hierarchy operates in practice, its relationship to other policies in the Plan, and how individual settlements have been categorised.

5.14 **Part 2** of this document looks at the potential for re-classification in more detail, and provides a summary of the characteristics, roles and functionality that certain settlements share and how they differ from settlements in other 'tiers'.

Part 2:
Planning for the future – Settlement summaries

6. Planning for the future

Building a case for settlements' future growth

6.1 The purpose of this **Settlement Role and Function Study** has been to help us understand how our towns and villages currently work and function, as we start to shape the future and set a strategy for determining the pattern, scale and nature of future development through the **Local Plan Review**. How our settlements currently function can give us clues about what we need to do in the future, to deliver positive outcomes for our communities.

6.2 This **Update** document has looked at three broad topic areas, each of which gives us some insight into the varied roles currently performed by the District's settlements, and how their functionality might be strengthened or may become more vulnerable in the future:

- Settlement size and growth, population and demography
- Access to (and provision of) retail and community services and facilities
- Employment role and economic activity

6.3 Preceding chapters have concluded with some recommendations about how our understanding of individual settlements' roles, functions, strengths and vulnerabilities might be translated into a future growth and development strategy that reflects the particular characteristics and needs of individual settlements. Or, to look at it another way: how addressing the strengths, needs, opportunities and constraints of each of our individual communities can come together into a growth strategy for the District as a whole.

6.4 The Local Plan steers the whereabouts and nature of future growth and development through an overall growth distribution strategy (e.g. a strategy to 'concentrate' development in a small number of growth areas; or to 'disperse' it around the District via a larger number of smaller sites; or something in between). The growth strategy can be effected through a combination of:

- strategic site allocations, to distribute some of all of the District's growth needs by 'pre-planning' its location and scale (and often other matters like infrastructure and site-specific requirements);
- a settlement hierarchy can be used to determine an appropriate level and type of growth at each settlement, which could be delivered through pre-planned site allocations (above) or through previously un-anticipated 'windfall' development;
- planning policies, which can control / steer the type of development, its location, design, scale and nature.

6.5 Ultimately, through the **Local Plan review**, the process of refining a development strategy will require a range of (sometimes conflicting) impacts and opportunities to be considered and balanced, in order to establish whether there is or is not a 'case for growth' at each individual settlement. The **Settlement Summaries** in **Chapter 7** begin to draw this together.

Summary of recommendations

6.6 **Part 2** of this document begins to build a 'case for growth' at individual settlements, using the analysis and the general recommendations from **Part 1** (and from the original **2014 Study**), which are summarised below:

Settlement size and population

6.7 In **Part 1**, **Chapter 2** looked at the relative size of each settlement, the demographic make-up of the resident population, and the extent to which each settlement has grown in recent years. This information can help to build up a picture of which settlements may be suited (or unsuited) to further growth in the future, and some of the pressures they may face.

6.8 The chapter concluded with some recommendations for how the distribution of future growth and development might be deployed in order to combat social or economic exclusion and help communities remain healthy and diverse, whilst protecting, sustaining or enhancing each settlement's valued characteristics and functionality:

- Prioritise growth at the District's larger and better-resourced settlements
- Target and tailor the type and quantity of any future development in settlements where the community's diversity and vitality may be under particular pressure from demographic or socio-economic trends, such as reducing household size, ageing population or housing unaffordability.
- Manage growth at each settlement, though 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;
- Support growth that is sustainable and proportionate to each settlement's relative constraints and opportunities;
- Establish appropriate limitation on the amount, scale and nature of any development at lower tier settlements.

6.9 Overall, a balance will need to be struck between the need for some targeted growth and the constraints presented by the sensitive environments that exist in and around many of our settlements.

Access to services and facilities

6.10 In **Part 1**, **Chapter 3** looked at the level and type of retail provision and community services and facilities offered by each settlement. It also looked at how easy it is for each community to access certain key services and facilities – some of which may be available within the settlement, and some of which may require a car or bus journey elsewhere. It identified settlements that have a 'strategic' role, meeting the service needs of the whole District and drawing consumers / users from a wide catchment; and those that simply service the immediate community or neighbourhood.

6.11 The focus of this chapter's concluding recommendations is how the distribution of future growth and development might be deployed to make the most of opportunities to sustain or boost communities' existing services and facilities and/or to enable people to access services and facilities elsewhere:

- Avoid sporadic development that offers little to sustain or boost existing communities.
- Focus growth towards those settlements that have better access to services, facilities and infrastructure.
- Support some growth in locations where there is the best chance to obtain coordinated improvements to community infrastructure, services and facilities as a direct result of development.
- Support some growth in locations where there is the best chance to bring about coordinated improvements to accessibility, connectivity and public transport as a direct result of development.
- Target and tailor future development in settlements where the vitality and viability of services and facilities may be under particular pressure from demographic or socio-economic trends.
- Establish appropriate limitation on the amount, scale and nature of any development at inaccessible lower tier settlements.

Employment and economic activity

6.12 In **Part 1**, **Chapter 4** looked at the role each settlement plays in Stroud District's employment functions – which settlements are big employment 'hubs', which places draw workers into them, and where do our working residents live?

6.13 A key aim for current and future Local Plans is to bring about sustainable economic growth, which maximises opportunities for our District's population to live and work locally. Growth and development may be able to support settlements' existing employment roles, sustain or boost their economic vitality if possible, and shape the way they will function in the future:

- Target strategic employment growth to the right places, to sustain and grow employment functionality and to maximise opportunities for our District's population to live and work locally.
- Maximise the efficiency and accessibility of the District's 'dormitory' settlements, to support our main employment hubs.

6.14 A decision will need to be taken on which settlements should have their employment role and/or dormitory role supported through the provision of additional accommodation for new economically active people. And which settlements should be boosted or sustained by protecting existing employment land, encouraging investment in premises and infrastructure and identifying new employment land, to attract new employers to the area and allow local businesses to start up, grow and remain local.

7. Settlement summaries

This chapter brings together the analysis and recommendations from this Update and from the original 2014 Settlement Role and Function Study, to create a brief 'profile' for each of Stroud District's defined settlements.

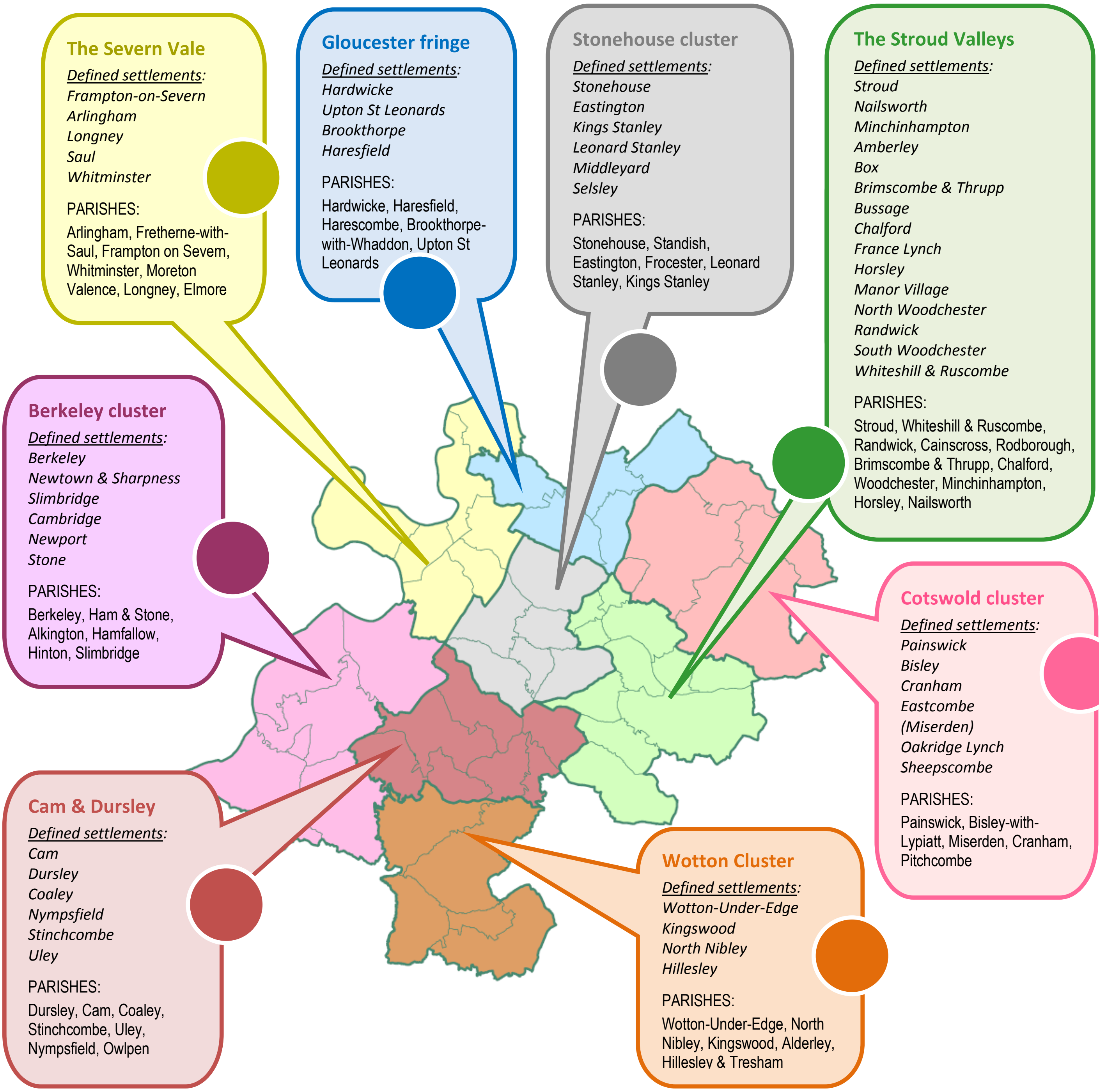
7.1 In order to understand their current and expected future roles and functions, and to help determine which places may or may not be able to support future growth, this part of the **Settlement Role and Function Study (Update)** summarises the information gathered about individual settlements' key characteristics and functionality and looks at how they compare to others in the District.

7.2 The following 52 settlements (plus Miserden) have been grouped into six categories ('tiers'), along with other similarly sized settlements, with similar roles and functions. This grouping has the potential to form the basis of a revised settlement hierarchy in the next Local Plan, and the six tiers were subject to public consultation through the **Local Plan review** (Winter 2018-19).

“Parish clusters”

7.3 The **current Local Plan** is built around a series of eight ‘mini visions’ for eight distinctive parts of the District, each of which has its own characteristics and priorities. These eight sub-areas (referred to as “parish clusters”) provide a useful framework for exploring the District’s issues, opportunities, needs and constraints at a more local level.

7.4 The eight “parish clusters” have been carried through to the ongoing **Local Plan Review**, and you will notice reference to them throughout many studies and consultation documents associated with the Review – including the **Settlement Summaries** over the following pages. Each “cluster” area has a name and associated colour coding, to help highlight places that may be of particular interest.



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.

	Settlement size	Accessibility	Services & facilities		Retail provision		Employment Role	Current classification	Possible re-classification
			Strategic	Local	Strategic	Local			
Stroud	LARGEST	V.GOOD	V.STRONG	V.STRONG	STRONG	STRONG	yes	Tier 1	Tier 1
Cam	V.LARGE	BEST	BASIC	V.STRONG	BASIC	STRONG	yes	Tier 1	Tier 1
Stonehouse	V.LARGE	GOOD	STRONG	V.STRONG	STRONG	BASIC	yes	Tier 1	Tier 1
Dursley	V.LARGE	BEST	V.STRONG	V.STRONG	STRONG	BASIC	yes	Tier 1	Tier 1

Stroud

The Stroud Valleys

Note: The **Stroud** settlement development limit encompasses extensive suburbs, as well as the town's core residential areas and the town centre. This includes areas lying within *Rodborough* parish and *Cainscross* parish, which may historically have been considered separate settlements, but which are today functionally and geographically integral to the town.

- With a resident population of 25,000+, Stroud is by far the **largest** settlement in the District (census 2011).
- Given its Tier 1 status and role as the District's principal town, Stroud has experienced relatively **low housing growth** between 2011 and 2018 (5% growth; a net increase of 619 new dwellings), compared to the District-wide rate of growth (6%). Stroud faces multiple environmental and topographic constraints to growth. As at April 2018, there were up to 577 additional dwellings 'in the pipeline' (net commitments, HLA 2018).
- The average house price across the Stroud civil parish is £245,034* and there is an estimated 'affordability gap' of over £60,000** between the median cost of local houses and the amount that local residents can afford to borrow. Amongst all four 'Tier 1' settlements, the affordability gap is relatively small, when compared to lower tier settlements. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- The major towns of Stroud, Stonehouse and Dursley each have a healthy proportion of working-age adults and a greater-than-average proportion of children and young people. In 2011 (census), Stroud's resident population comprised 24% aged 0-19, 59% aged 20-64, 17% aged 65+.

- Although Stroud has by far the largest economically active population (nearly 14,000 people), it has only slightly above-average levels of economic activity. It has a below-average proportion of self-employed people and a slightly above-average unemployment rate (only Stroud and Dursley had more than 3% unemployment in 2011). The proportion of retired people in Stroud is amongst the lowest in the District. (census 2011. 2014 Study).

Employment role:

- Stroud is the District's **largest employment 'hub'**: more than 11,700 jobs are based in the town. And combined with adjacent Brimscombe & Thrupp, this area clearly represents the District's **most important employment base**. A quarter of the District's business units are based within this area, and 27% of the District's jobs. (2014 Study).
- Stroud is also a **major 'dormitory' settlement**: whilst the town provides thousands more jobs than any other settlement in the District, it does actually 'export' workers. There are more economically active and working people living in Stroud than there are jobs. (census 2011. 2014 Study).
- Stroud has a good proportion of workers who live locally (a very high proportion of Stroud residents work within 2km/1.2 miles of home; and a large proportion of the town's workforce commute in from a very local catchment of 2-5km) and the type and range of jobs on offer matches the characteristics of the resident workforce quite well. (census 2011. 2014 Study).
- Stroud and Stonehouse have a close functional relationship, with a significant flow of residents/workers travelling between the two.
- Stroud is fairly close to the District average in terms of the proportion of people working in each employment sector. The biggest employment sector (29%) is public administration, education and health, which is representative of the District as a whole. The proportion of residents working in financial, real estate, professional and administrative activities is slightly below the District average, and roughly equal to the number employed in manufacturing. Like the three other major towns, Stroud has a below-average representation of professional occupations, managers, directors or senior officials amongst its resident working population (census 2011. 2014 Study).
- There is a significant concentration of public sector, education and healthcare jobs in Stroud – these are industries that are forecase to see a reducing workforce in coming years. Around 800 professional, scientific and technical jobs are based in and around the Stroud town, and around 2,400 jobs in retail, wholesale and motor trades. In numbers terms, Stroud has a high concentration of arts, entertainment and recreation jobs (nearly 600), although this is a relatively minor employment sector for the District as a whole (census 2011. 2014 Study).
- Stroud, Stonehouse and Cam are the only settlements in the District with active rail stations. None of these settlements shows unusually high levels of long-distance commuting by residents (e.g. to London), although the presence of a rail station may ease mid-distance commuting to Gloucester and Swindon (there is no direct link to Bristol, another of the District's major employment destinations). Of course, the station does not solely serve the population of the Stroud settlement: many people from other settlements will drive, cycle or take a bus (if there is one available) to the station and travel on from there.

Retail and community service roles:

- Stroud is one of just five settlements with a proper **strategic retail role**, drawing consumers from a wide catchment and providing the most diverse and extensive retail offer. Stroud is the District's principal town centre: its most important retail hub.
- Stroud also has a **strong local retail role**, with a **good** level of local retail services to support its satellite communities and suburbs.

- Stroud and Dursley stand out as the two settlements with the **most extensive** range of services and facilities on offer: these are the District's principal service towns. In addition to the **'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.
- With a further education college and a hospital (including minor injuries unit), Stroud provides some crucial strategic services that are unavailable elsewhere. But accessibility is very poor from some of the District's settlements.

A case for growth at Stroud?

Growth and community vitality:

- Growth should be prioritised towards the District's larger and better-resourced settlements. As the District's principal town, **Stroud** should be a priority location. However, the town faces significant environmental, physical and topographic constraints, which make significant expansion difficult.
- **Stroud's** relatively balanced population and healthy ratio of working-age residents is positive in terms of sustaining the settlement's services and facilities. But having experienced low housing growth since 2011, given its status as the District's principal town, Stroud may benefit from some planned development, targeted and scaled to meet local housing needs**.**

Access to services and facilities:

- The high performing settlements of **Stroud**, Stonehouse, Wotton Under Edge, Dursley, Cam, Nailsworth, Berkeley, Minchinhampton and Painswick all offer good local and/or strategic services and facilities, in most cases combined with good accessibility to key services and facilities elsewhere.
- The constrained road infrastructure through and around **Stroud** limits the ability of this settlement to accommodate significant growth, and might inhibit accessibility improvements.

Employment and economy:

- Healthy trends of local working are seen in some of the District's largest towns, which are amongst our most significant employment 'hubs': **Stroud**, Stonehouse, Wotton-Under-Edge, Cam, Dursley and Nailsworth – this level of functionality could be bolstered by future housing and employment growth, alongside enhancements to transport infrastructure.
- **Stroud's** important employment role could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.
- The District's main town centres (**Stroud**, Dursley, Wotton-Under-Edge, Nailsworth and Stonehouse) function as employment 'hubs', as well as being service-providers. The employment roles of town centres could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies and/or diversifies existing employment functionality to make the most of each town's "unique selling points", including tourism, leisure and cultural capital.

Stonehouse

The Sonehouse cluster

- With a resident population of more than 7,700 in 2011 (census), Stonehouse is one of the District's four **largest** towns.
- Given its Tier 1 status, Stonehouse has experienced relatively **low housing growth** between 2011 and 2018 (5% growth; a net increase of 168 new dwellings), compared to the District-wide rate of growth (6%). However, as at April 2018, there were up to 1,435 additional dwellings 'in the pipeline' (net commitments, HLA 2018), including a major expansion planned to the west of the town (current Local Plan allocation SA2).
- The average house price across the Stonehouse civil parish is £230,209* and there is an estimated 'affordability gap' of just over £54,500** between the median cost of local houses and the amount that local residents can afford to borrow. Amongst all four 'Tier 1' settlements, the affordability gap is relatively small, when compared to lower tier settlements. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- The major towns of Stroud, Stonehouse and Dursley each have a healthy proportion of working-age adults and a greater-than-average proportion of children and young people. In 2011 (census), Stonehouse's resident population comprised 26% aged 0-19, 57% aged 20-64, 17% aged 65+.
- Stonehouse is only slightly above average in terms of its economic activity rate. The number of economically active people living in Stonehouse is very similar to that of Cam, but the activity rate is higher. Like Stroud, the proportion of retired people is well below average. The proportion of self-employed people is very low; but the proportion of people in full time employment is well above average. (census 2011. 2014 Study).

Employment role:

- Stonehouse is the District's **second largest employment hub**, with a **very important** employment role: more than 7,000 people work here. (census 2011. 2014 Study).
- The way that Stonehouse functions is unlike almost all the other settlements (both big and small): Stonehouse draws thousands of workers in from elsewhere: in 2011 there were over 3,000 more jobs in the settlement than there were working residents. Of the District's larger settlements, Stonehouse is in a league of its own, with a score of 1.75 jobs available for every 1 economically active resident.
- Stonehouse relies heavily on manufacturing, both in terms of the jobs it has on offer and as a key employment sector for its residents. A greater-than-average proportion of Stonehouse residents work in manufacturing: at 17% this is 4% above the District average, and the highest figure of all settlements in this study. Stonehouse also stands out as having the District's highest proportion of process, plant and machine operatives amongst its working residents (11%) (census 2011. 2014 Study).
- This is combined with very low proportions of professionals, managers, directors and senior officials. The proportion of people employed in caring, leisure and other service occupations is above average. All the other employment sectors and occupations are fairly average, or just 1-2% above/below the District average (census 2011. 2014 Study).
- Whilst professional, scientific and technical jobs accounted for fewer than 10% of the jobs based in Stonehouse in 2011, the 60 professional, scientific and technical businesses based here represent a significant presence – if they were to grow and remain local, this could be of benefit to Stonehouse's jobs market. (census 2011. 2014 Study)
- Stroud and Stonehouse have a close functional relationship, with a significant flow of residents/workers travelling between the two.

- Stonehouse has a good proportion of workers who live locally (a very high proportion of Stonehouse residents work within 2km/1.2 miles of home; and a large proportion of the town's workforce commute in from a very local catchment of 2-5km).
- However, given the fact that Stonehouse is such a big net importer of workers, it is unsurprising that a higher than average proportion of Stonehouse-based workers commute between 40-60km into the District.
- Stroud, Stonehouse and Cam are the only settlements in the District with active rail stations. None of these settlements show unusually high levels of long-distance commuting by residents (e.g. to London/Birmingham), although the presence of a rail station may ease mid-distance commuting to Gloucester and Swindon (there is no direct link from Stonehouse to Bristol, another of the District's major employment destinations). Of course, the station does not solely serve the population of the Stonehouse settlement: many people from other settlements will drive, cycle or take a bus (if there is one available) to the station and travel on from there.

Retail and community services role:

- Stonehouse is one of just five settlements with a proper **strategic retail role**, drawing consumers from a wide catchment and providing the most diverse and extensive retail offer.
- Stonehouse also has a reasonable (**basic**) level of **local retail services** to support its satellite communities and suburbs.
- After Stroud and Dursley, Stonehouse forms part of a second 'tier' of strategic service providers (together with Wotton Under Edge, Berkeley and Nailsworth), each of which has a strong community role in meeting the needs of other settlements. Stonehouse has a **strong** role in providing **strategic services and facilities** (including Maidenhill secondary school, which also functions as a leisure centre; and banks, library, and rail station). The town also offers a **very good** and diverse range of **local services and facilities** for the community.
- **Accessibility to key services and facilities** (within the town and elsewhere) is **good**, but Stonehouse doesn't perform as well as Stroud, Dursley or Cam: the ability to access a minor injuries unit is most problematic, with average travel times by car and by bus/on foot exceeding 30 minutes. Access to both a 6th form and a further education college are also more difficult – the nearest are based in Stroud, with average travel times of between 16 and 30 minutes.

A case for growth at Stonehouse?

Growth and community vitality:

- Growth should be prioritised towards the District's larger and better-resourced settlements. As one of the District's four main settlements, **Stonehouse** should be a priority location.
- **Stonehouse** has experienced relatively low historic housing growth, however, the current Local Plan anticipates significant expansion to the west of the town (strategic allocation SA2).
- Compared to some other Tier 1 and Tier settlements (notably Stroud, Wotton-Under-Edge, Dursley, Nailsworth, Minchinhampton and Painswick), **Stonehouse** is relatively unconstrained by environmental, topographic or physical obstacles.
- **Stonehouse's** relatively balanced population and healthy ratio of working-age residents is positive in terms of sustaining the settlement's services and facilities.

Access to services and facilities:

- The high performing settlements of Stroud, **Stonehouse**, Wotton Under Edge, Dursley, Cam, Nailsworth, Berkeley, Minchinhampton and Painswick all offer good local and/or strategic services and facilities, in most cases combined with good accessibility to key services and facilities elsewhere.

- Because of the town's location, strategic growth at **Stonehouse** offers some opportunities to bring about coordinated improvements to accessibility, connectivity and public transport as a direct result of development. Depending on the scale and location of possible development, this might include potential rail, canal, road and motorway infrastructure, bus services, walking and cycling routes.

Employment and economy:

- Healthy trends of local working are seen in some of the District's largest towns, which are amongst our most significant employment 'hubs': Stroud, **Stonehouse,** Wotton-Under-Edge, Cam, Dursley and Nailsworth – this level of functionality could be bolstered by future housing and employment growth, alongside enhancements to transport infrastructure.
- **Stonehouse's** important employment role could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.
- The District's main town centres (Stroud, Dursley, Wotton-Under-Edge, Nailsworth and **Stonehouse**) function as employment 'hubs', as well as being service-providers. The employment roles of town centres could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies and/or diversifies existing employment functionality to make the most of each town's "unique selling points".

Cam

Cam and Dursley

Note: **Cam** and **Dursley** currently share a single settlement development limit, although they are historically separate settlements. The settlement development limit is bisected by the Parish boundary: the area lying within *Cam* parish is generally considered to be "Cam" and the area lying within *Dursley* town is generally considered to be "Dursley".

- Cam is the **second largest** individual settlement in the District. But with a population in 2011 of 8,000+ it is not in the same league as Stroud. However, 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. (census 2011).
- Cam has experienced **above average growth** between 2011 and 2018: housing numbers have increased by 10% (363 new dwellings) since 2011, well above the 6% experienced by the District as a whole. This reflects the current Local Plan's strategy of targeting most development towards Tier 1-3 settlements (rather than open countryside or low tier settlements). As at April 2018, a further 500 potential new homes were 'in the pipeline' at Cam (net commitments, HLA 2018).
- The average house price across the Cam civil parish is £249,412* and there is an estimated 'affordability gap' of just over £59,000** between the median cost of local houses and the amount that local residents can afford to borrow. Amongst all four 'Tier 1' settlements, the affordability gap is relatively small, when compared to lower tier settlements. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- Unlike the other main towns (Stroud, Dursley and Stonehouse), Cam's population comprises fewer children and young people (22%) or working age adults (56%) than the District average, with a higher proportion of over 65s (22%) (census 2011).

- Of the District's four main settlements, Cam was the only one with below-average levels of economic activity in 2011 (census). Yet this is still the second largest economically active population in the District (similar in size to Stonehouse). This low rate seems to be due to Cam's relatively high proportion of retirees. Like the other main settlements, Cam has a very low proportion of self-employed residents. (census 2011. 2014 Study).

Employment role:

- Cam has **a strong employment role**, as one of the District's **major employment 'hubs'**. But there is less than half a job available for every economically active resident: despite the fact that there are nearly 2,000 jobs available within the settlement, it also acts as **a major 'dormitory'** town for the District's working population (more than 4,000 people). *Most* people have no choice but to commute to work elsewhere.
- Despite the need for many residents to out-commute to find work, Cam is actually amongst the better performing settlements in terms of its ability to service the employment needs of its community: a good proportion of workers live locally and the type and range of jobs on offer matches the characteristics of the resident workforce quite well.
- Cam has an above-average proportion of residents employed in manufacturing (16%). Slightly fewer residents than average are employed in public administration, education or health, but this remains the largest sector, as elsewhere in the District. Amongst the District's largest settlements, Cam has the greatest proportion of workers in agriculture/utilities (6%) (census 2011. 2014 Study).
- Just three sectors account for almost half the businesses based in Cam: the construction sector; retail, wholesale and motor trades; and professional, scientific and technical. If these businesses were to grow and yet be able to stay locally-based, Cam could benefit from increased job numbers. (census 2011. 2014 Study).
- A good proportion of Cam's workers live locally (a very high proportion of Cam residents work within 2km/1.2 miles of home). Meanwhile, a lower than average proportion of residents travel between 2km-5km to work – which means that very few people are out-commuting to neighbouring smaller settlements.
- Stroud, Stonehouse and Cam are the only settlements in the District with active rail stations. None of these settlements show unusually high levels of long-distance commuting by residents (e.g. to London/Birmingham), although the presence of a rail station at Cam may ease mid-distance commuting to Gloucester and Bristol/South Gloucestershire (both of which are key workplace destinations for Cam residents). Of course, the station does not solely serve the population of the Cam settlement: many people from other settlements will drive, cycle or take a bus (if there is one available) to the station and travel on from there.

Retail and community services role:

- Despite its size, Cam has only a **very limited strategic retail role** (a supermarket that serves a wider catchment). However, it benefits from close proximity to Dursley (one of the District's two main retail centres) which draws consumers from a wide catchment and provides a diverse and extensive retail offer.
- Cam has a **very strong 'local' retail role**, with several 'neighbourhood shopping' facilities in addition to the main centre.
- Like other Tier 1 settlements, Cam also has a **very strong** role in providing a diverse range of **local services and facilities** for its community.
- But amongst the District's largest settlements, Cam stands out as seeming under-resourced. It has **no 'strategic' community services or facilities** apart from its main line rail station. However, it does benefit from its close proximity to Dursley, which is where the locality's strategic services and

facilities are all concentrated. This proximity affords both Cam and Dursley the **best accessibility** to a range of key services and facilities of anywhere in the District.

A case for growth at Cam?

Growth and community vitality:

- Growth should be prioritised towards the District's larger and better-resourced settlements. As one of the District's four main settlements, **Cam** should be a priority location.
- **Cam** has experienced a moderate degree of housing growth since 2011 (in proportion to its size and status), but the current Local Plan anticipates significant expansion to the north east of the town (strategic allocation SA3). Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth, and planning to limit sporadic development that offers little to sustain or boost the existing community.
- Compared to some other Tier 1 and Tier settlements (notably Stroud, Wotton-Under-Edge, Dursley, Nailsworth, Minchinhampton and Painswick), **Cam** is relatively unconstrained by environmental, topographic or physical obstacles.

Access to services and facilities:

- The high performing settlements of Stroud, Stonehouse, Wotton Under Edge, Dursley, **Cam**, Nailsworth, Berkeley, Minchinhampton and Painswick all offer good local and/or strategic services and facilities, in most cases combined with good accessibility to key services and facilities elsewhere.
- Because of **Cam's** location, strategic growth offers some opportunities to bring about coordinated improvements to accessibility, connectivity and public transport as a direct result of development. Depending on the scale and location of possible development, this might include potential rail and road infrastructure, bus services, walking and cycling routes.

Employment and economy:

- Healthy trends of local working are seen in some of the District's largest towns, which are amongst our most significant employment 'hubs': Stroud, Stonehouse, Wotton-Under-Edge, **Cam**, Dursley and Nailsworth – this level of functionality could be bolstered by future housing and employment growth, alongside enhancements to transport infrastructure.
- **Cam's** important employment role could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.

Dursley

Cam and Dursley

Note: **Cam** and **Dursley** currently share a single settlement development limit, although they are historically separate settlements. The settlement development limit is bisected by the Parish boundary: the area lying within *Cam* parish is generally considered to be "Cam" and the area lying within *Dursley* town is generally considered to be "Dursley".

- Dursley is the **third largest** individual settlement in the District (population 6,700 in 2011). 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. (census 2011)

- Given its Tier 1 status, Dursley has experienced extremely **low housing growth** between 2011 and 2018 (3% growth; a net increase of 101 new dwellings), compared to the District-wide rate of growth (6%). Dursley faces significant environmental and topographic constraints to growth. As at April 2018, there were up to 312 additional dwellings 'in the pipeline' (net commitments, HLA 2018). This would be the equivalent of up to 14% growth since 2011, if all were to be built.
- The average house price across the Dursley civil parish is £245,270* and there is an estimated 'affordability gap' of just under £33,000** between the median cost of local houses and the amount that local residents can afford to borrow – although this is a relatively small gap compared to other settlements, and Dursley is the least unaffordable of the District's four main settlements. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- The major towns of Stroud, Stonehouse and Dursley each have a healthy proportion of working-age adults and a greater-than-average proportion of children and young people. In 2011 (census), Dursley's resident population comprised 24% aged 0-19, 59% aged 20-64, 17% aged 65+.
- The economic activity rate in Dursley matches the District average (73%). Dursley has the fourth largest economically active population in the District. Dursley has low levels of self-employment. Amongst the economically inactive, there is a below-average proportion of retirees; but a relatively large proportion of economic inactivity is due to looking after home or family (second only to Nailsworth). (census 2011. See Table 6, 2014 Study).

Employment role:

- Dursley has a **very strong employment role**, as a significant provider of jobs for the District (2,400+). Yet here, too, there is a significant mis-match between the number of jobs available and the number of residents available to work. With an "employment density" score of 0.69, there is less than ¾ of a job per 1 economically active resident. So, like Cam, Dursley acts as **a major 'dormitory'**, as well as being a big provider. (census 2011. 2014 Study).
- Along with Berkeley, Dursley has the lowest proportion of residents working in financial, real estate, professional and administrative activities (just 13%); it also has amongst the lowest proportion of managers, directors and senior officials living in the town. Dursley appears to be slightly less reliant on manufacturing as a source of local jobs than the other three main settlements; nevertheless an above-average proportion of residents are employed in the sector (16%). In most other respects, Dursley's working population is very representative of the District average (census 2011. 2014 Study).
- Like Stroud, Dursley shows some vulnerability because of the concentration of public administration and education jobs here (industries that are forecast to have a shrinking workforce in coming years). (census 2011. 2014 Study).
- But almost 45% of the town's business units are based in just three sectors: retail, wholesale and motor trades (which currently accounts for more than 15% of Dursley's jobs); professional, scientific and technical (a relatively small employment base though: around 140 jobs); and arts, entertainment, recreation and other services (again, employing only around 140 people). It seems probable that new retail jobs, if any, will tend to be concentrated in the settlements with larger retail bases, such as Dursley's town centre (census 2011. 2014 Study).
- Despite the need for many residents to out-commute to find work, Dursley is actually amongst the better performing settlements in terms of its ability to service the employment needs of its community: a good proportion of workers live locally and the type and range of jobs on offer matches the characteristics of the resident workforce quite well.

Retail role:

- Dursley is one of just five settlements with **a strategic retail role**, drawing consumers from a wide catchment and providing the most diverse and extensive retail offer.
- Stroud and Dursley stand out as the two settlements with the **most extensive range of services and facilities** on offer – both at a **'strategic'** level and at **'local'** level; these are the District's principal service towns. Dursley offers a **very good** level of **local community services and facilities**.
- Cam and Dursley offer the **best accessibility** to a range of key services and facilities of anywhere in the District. With many of these services are actually based within the town of Dursley, this is unsurprising.

A case for growth at Dursley?

Growth and community vitality:

- Growth should be prioritised towards the District's larger and better-resourced settlements. As one of the District's main towns, **Dursley** should be a priority location. However, the town faces significant environmental, physical and topographic constraints, which make significant expansion difficult.
- **Dursley's** relatively balanced population and healthy ratio of working-age residents is positive in terms of sustaining the settlement's services and facilities. But having experienced low housing growth since 2011, relative to its size and functionality, Dursley may benefit from some planned development, targeted and scaled to meet local housing needs**.**

Access to services and facilities:

- The high performing settlements of Stroud, Stonehouse, Wotton Under Edge, **Dursley**, Cam, Nailsworth, Berkeley, Minchinhampton and Painswick all offer good local and/or strategic services and facilities, in most cases combined with good accessibility to key services and facilities elsewhere.

Employment and economy:

- Healthy trends of local working are seen in some of the District's largest towns, which are amongst our most significant employment 'hubs': Stroud, Stonehouse, Wotton-Under-Edge, Cam, **Dursley** and Nailsworth – this level of functionality could be bolstered by future housing and employment growth, alongside enhancements to transport infrastructure.
- **Dursley** has an important employment role, which could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.
- The District's main town centres (Stroud, **Dursley,** Wotton-Under-Edge, Nailsworth and Stonehouse) function as employment 'hubs', as well as being service-providers. The employment roles of town centres could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies and/or diversifies existing employment functionality to make the most of each town's "unique selling points", including tourism, leisure and cultural capital.

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.

	Settlement size	Accessibility	Services & facilities		Retail provision		Employment Role	Current classification	Possible re-classification
			Strategic	Local	Strategic	Local			
Nailsworth	V.LARGE	GOOD	BASIC	V.STRONG	STRONG	BASIC	yes	Tier 2	Tier 2
Wotton Under Edge	V.LARGE	V.GOOD	V.STRONG	V.STRONG	STRONG	BASIC	yes	Tier 2	Tier 2
Minchinhampton	LARGE	FAIR	BASIC	V.STRONG	none	STRONG	no	Tier 2	Tier 2
Painswick	LARGE	GOOD	BASIC	V.STRONG	none	STRONG	yes	Tier 3	Tier 2
Berkeley	LARGE	GOOD	STRONG	STRONG	none	STRONG	yes	Tier 2	Tier 2

Nailsworth

The Stroud Valleys

- Nailsworth is a **very large** settlement, one of the District's historic market towns. In 2011 it had a resident population of around 5,800, making this the next largest town (in terms of population size) after Dursley. (census 2011).
- Given its Tier 2 status, Nailsworth has experienced extremely **low housing growth** between 2011 and 2018 (3% growth; a net increase of 69 new dwellings), compared to the District-wide rate of growth (6%). Nailsworth faces significant environmental and topographic constraints to growth. As at April 2018, there were a further 83 potential dwellings 'in the pipeline' (net commitments, HLA 2018).
- The average house price across the parish as a whole is £327,239 and there is an estimated 'affordability gap' of more than £103,000 between the median cost of local houses and the amount that local residents can afford to borrow (average of all types of housing. Land Registry Sept 2017 – Aug 2018; ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- Nailsworth exactly matches the District average in terms of its demographic (age) composition: 23% of residents are aged 0-19; 58% are working age adults (20-64); and 19% are over 65. (census 2011).
- It has a close-to-average rate of economic activity (72%) but, amongst the economically inactive population, the proportion of retirees is well above average (20%). A relatively large proportion of economic inactivity is due to looking after home or family (the highest proportion of all the settlements in this study) (census 2011. See Table 6, 2014 Study).

Employment role:

- Nailsworth has an **important employment role** as one of the District's big employment providers: more than 2,000 jobs are based locally. However, more economically active people live in Nailsworth than there are jobs: the town is a net exporter of workers and it functions as a significant **'dormitory'** too.
- A very high proportion of Nailsworth residents work within 2km (1.2 miles) of home.
- This is one of the District's best functioning settlements, in terms of its ability to service the employment needs of the local community and match the characteristics of the resident workforce.

Retail and community service roles:

- The town has a strong community role in meeting the needs of other settlements.
- Nailsworth is one of the District's historic market towns. Today it has a **strong 'strategic' retail role** as one of the District's five town centres, drawing consumers from a wide catchment and providing a diverse and extensive retail offer. Nailsworth also attracts consumers from much further afield, due to its tourism and leisure offer.
- Nailsworth offers a **basic level of 'local' retail** facilities for its community neighbourhoods.
- The town offers a **very good** level of **local community services and facilities** and has **a limited (basic) role** in providing **'strategic' services and facilities** to a wider catchment (bank, library). After Stroud and Dursley, Nailsworth forms part of a second 'tier' of strategic service providers (together with Wotton Under Edge, Stonehouse and Berkeley). These settlements each offer a good or reasonable range of strategic facilities, as well as a broad range of local services and they have a strong community role in meeting the needs of other settlements.
- **Access to key services and facilities** here and elsewhere is **good**, with most services being accessible within 15 minutes by public transport / on foot. Travel times to a secondary school and a 6th form / FE college exceeds 15 minutes, while access to Stroud's A&E / MIU is most problematic.

A case for growth at Nailsworth?

Growth and community vitality:

- Growth should be prioritised towards the District's larger and better-resourced settlements. As one of the District's main towns, **Nailsworth** should be a priority location. However, the town faces significant environmental, physical and topographic constraints, which make significant expansion difficult.
- **Nailsworth's** relatively balanced population and healthy ratio of working-age residents is positive in terms of sustaining the settlement's services and facilities. But having experienced low housing growth since 2011, relative to its size and functionality, Nailsworth may benefit from some planned development, targeted and scaled to meet local housing needs and combat housing unaffordabilty**.**

Access to services and facilities:

- The high performing settlements of Stroud, Stonehouse, Wotton Under Edge, Dursley, Cam, **Nailsworth**, Berkeley, Minchinhampton and Painswick all offer good local and/or strategic services and facilities, in most cases combined with good accessibility to key services and facilities elsewhere.
- The constrained road infrastructure through and around **Nailsworth** limits the ability of this settlement to accommodate significant growth, and might inhibit accessibility improvements.
- Subject to scale and location, there may be scope to obtain coordinated improvements to **Nailsworth's** community infrastructure, services and facilities as a direct result of any development.

Employment and economy:

- Healthy trends of local working are seen in some of the District's largest towns, which are amongst our most significant employment 'hubs': Stroud, Stonehouse, Wotton-Under-Edge, Cam, Dursley and **Nailsworth** – this level of functionality could be bolstered by future housing and employment growth, alongside enhancements to transport infrastructure.
- **Nailsworth** has an employment role, which could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.
- The District's main town centres (Stroud, Dursley, Wotton-Under-Edge, **Nailsworth** and Stonehouse) function as employment 'hubs', as well as being service-providers. The employment roles of town centres could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies and/or diversifies existing employment functionality to make the most of each town's "unique selling points", including tourism, leisure and cultural capital.

Wotton Under Edge

The Wotton cluster

- Wotton Under Edge, one of the District's historic market towns, is a **very large** settlement with a resident population of almost 5,000 (census 2011).
- Wotton has experienced **moderate housing growth** of 6% between 2011 and 2018 (a net increase of 128 new dwellings), which matches the District-wide rate of growth (6%). Given its Tier 2 status and the current Local Plan's strategy of targeting growth towards Tier 1-3 settlements, this is relatively low growth. However, Wotton does face significant environmental and topographic constraints to growth. As at April 2018, there were only a further 45 potential dwellings 'in the pipeline' (net commitments, HLA 2018).
- The average house price across the Wotton Under Edge civil parish is £302,738* and there is an estimated 'affordability gap' of over £83,000** between the median cost of local houses and the amount that local residents can afford to borrow (*average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- Like other settlements in the south of the District, Wotton lies within the Bristol housing market area and partly functions as a 'dormitory' for Bristol**.**
- The demographic (age) composition of Wotton is close to the District average. 23% of residents are aged 0-19; 57% are working age adults (20-64); and 20% are over 65 (census 2011).
- The economic activity rate of Wotton's residents is slightly above average (74%).

Employment role:

- Wotton Under Edge has a **strong employment role** as a significant employment provider: round 1,300 jobs are based locally. However, there is only around ½ a job available here per economically active resident. Wotton is a big net-exporter of workers and its principal role is as **a 'dormitory'**, where *most* people have no choice but to commute to work elsewhere.
- The proportion of Wotton residents who work within Stroud District is well below average, yet the proportion who work within 2km (1.2miles) of home is amongst the highest of any settlement in the District. (census 2011. 2014 Study).

- Very few people travel from here to Cheltenham or Gloucester for work. Whereas 38% of working residents travel south to Bristol, South Gloucestershire, Bath and North Somerset – more than 3 times the District average. (census 2011. 2014 Study).
- A relatively high proportion of Wotton residents work in manufacturing. At least 20% of the jobs based locally in Wotton Under Edge and nearby Kingswood are within the manufacturing sector. Manufacturing is forecast to see a significant fall in job numbers by 2031 (including due to 'efficiency savings'). Settlements with a high dependence on manufacturing for their job supply are likely to be amongst the most vulnerable to future economic fluctuations and/or the continuation of current employment trends in this sector (census 2011. 2014 Study).
- Despite the large net out-flow of workers, Wotton Under Edge is one of the District's better functioning settlements, in terms of its ability to service the employment needs of the local community and match the characteristics of the resident workforce.

Retail and community service roles:

- Wotton Under Edge is one of the District's historic market towns. Today it has a **strong 'strategic' retail role** as one of the District's five town centres, drawing consumers from a wide catchment and providing a diverse and extensive retail offer.
- Wotton also offers a **basic** level of **'local' retail** facilities for its community neighbourhoods.
- After Stroud and Dursley, Wotton forms part of the next 'tier' of strategic service providers (together with Nailsworth, Stonehouse and Berkeley). Dursley and Wotton both offer a **very good range of 'strategic' facilities**, as well as a **very good** full range of **local community services and facilities** – it must be said, however, that the scale and choice that is available in Dursley is generally greater than Wotton's offer**.** Wotton has a strong community role in meeting the needs of other settlements.
- Wotton affords **very good accessibility** to key services and facilities within the town and elsewhere.

A case for growth at Wotton Under Edge?

Growth and community vitality:

- Growth should be prioritised towards the District's larger and better-resourced settlements. As one of the District's main towns, **Wotton-Under-Edge** should be a priority location. However, the town faces significant environmental, physical and topographic constraints, which make significant expansion difficult.
- **Wotton-Under-Edge's** relatively balanced population and healthy ratio of working-age residents is positive in terms of sustaining the settlement's services and facilities. But having experienced relatively low housing growth since 2011, given its size and functionality, (and with no significant development currently anticipated), Wotton may benefit from some planned development, targeted and scaled to meet local housing needs**.**
- Like other settlements in the south of the District, **Wotton-Under -Edge** lies within the Bristol housing market area and to some extent functions as a 'dormitory' for Bristol**.** Focussing significant amounts of new housing on the District's southern fringe is likely to feed this trend, especially if it is not coupled with significant employment growth.

Access to services and facilities:

- The high performing settlements of Stroud, Stonehouse, **Wotton-Under-Edge**, Dursley, Cam, Nailsworth, Berkeley, Minchinhampton and Painswick all offer good local and/or strategic services and facilities, in most cases combined with good accessibility to key services and facilities elsewhere.
- Subject to scale and location, there may be scope to obtain coordinated improvements to **Wotton's** community infrastructure, services and facilities as a direct result of any development.

Employment and economy:

- Healthy trends of local working are seen in some of the District's largest towns, which are amongst our most significant employment 'hubs': Stroud, Stonehouse, **Wotton-Under-Edge**, Cam, Dursley and Nailsworth – this level of functionality could be bolstered by future housing and employment growth, alongside enhancements to transport infrastructure.
- Employment growth targeted towards the south of the District and the Berkeley Vale might help to moderate the relatively high levels of southward out-commuting seen amongst the populations of Berkeley, Newtown & Sharpness, **Wotton-Under-Edge**, Kingswood and North Nibley. However, the proximity of M5 J14 and particularly Bristol will always be a factor in drawing residents out of the District to work.
- **Wotton-Under-Edge** has an employment role, which could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.
- The District's main town centres (Stroud, Dursley, **Wotton-Under-Edge,** Nailsworth and Stonehouse) function as employment 'hubs', as well as being service-providers. The employment roles of town centres could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies and/or diversifies existing employment functionality to make the most of each town's "unique selling points", including tourism, leisure and cultural capital.

Minchinhampton

The Stroud Valleys

- With a population of around 3,400 in 2011, Minchinhampton is a **large** village, one of the District's historic market towns. Its principal role is as a 'dormitory' settlement and local service centre.
- Minchinhampton has experienced **low housing growth** of 5% between 2011 and 2018 (a net increase of 69 new dwellings), which is slightly below the District-wide rate of growth (6%). Given its Tier 2 status and the current Local Plan's strategy of targeting growth towards Tier 1-3 settlements, this is relatively low growth. However, Minchinhampton does face significant environmental constraints to growth. As at April 2018, there were only a further 13 potential dwellings 'in the pipeline' (net commitments, HLA 2018).
- Minchinhampton has an extremely low economic activity rate (just 65% compared to the District average of 73%) below-average rates of both part-time and full-time employment, above-average levels of self-employment and a very high proportion of retirees. Minchinhampton and Painswick have the lowest proportion of working-age adults of all the Tier 1-3 settlements; combined with the highest proportion of people aged 65+. (census 2011. 2014 Study).
- Given its demography and socio-economic characteristics, Minchinhampton is vulnerable to the potential impacts of the District-wide trends of ageing population, reducing household size and shrinking economically active population.
- Housing affordability is an acute issue: the average house price across Minchinhampton civil parish as a whole is £470,747* and more than 29% of the housing stock falls within Council Tax bands F-H, compared to just 9.1% nationally**. There is a notable underrepresentation of properties in bands A, B and C. There is an estimated 'affordability gap' of more than £172,000*** between the median cost of local houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; ** Valuation Office Agency 2017; ***ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles)

Employment role:

- Minchinhampton has **no significant employment role**, although the wider parish is a significant employment provider. Most of the parish's jobs are based well outside the settlement itself, including within the industrial valley bottoms. As an employment provider, Minchinhampton parish functions contiguously with the adjacent parishes of Brimscombe & Thrupp and Woodchester.
- Minchinhampton has a very high proportion of residents with managerial occupations, directors and senior officials (17% of the working population), and well-above-average numbers of professionals (census 2011. 2014 Study).
- There is a significant under-representation of people who work in manufacturing, skilled trades, caring, leisure and other services, sales and customer services and process, plant and machine operatives amongst Minchinhampton's working population (census 2011. 2014 Study).
- More residents here commute long distances to work than from most other settlements in the District. 6% of working residents travel more than 60km to work, which is double the District average (3%).
- The degree of mid- and long-distance travelling to work undertaken by residents of places like picturesque Minchinhampton is only partly due to geography, and substantially due to lifestyle choice. The lack of suitable jobs available locally and within the District is a factor, but these settlements will always be attractive to high-earning professionals and affluent retirees: there will always be a pool of people who will choose to move into or stay within places like Minchinhampton, regardless of the type and quantity of employment on offer locally.

Retail and community service roles:

- Minchinhampton has a strong community role in meeting the needs of other settlements.
- Minchinhampton was one of the District's historic wool-trading market towns. Today it has a **strong local retail role**, acting as a 'district centre' and offering a **good** range of shops to serve a fairly substantial catchment of surrounding villages and hamlets. Minchinhampton also "punches above its weight", drawing consumers from much further afield, due to its attractive tourism and leisure offer.
- The settlement has a **limited role as a 'strategic' service provider** (there is a library), but offers a **very good** level of 'local' community services and facilities.
- **Accessibility** to key services and facilities in other settlements is "**fair**", with good walking times and or/public transport times (less than 15 mins) to most things apart from a supermarket, a secondary school and Stroud's A&E / MIU. Public transport access to a 6th form/FE college is most problematic.

A case for growth at Minchinhampton?

Growth and community vitality:

- **Minchinhampton** and Painswick are amongst the District's most vulnerable settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a key consideration when it comes to planning any future growth or development.
- **Minchinhampton** has experienced low historic housing growth, in proportion to its size and functionality.
- **Minchinhampton's** growth potential is highly constrained by its environment and surroundings.

Access to services and facilities:

- The high performing settlements of Stroud, Stonehouse, Wotton Under Edge, Dursley, Cam, Nailsworth, Berkeley, **Minchinhampton** and Painswick all offer good local and/or strategic services and facilities, in most cases combined with good accessibility to key services and facilities elsewhere.
- The constrained road infrastucture within the historic core limits Minchinhampton's ability to accommodate significant growth, if it were to generate additional traffic flow into or through the centre. Similarly, the roads that cross the Commons (and descend steeply to the valley-bottom tansport corridors) are constrained, which might inihibit accessibility imrovements.
- The local service centre roles of **Minchinhampton**, Painswick and Berkeley could benefit from a boost to the services and facilities on offer and/or improved access and connectivity to key services and facilities elsewhere.
- Subject to scale and location, there is scope to obtain coordinated improvements to **Minchinhampton's** community infrastructure, services, facilities and public transport as a direct result of any development.
- **Minchinhampton** and Painswick are also amongst the District's most vulnerable settlements in terms of ageing population and socio-economic exclusion – addressing this should be a high priority when it comes to planning any future growth or development.

Painswick

The Cotswold cluster

Note: **Painswick** is classified as a Tier 3 settlement (an "Accessible Settlement with Limited Facilities") in the current Local Plan. However, this study – particularly the updated accessibility data and the audit of retail and community services and facilities – has highlighted how Painswick performs in a similar way to other current Tier 2 settlements ("Local Service Centres"). Functionally, Painswick has more in common with places like Minchinhampton and Berkeley than it does with places like Eastington, Manor Village or Uley.

- With a population of around 2,400 in 2011, Painswick is a **large** village, one of the District's historic market towns. Its principal role is as a 'dormitory' settlement and local service centre. (census 2011)
- Painswick (currently classified as a Tier 3 settlement) has experienced extremely **low housing growth** of just 2% between 2011 and 2018 (a net increase of 19 new dwellings), which is well below the District-wide rate of growth (6%). Although the current Local Plan seeks to target growth to Tier 1-3 settlements, it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function. Painswick also faces significant environmental constraints to growth. As at April 2018, there were only a further 8 potential dwellings 'in the pipeline' (net commitments, HLA 2018).
- Amongst the District's largest settlements, Minchinhampton and Painswick stand out from the prevailing trends. Like the smallest settlements, these two towns have extremely low economic activity rates (just 65% and 63% respectively, as compared to the District average of 73%), below-average rates of both part-time and full-time employment, above-average levels of self-employment and a very high proportion of (mostly affluent) retirees. Minchinhampton and Painswick have the lowest proportion of working-age adults of all the Tier 1-3 settlements; combined with the highest proportion of people aged 65+. (census 2011)

- Given its demography and socio-economic characteristics, Painswick is vulnerable to the potential impacts of the District-wide trends of ageing population, reducing household size and shrinking economically active population.
- Housing affordability is an acute issue: the average house price across the parish as a whole is £496,074* and more than 45% of the housing stock falls within Council Tax bands F-H, compared to just 9.1% nationally**. There is a significant underrepresentation of properties in bands A, B and C. There is an estimated 'affordability gap' of over £261,000*** between the median cost of local houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; ** Valuation Office Agency 2017; ***ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles)

Employment role:

- Painswick has only a **small employment role**. Around 850 jobs are based locally, but the majority of residents work elsewhere. (census 2011)
- A high proportion of the jobs based in Painswick are down to self-employment and home-working (26% of working residents are based mainly at home, as compared to the District average of 14%).
- 29% of working residents are described as having professional occupations (well above the District average of 19%) and Painswick has amongst the greatest proportion of mangers, directors and senior officials in its working population (19%) (census 2011. 2014 Study).
- There is a significant under-representation of people who work in manufacturing, skilled trades, caring, leisure and other services, sales and customer services and process, plant and machine operatives (census 2011. 2014 Study).
- Only 42% of working residents have jobs based within the District. A much higher proportion than average commute to Cheltenham, Gloucester, Cotswold District and out of the County to the South East (including London).
- The degree of mid- and long-distance travelling to work undertaken by residents is only partly due to geography, and substantially due to lifestyle choice. The lack of suitable jobs available locally and within the District is a factor, but these settlements will always be attractive to high-earning professionals and affluent retirees: there will always be a pool of people who will choose to move in to or stay within places like picturesque Painswick, regardless of the type and quantity of employment on offer locally.

Retail and community service roles:

- Painswick has a **strong local retail role** similar to that of Berkeley, Minchinhampton and Cam, functioning as a 'district centre': there is a small range of shops, serving a fairly substantial catchment of surrounding villages and hamlets (although it should be noted that the vitality and diversity of retail facilities is more limited and perhaps more precarious than some of the other 'district centre' settlements).
- Painswick also draws consumers from much further afield, due to its attractive tourism and leisure offer.
- Painswick is notable for its **very good** range **of local services and facilities**, which is comparable with any of the current Tier 2 "Local Service Centres". In fact it scores the same as Minchinhampton for both strategic and local service provision. The settlement has only a **limited role as a 'strategic' service provider** (there is a library).
- Painswick offers **good accessibility** to key services and facilities here and elsewhere, with only slightly slower public transport times (15-30 mins) to a 6th form/FE college, a supermarket, a secondary school and Stroud's A&E / MIU.

A case for growth at Painswick?

Growth and community vitality:

- Minchinhampton and **Painswick** are amongst the District's most vulnerable settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a key consideration when it comes to planning any future growth or development.
- **Painswick** has experienced low historic housing growth, in proportion to its size and functionality.
- **Painswick's** growth potential is highly constrained by its environment and topography.

Access to services and facilities:

- The high performing settlements of Stroud, Stonehouse, Wotton Under Edge, Dursley, Cam, Nailsworth, Berkeley, Minchinhampton and **Painswick** all offer good local and/or strategic services and facilities, in most cases combined with good accessibility to key services and facilities elsewhere.
- However, the local service centre roles of Minchinhampton, **Painswick** and Berkeley could benefit from a boost to the services and facilities on offer and/or improved access and connectivity to key services and facilities elsewhere.
- Minchinhampton and **Painswick** are also amongst the District's most vulnerable settlements in terms of ageing population and socio-economic exclusion – addressing this should be a high priority when it comes to planning any future growth or development.
- **Painswick's** location on the A46/B4073 offers some opportunity to bring about coordinated improvements to accessibility, connectivity and public transport as a direct result of development; however, the constrained road infrastructure within the village limits the ability of this settlement to accommodate significant growth, and might inhibit accessibility improvements.

Berkeley

The Berkeley cluster

- Berkeley is one of the District's **large** settlements, providing homes for a population of around 2,000 people (census 2011). Its principal role is as a 'dormitory' town, with a limited retail and service role.
- Given its Tier 2 status and the current Local Plan's strategy of targeting growth towards Tier 1-3 settlements, Berkeley has experienced **low housing growth** of 4% between 2011 and 2018 (a net increase of 33 new dwellings), which is below the District-wide rate of growth (6%). However, as at April 2018, there were a further 200 potential dwellings 'in the pipeline' (net commitments, HLA 2018). Once complete, this would represent **very high** proportionate growth (up to 25% growth since 2011).
- The average house price across the Berkeley civil parish is £248,680* and there is an estimated 'affordability gap' of just over £38,000** between the median cost of local houses and the amount that local residents can afford to borrow - which is a relatively small gap, compared to most other settlements (*average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- Like other settlements in the south of the District, Berkeley lies within the Bristol housing market area and partly functions as a 'dormitory' for Bristol**.**

- There are fewer young people aged 0-19 than the District average (20%), but a Berkeley is one of only seven Tier 1-3 settlements with a larger-than-average proportion of working age adults amongst the resident population (60%). Berkeley has an above average economically active population (75%, compared to 73% District wide). (census 2011).

Employment role:

- Berkeley has **a small employment role**. Around 800 jobs are based locally, but the town is not amongst the District's major employment 'hubs'. Berkeley has less than ¾ of a job available for every economically active resident. However, Berkeley is well placed to benefit from the growing educational and technological employment hub at nearby Berkeley Green.
- Berkeley is amongst the settlements with the lowest proportion of "professionals": just 16% of Berkeley's working residents have professional occupations, compared to the District average of 19% (census 2011. 2014 Study).
- The town has amongst the highest proportion of residents working in agriculture and utilities (9%)
- The proportion of residents who work within the District is extremely low (46%) and a below average proportion of residents work in Cheltenham or Gloucester.
- An extremely high proportion of working residents commute south to Bristol, South Gloucestershire, Bath and North Somerset: 32%, which is three times the District average.

Retail and community service roles:

- Berkeley is one of the District's historic market towns. Today it has a **strong local retail role** similar to that of Minchinhampton and Cam, functioning as a 'district centre', with a range of shops to serve a fairly substantial catchment of surrounding villages and hamlets.
- Berkeley also has a strong role in providing **local community services and facilities**.
- Once one of the District's historic market towns of strategic importance, Berkeley has suffered the loss of some key strategic facilities in recent decades (including the transfer of NHS hospital services to Dursley and the closure of the Vale of Berkeley College, a small secondary school). But, perhaps surprisingly, the town continues to offer **a range of 'strategic' services and facilities**, catering to a wider local catchment. After Stroud and Dursley, Berkeley is one of a small group of towns which form the next 'tier' of strategic service providers (together with Wotton Under Edge, Stonehouse and Nailsworth). These settlements each offer a good or reasonable range of strategic facilities, as well as a broad range of local services – although Berkeley is the weakest of the group, in terms of local services and facilities.
- With assets such as the castle, the Dr Jenner museum and nearby Cattle Country, Berkeley's tourism and leisure draw is strong, but this is perhaps an un-tapped resource in terms of drawing custom into the town centre itself.
- **Access to key services and facilities** here and elsewhere is **good**, with most services being accessible within 15 minutes by public transport / on foot. Travel times to Dursley's A&E / MIU, a secondary school and a 6th form / FE college all exceed 15 minutes (although accessibility to the latter is likely to be much improved when next audited, as the current data is from 2016, prior to the development of SGS Berkeley Green UTC).

A case for growth at Berkeley?

Growth and community vitality:

- Growth should be prioritised towards the District's larger and better-resourced settlements. As one of the District's main towns, **Berkeley** should be a priority location. However, the town faces significant environmental, physical and topographic constraints, including flood risk, which make significant expansion difficult.

- **Berkeley's** healthy ratio of working-age residents is positive in terms of sustaining the settlement's services and facilities.
- Given its size and functionality **Berkeley** has experienced relatively low housing growth since 2011, although there is a sizeable amount of development 'in the pipeline' to the east of the town. Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth. Further unplanned or sporadic development may offer little to sustain or boost the existing community.
- Like other settlements in the south of the District, **Berkeley** lies within the Bristol housing market area and partly functions as a 'dormitory' for Bristol**.** Focussing significant amounts of new housing on the District's southern fringe is likely to feed this trend, especially if it is not coupled with significant employment growth.

Access to services and facilities:

- The high performing settlements of Stroud, Stonehouse, Wotton Under Edge, Dursley, Cam, Nailsworth, **Berkeley**, Minchinhampton and Painswick all offer good local and/or strategic services and facilities, in most cases combined with good accessibility to key services and facilities elsewhere.
- The local service centre roles of Minchinhampton, Painswick and **Berkeley** could benefit from a boost to the services and facilities on offer and/or improved access and connectivity to key services and facilities elsewhere.
- The relationship between **Berkeley** and any future growth at Newtown/Sharpness must be carefully considered, in terms of potential impacts on sustaining the historic town's current role and function, as well as opportunities to deliver coordinated improvements to accessibility, connectivity and public transport as a direct result of any development.

Employment and economy:

- Employment growth targeted towards the south of the District and the Berkeley Vale might help to moderate the relatively high levels of southward out-commuting seen amongst the populations of **Berkeley**, Newtown & Sharpness, Wotton-Under-Edge, Kingswood and North Nibley. However, the proximity of M5 J14 and particularly Bristol will always be a factor in drawing residents out of the District to work.
- **Berkeley** has an employment role, which could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.
- The employment roles of **Berkeley**'s town centre could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies and/or diversifies existing employment functionality to make the most of Berkeley's "unique selling points", including tourism, leisure and cultural capital.

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.

	Settlement size	Accessibility	Services & facilities		Retail provision		Employment Role	Current classification	Possible re-classification
			Strategic	Local	Strategic	Local			
Hardwicke	LARGE	FAIR	none	STRONG	none	BASIC	yes	Tier 3	Tier 3a
Chalford	LARGE	FAIR	none	STRONG	none	BASIC	yes	Tier 3	Tier 3a
Manor Village (Bussage)	LARGE	GOOD	BASIC	STRONG	none	BASIC	no	Tier 3	Tier 3a
Brimscombe & Thrupp	LARGE	GOOD	none	STRONG	none	BASIC	yes	Tier 3/4	Tier 3a
Eastington (Alkerton)	MEDIUM-LARGE	FAIR	none	STRONG	none	BASIC	yes	Tier 3	Tier 3a
Kings Stanley	MEDIUM-LARGE	FAIR	none	STRONG	none	STRONG	no	Tier 3	Tier 3a
Leonard Stanley	MEDIUM-LARGE	FAIR	none	STRONG	none	none	no	Tier 3	Tier 3a
Frampton on Severn	MEDIUM-LARGE	V.POOR	none	STRONG	none	BASIC	yes	Tier 2	Tier 3a
Newtown & Sharpness	MEDIUM-LARGE	GOOD	none	STRONG	none	BASIC	yes	Tier 3	Tier 3a
Kingswood	MEDIUM-LARGE	V.GOOD	none	STRONG	none	BASIC	yes	Tier 3	Tier 3a
Whitminster	MEDIUM-SIZED	POOR	none	BASIC	none	STRONG	yes	Tier 3	Tier 3a
North Woodchester	SMALL	V.GOOD	none	STRONG	none	BASIC	yes	Tier 3	Tier 3a

(Note: The settlements appear in size order in the table above. But the summaries on the following pages are ordered alphabetically by settlement name):

Brimscombe & Thrupp — The Stroud Valleys

Note: **Brimscombe** and **Thrupp** are historically separate settlements, lying mostly within the parish of *Brimscombe & Thrupp*. Although they adjoin and share a single settlement development limit, the current Local Plan treats Brimscome as a Tier 3 settlement and Thrupp as Tier 4. Hence, the **2014 Settlement Role and Function Study** only assessed Brimscombe and did not collect data about Thrupp (which is taken to be the part of the settlement that extends north/westwards of the Dallaway Estate off Brewery Lane and lies north/west of Hope Mill Lane). This **Update** takes a broader view that the two are closely linked and, in many respects, function as a single settlement.

- The historically distinct villages of Bimscombe and Thrupp comprise a **large** and complex settlement. Whilst the settlement boundary lies mostly within Brimscombe & Thrupp Parish, small parts extend into Minchinhampton and Chalford parishes.
- The 2014 Study identified that Brimscombe had a population of around 2,370 in 2011, making it a significant residential settlement in itself (census 2011). With the addition of Thrupp's resident

population (which has not been calculated at this stage), Brimscombe and Thrupp is certainly one of the largest two or three settlements in this "Tier 3a" group.

- Brimscombe has experienced extremely **low housing growth** of just 1% between 2011 and 2018 (a net increase of 13 new dwellings), which is well below the District-wide rate of growth (6%). The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function, and Brimscombe does face some significant environmental and physical/topographic constraints to growth. However, as at April 2018, there were 185 potential dwellings 'in the pipeline' at Brimscombe, and a further 106 at Thrupp (net commitments, HLA 2018). These numbers reflect the permissions granted for major redevelopment in the settlement's valley-bottom brownfield industrial sites.
- The average house price across Brimscombe & Thrupp civil parish as a whole is £293,000* and there is an estimated 'affordability gap' of more than £129,000** between the cost of local houses and the amount that local residents can afford to borrow (*average of all types of housing. Land Registry Sept 2017 – Aug 2018. **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- Interestingly, Brimscombe appears to tally with the Stroud District average in many census data sets, including its demographic make-up: a healthy balance of 23% children and young people (under 19), 58% working aged adults, and 19% over 65s. (census 2011)
- The economic activity rate of 73% matches the District average.

Employment role:

- The settlement has an **important employment role**, with both "Brimscombe" and "Thrupp" forming part of a valuable employment 'hub', strung along the industrial valley bottom between Stroud and Chalford. Thrupp is classified as a Tier 4 settlement in the current Local Plan, but its employment role is quite unlike that of the other current Tier 4 settlements.
- Upwards of 1,000 jobs are based at Brimscombe and Thrupp. Census figures for Brimscombe (2011) showed that there was slightly more than one job available per economically active resident (making Brimscombe one of the few settlements that are net importers of workers).
- Brimscombe draws many of its workers from a fairly local catchment (between 2-5km), while 60% of working residents have jobs within the District (much higher than the District average of 54%). It seems to be amongst the best performing settlements in terms of its ability to service the employment needs of the local community; the type and range of jobs on offer matches the characteristics of the resident workforce quite well.

Retail and community service roles:

- 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 equipped playground).
- **Access to key services and facilities** here and elsewhere is **good** from Brimscombe and **very good** from Thrupp.

A case for growth at Brimscombe and Thrupp?

Growth and community vitality:

- **Brimscombe & Thrupp's** healthy ratio of working-age residents is positive in terms of sustaining the settlement's services and facilities.

- Given its size and functionality **Brimscombe & Thrupp** has experienced relatively low housing growth since 2011, although the current Local Plan anticipates significant redevelopment along the canal corridor (strategic allocations SA1a-g) which is expected to meet much of Stroud town's growth needs. There is a sizeable amount of development 'in the pipeline' through current commitments. Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.
- **Brimscombe & Thrupp** does face some environmental and topographic constraints to growth.

Access to services and facilities:

- In accessibility terms, the Stroud Valleys settlements of North Woodchester, **Brimscombe & Thrupp** and Selsley offer relatively sustainable locations for potential growth and development, despite their lower tier status or smaller size. They benefit from their proximity to larger service-centre settlements (Stroud, Nailsworth) and their location on or near to key transport corridors, where there are good established transport services and / or the potential to make improvements (including walking or cycling connectivity).
- **Brimscombe & Thrupp's** retail and community service roles could benefit from a boost; subject to scale and location, there is scope to obtain coordinated improvements to community infrastructure, services and facilities as a direct result of any development.

Employment and economy:

- As part of one of the Stroud Valleys' employment 'hubs', which extends along the A419, **Brimscombe &Thrupp** has an important employment role, which could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.
- Kings Stanley, Leonard Stanley, North and South Woodchester, Whiteshill & Ruscombe, **Brimscombe & Thrupp**, Amberley, Stroud and Stonehouse are particularly efficient 'dormitory' settlements (where a significant proportion working residents are able to get to work within 5km of home). These places all benefit from their proximity to one or more major employment hubs (notably Stroud, Stonehouse and the valley bottom corridors of the A419 and A46). Accessibility might be further enhanced by transport infrastructure and service improvements.

Chalford

The Stroud Valleys

Note: The **Local Plan** defines a settlement development limit for **Chalford** that encompasses both "Chalford Hill" and "Chalford Vale" and treats this as a single Tier 3 settlement, although there is an argument that the two areas function quite separately due to the steep topography and the constrained road links between them. The **2014 Settlement Role and Function Study** collected data relating to the entire settlement development limit.

- 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 had a population of nearly 3,000 in 2011, making it one of the District's larger settlements. (census 2011)

- Chalford has experienced extremely **low housing growth** of just 1% between 2011 and 2018 (a net increase of 16 new dwellings), which is well below the District-wide rate of growth (6%). The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function, and Chalford does face significant environmental and physical/topographic constraints to growth. As at April 2018, there were only a further 6 potential dwellings 'in the pipeline' (net commitments, HLA 2018).
- The average house price across Chalford parish as a whole is £299,149* and there is an estimated 'affordability gap' of more than £87,000** between the cost of local houses and the amount that local residents can afford to borrow (*average of all types of housing. Land Registry Sept 2017 – Aug 2018. **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles). Bear in mind, though, this average also takes in other settlements including Manor Village, where affordability is less acute than within Chalford Village.
- At 73%, the level of economic activity amongst the resident population matches the Stroud District average. (census 2011)
- In 2011, there were slightly more children and young people in the resident population than average (27%), and slightly fewer working age adults (55%). The proportion of over-65s was 19%, which matches the District average. (census 2011)

Employment role:

- Chalford has an **employment role**: the southern part of the settlement ("Chalford Vale") forms part of a valuable employment hub, strung along the industrial valley bottom between Stroud and Chalford. There are around 800 jobs based locally, a high proportion of which are based in the manufacturing sector. Chalford also has a high level of self-employment.
- However, there are around twice as many residents available to work than jobs available. Hence Chalford's principal role is as a **'dormitory'**, where *most* people have no choice but to commute to work elsewhere.
- More than ¼ of all working residents are described as having professional occupations, and 17% have managerial occupations or roles as directors and senior officials. Meanwhile there is a significant under-representation of people who work in manufacturing, skilled trades, caring, leisure and other services, sales and customer services and process, plant and machine operatives (census 2011. 2014 Study).
- The degree of mid- and long-distance travelling to work undertaken by residents of places like Painswick, Minchinhampton, North Woodchester, Amberley, Bisley, Chalford and Oakridge Lynch is only partly due to geography, and substantially due to lifestyle choice. The lack of suitable jobs available locally and within the District is a factor, but these settlements will always be attractive to high-earning professionals and affluent retirees: there will always be a pool of people who will choose to move into or stay within these settlements, regardless of the type and quantity of employment on offer locally.

Retail and community service roles:

- 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, post office, pubs, village hall, place of worship, sports/playing fields and equipped playground).
- **Access to key services and facilities** here and elsewhere is **fair** (although the road infrastructure is constrained).

A case for growth at Chalford?

Growth and community vitality:

- **Chalford's** relatively youthful population may give the village some advantage in terms of sustaining some of the settlement's services and facilities (particularly schools); but with fewer working age adults than average, the village is vulnerable to the impacts of District-wide demographic and socio-economic trends. Having experienced low housing growth since 2011 (and with no significant development currently anticipated), **Chalford** may benefit from some planned development, targeted and scaled to meet local housing needs, combat housing unaffordability and maintain diversity and demographic vitality**.**
- **Chalford** faces significant environmental, topographic and physical constraints to growth.

Access to services and facilities:

- The villages of the Chalford 'plateau' (Manor Village, Eastcombe, **Chalford**, Bussage) perform relatively well in terms of access to services and facilities. However, the topography and constrained road infrastructure in and around Chalford may limit the ability of this settlement to accommodate significant growth, and might inhibit accessibility improvements.

Employment and economy:

- **Chalford Vale** contributes to one of the Stroud Valleys' employment 'hubs', which extends along the A419. Its employment role could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.

Eastington (Alkerton)

The Stonehouse cluster

Note: The **Local Plan** defines a settlement development limit (SDL) for **Eastington** that focuses on the old hamlet of Alkerton. The "Eastington" community extends across several other distinct and adjoining hamlets though, including Millend, Churchend, Claypits, Middle Street and Chipmans Platt. In many respects, these hamlets function as a single dispersed settlement and are all perceived as part of Eastington. However, the **2014 Settlement Role and Function Study** focused for the most part on collected data about the 'core' area of Alkerton, although it is acknowledged that some of the community's services and facilities actually lie outside the tight SDL.

- Eastington is a **medium/large sized** village, with the old hamlet of Alkerton at its core. The settlement had a population of around 1,500+ in 2011 (census 2011).
- Eastington has experienced **above average housing growth** of 9% (an additional 61 dwellings built within and around the SDL) between 2011 and 2018 (compared to 6% growth across the District as a whole). This above-average rate of growth reflects the current Local Plan's strategy of targeting growth towards Tier 1-3 settlements, rather than smaller settlements or open countryside – albeit the Plan envisages only "limited growth" at Tier 3 settlements, "to safeguard [their] basic role and function". As at April 2018, there were a further 48 potential dwellings 'in the pipeline' (net commitments, HLA 2018).
- The average house price across Eastington civil parish as a whole is £305,957* and there is an estimated 'affordability gap' of more than £74,000** between the cost of local houses and the amount that local residents can afford to borrow (*average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).

- At 74%, the level of economic activity amongst the resident population is close to the Stroud District average. (census 2011)
- There are slightly fewer children and young people in the resident population than average (22%), and slightly more over 65s (20%). The proportion of working age adults matches the District average (58%). (census 2011)

Employment role:

- Eastington has an **employment role**. There is a Key Employment Site north of the village and more than 900 jobs are based in and around the Eastington settlement, making a notable contribution to the District's employment supply.
- Although it is a modest net importer of workers (with slightly in excess of 1 job per economically active resident), Eastington's principal role is as a **'dormitory'** settlement.
- The largest employment sectors (in terms of numbers of jobs available) are: construction; retail, wholesale and motor trades; and transport and storage (census 2011. 2014 Study).
- Eastington has a below-average representation of both "professional" and "associate professional and technical" workers in its resident population (census 2011. 2014 Study).
- 18% of working residents are based at home, which is well above the District average (14%). However, the proportion of residents who travel less than 2km to their place of work is below average (9%). The proportion of Eastington's working residents who commute long distances to work is no greater than for the District as a whole. But the settlement's proximity to M5 Junction 13 may ease travel to Gloucester, which is the most common out-of-District workplace for residents. (census 2011. 2014 Study).

Retail and community service roles:

- Eastington has a **basic local retail role** (a convenience store).
- It offers a **good/strong** 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, equipped playground and nearby petrol filling station).
- **Access to key services and facilities** here and elsewhere is **fair**.

A case for growth at Eastington?

Growth and community vitality:

- **Eastington** has sustained a moderate amount of growth since 2011 and outstanding commitments indicate a moderate level of continued growth. Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.
- **Eastington's** healthy proportion of working-age residents is positive in terms of sustaining the settlement's services and facilities in the face of District-wide demographic and socio-economic trends. But with proportionally fewer children (under 19), the settlement might benefit from some planned development, targeted and scaled to maintain diversity and demographic vitality, in order to sustain the school's local catchment.
- **Eastington** is relatively unconstrained by its environment and topography.

Access to services and facilities:

- In accessibility terms, the settlements of **Eastington**, Leonard Stanley and Kings Stanley offer relatively sustainable locations for potential growth and development, despite their lower tier status or smaller size. Their relative proximity to larger service-centre settlements (Stonehouse, Stroud) and their location on or near to key transport corridors offers potential to develop better transport links to strategic facilities nearby (including improved walking or cycling connectivity).

Employment and economy:

- **Eastington** has an employment role, which could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.

Frampton-on-Severn

The Severn Vale

Note: The **current Local Plan** categorises **Frampton on Severn** as a Tier 2 settlement (a "Local Service Centre"). However, this study – particularly the updated accessibility data and the audit of retail and community services and facilities – has shown that Frampton lacks any strategic role as a 'local service centre' and offers very poor access to key services and facilities elsewhere. The range of services and facilities available within the village is comparable with some of the better performing Tier 3 settlements, including Eastington, Chalford, Bisley and Brimscombe & Thrupp. In terms of size and functionality, Frampton on Severn has more in common with places like Eastington, Kingswood and Kings Stanley than it does with Nailsworth, Wotton-Under-Edge or Berkeley.

- Frampton on Severn is a **medium/large sized** settlement, a big village with a population of around 1,400 in 2011. (census 2011)
- Given its Tier 2 status and the current Local Plan's strategy of targeting growth towards Tier 1-3 settlements, Frampton has experienced very **low housing growth** of 3% between 2011 and 2018 (a net increase of just 18 new dwellings), which is well below the District-wide rate of growth (6%). However, Frampton on Severn does face significant environmental and physical constraints to growth, including large areas of floodplain. As at April 2018, there were only a further 25 potential dwellings 'in the pipeline' in and around the village (net commitments, HLA 2018).
- Housing affordability is an issue here. The average house price across Frampton on Severn civil parish as a whole is £384,850* and there is a significant estimated 'affordability gap' of just under £112,000** between the cost of local houses and the amount that local residents can afford to borrow. More than 23% of the parish housing stock falls within council tax bands F-H, compared to just 9.1% nationally, and there is a considerable under-representation of band A and B households***. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data; *** Valuation Office Agency 2017. Source: *InformGloucestershire* Parish Profiles).
- The proportion of working age adults in Frampton on Severn's population is similar to the Stroud District average (58%); yet Frampton has one of the highest rates of economic activity in the District: 78% (compared to the District average of 73%). (census 2011)

Employment role:

- Frampton has a small but healthy **employment role**, although it is not one of the District's big employment bases. There is a Key Employment Site within the village and around 800 jobs are available locally; there is slightly more than one job available for every economically active resident, making Frampton a modest net importer of workers.
- The proportion of working residents who work at/from home is slightly above average, as is the proportion of self-employed people (census 2011. 2014 Study).

- However, the proportion of residents who work within 5km of home is well below the District average.

Retail and community service roles:

- With just a single village shop, the settlement has a **basic local retail role**.
- But it offers a **good/strong**, diverse range of **local services and facilities** (GP, primary school and pre-school provision, post office, place of worship, pubs, village hall, sports field/pitch and equipped playground). Frampton has no strategic role in providing services or facilities.
- **Accessibility to key services and facilities** here and elsewhere is **very poor**. Travel times via bus and/or on foot are amongst the worst of all the District's settlements, although travel times by car are good: the settlement is very car reliant.

A case for growth at Frampton on Severn?

Growth and community vitality:

- Having experienced low housing growth since 2011 (and with no substantial development currently anticipated), **Frampton-on-Severn** may benefit from some planned development, targeted and scaled to meet local housing needs, to combat housing unaffordability and to maintain diversity and demographic vitality**.**
- **Frampton-on-Severn** faces significant environmental and physical constraints to growth, including extensive areas of floodplain.

Access to services and facilities:

- **Frampton on Severn** underperforms in comparison to other Tier 2 settlements: considerable growth and development would be required in order to deliver enhancements that would sustain its current Local Plan status as a "local service centre", and this may be unrealistic given its environmental constraints and poor accessibility.
- Targeting future growth to the Severn peninsular (including the villages of **Frampton on Severn**, Saul, Longney and Arlingham) would generally offer little opportunity to bring about significant improvements to transport and accessibility, given their remoteness from major transport corridors.

Employment and economy:

- **Frampton on Severn** has an employment role, which could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.

Hardwicke

The Gloucester fringe

Note: The **Local Plan** defines a settlement development limit ("SDL") for **Hardwicke** that focuses on an area of urban expansion that dates predominantly from the 1970s and 1980s and sits up against the Stroud District boundary, directly adjoining **Quedgely** (part of the **City of Gloucester**). The SDL specifically *excludes* the 'historic village' part of Hardwicke (including the church and village green), which remains quite distinct and separate, and is treated as "open countryside" in Local Plan terms (although both parts are clearly part of the "Hardwicke" community).

Hardwicke's historic settlement pattern is distinctive: characterised by dispersed hamlets and farmsteads, plus linear development along its ancient lanes, and no clearly defined single 'core'. The modern settlement of Hardwicke, within the SDL, is quite different in character.

- Hardwicke is a **large** (mostly modern) settlement on Gloucester's southern edge, with close links to Quedgeley. "Old" Hardwicke village lies south of the Settlement Development Limit, in open countryside. With a population of nearly 4,000 in 2011, Hardwicke is amongst the District's larger settlements.
- Along with Kings Stanley, Leonard Stanley and Newtown/Sharpness, Hardwicke has experienced some of the **highest proportional growth** of any of the District's settlements: between 2011 and 2018, Hardwicke grew by 14% (a net increase of 236 new dwellings). This is more than double the rate of growth experienced across the District as whole (6%) – although the current Local Plan does seek to target growth and development to Tier 1-3 settlements, rather than smaller settlements and open countryside. As at April 2018, there were 28 potential dwellings still 'in the pipeline' in and around the settlement (net commitments, HLA 2018).
- Hardwicke also sits very close to Hunts Grove (east of the A38), which is a major strategic allocation in the **current Local Plan**. The current Local Plan envisages up to 2,500 homes here and, once complete, Hunts Grove is expected to have services and facilities commensurate with a Tier 2 settlement (a "local service centre").
- Hardwicke lies within Gloucester's housing market area and partly functions as a 'dormitory' for the city**.**
- Housing affordability does not appear to be an acute issue here: the average house price across Hardwicke civil parish as a whole is £245,222*, which is relatively low for the District. But the significant point is that (whereas most of Stroud's settlements have some degree of an 'affordability gap' between the cost of local houses and the amount that local residents can afford to borrow), data for Hardwicke parish shows that residents' average borrowing power is actually just under £28,000 *more* than the median cost of local housing**. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- At 81%, the level of economic activity amongst the resident population is considerably higher than the District average (73%) and in fact higher than any other settlement in this study. (census 2011)
- 23% of the resident population consists of children and young people, which matches the District average; but there are considerably more working age adults than average (65%, the biggest proportion of all settlements in this study). Meanwhile, the proportion of over-65s is just 12%, which is lowest of all settlements in this study. (census 2011)

Employment role:

- With several Key Employment Sites and more than 1,000 jobs based in the immediate locality, this area is one of the District's employment hot-spots, with a **strong employment role**. However, few of these jobs are based inside the settlement development limit itself.
- Hardwicke's principal role is as a '**dormitory**' settlement for its large working population: despite the concentration of jobs locally, Hardwicke still 'exports' upwards of 1,000 working residents. There is only around half of a job available locally per economically active resident, meaning that the majority of residents have no choice but to commute elsewhere for employment.
- Along with Upton St Leonards, Hardwicke has the lowest proportion of residents with jobs in Stroud District of any settlement in this study: just 23% (compared to the District average of 54%). The main workplace destination is Gloucester, which is unsurprising given Hardwicke's location on the city border (census 2011. 2014 Study).

Retail and community service roles:

- Hardwicke has a **basic** level of **local retail provision** (a convenience store), but a fairly **strong role** in providing **local community services and facilities** (a post office, primary school and pre-school provision, village hall/community centre, pub, playing field/sports pitch and equipped playground).
- **Access to key services and facilities** elsewhere is **fair**. Hardwicke benefits from proximity to Gloucester city, a major strategic centre and the nearest location for several key services and facilities, including supermarkets, secondary schools and hospital with A&E / Minor Injuries Unit (although average travel time to the hospital exceeds 30 minutes via public transport).
- When completed, **Hunts Grove** (to the east) is expected to have sufficient facilities to form a Second Tier settlement. Residents of Hardwicke may benefit from increased choice of locally available services and facilities, but Hunts Grove will not deliver some of the key strategic services lacking locally (hospital, secondary school, 6th form/FE college). However, Hardwicke could potentially see some improved accessibility as a result of public transport and infrastructure enhancements.

A case for growth at Hardwicke?

Growth and community vitality:

- **Hardwicke** has sustained a significant amount of growth since 2011. Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.
- **Hardwicke's** healthy proportion of working-age residents is positive in terms of sustaining the settlement's services and facilities.

Access to services and facilities:

- Given **Hardwicke's** location on Gloucester's fringe and its proximity to the planned settlement of Hunts Grove, there is some scope to obtain coordinated improvements to accessibility, connectivity and public transport as well as community infrastructure, services and facilities as a direct result of any future development – dependent on its scale and location. Conversely, small scale, sporadic or unplanned development would be likely to place additional pressure on strained infrastructure and services, whilst offering little to sustain or boost the existing community.

Employment and economy:

- **Hardwicke** and Upton St Leonards function as dormitories for Gloucester, with high levels of out-commuting (i.e. principally servicing the Gloucester housing market rather than meeting Stroud District's needs). Focussing significant amounts of new housing on the Gloucester fringe is likely to feed this trend. Whereas future growth that is positively weighted towards employment (rather than housing) might help to reduce this outflow marginally. The proximity of Gloucester, which is a strategically important employment hub for the whole region, is a factor that will always have influence over the local housing market in this part of the District.

Kings Stanley

The Stonehouse cluster

- Kings Stanley had a population of 1,500+ in 2011, making this a **medium/large sized** settlement, a big village. Its principal role is as a 'dormitory' settlement for its working population of 800+. (census 2011)

- Along with Hardwicke, Leonard Stanley and Newtown/Sharpness, Kings Stanley has experienced some of the **highest proportional growth** of any of the District's settlements: between 2011 and 2018, Kings Stanley grew by 14% (a net increase of 94 new dwellings). This is more than double the rate of growth experienced across the District as whole (6%), although the current Local Plan does seek to target growth and development to Tier 1-3 settlements, rather than smaller settlements and open countryside. As at April 2018, there were a further 154 potential dwellings 'in the pipeline' in and around the settlement (net commitments, HLA 2018). If all were to be completed, this would represent **very high** proportionate growth (up to 36% growth since 2011).
- The average house price across Kings Stanley civil parish as a whole is £304,533* and there is a significant estimated 'affordability gap' of over £136,000** between the cost of local houses and the amount that local residents can afford to borrow. However, as an average across the whole parish, this misses the likelihood that affordability may be less acute within the village of Kings Stanley, compared to surrounding rural areas and the smaller settlements of Middleyard and Selsley (which may constitute relatively more unaffordable areas). (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data; Source: *InformGloucestershire* Parish Profiles).
- At 71%, the level of economically active population is slightly below the District average (census 2011)
- In 2011, there were slightly fewer children and young people in the resident population than average (21%), and slightly fewer working age adults (57%). The proportion of over-65s is 22%, which is above average. (census 2011)

Employment role:

- Kings Stanley has **no significant employment role**. There is less than half a job available here per 1 economically active resident: most people have no choice but to commute elsewhere for work – making Kings Stanley's principal role that of a '**dormitory**' settlement.
- However, the proportion of residents who are able to travel between 2-5km to their place of work is very high (25%), suggesting that many residents work at nearby Stonehouse, one of the District's major employment hubs.
- The three largest employment sectors for residents of Kings Stanley Civil Parish are retail, health and social work and manufacturing (census 2011; Source: *InformGloucestershire* Parish Profiles).
- 60% of residents work within Stroud District and, of those who commute out, the majority travel to Gloucester.

Retail and community service roles:

- Kings Stanley has a **good** level of **local retail provision**, with a convenience store and a small number of other shops forming a "local centre".
- The village has a **strong** role in providing **local community services and facilities** (a post office, primary school and pre-school provision, place of worship, village hall, pub, playing field/sports pitch and equipped playground).
- Kings Stanley and Leonard Stanley have a very close functional and geographic relationship. In particular, Leonard Stanley (which has no retail facilities at all) relies on the services available here.
- **Access to key services and facilities** elsewhere is **fair**, with average bus/walk journey times in excess of 15 minutes to a library, secondary school, FE college/6th form and GP; and over 30 minutes to Stroud's A&E / Minor Injuries Unit. Given the relative proximity of Kings Stanley and Leonard Stanley to major road infrastructure, the fact that they only achieve a 'fair' level of accessibility is perhaps surprising – especially as access to all the key services and facilities is very good by car. These are not remote settlements, and there is clear scope to improve accessibility by increasing the frequency and extent of public transport services.

A case for growth at Kings Stanley?

Growth and community vitality:

- **Kings Stanley** has sustained a high level of growth since 2011. Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.
- With proportionally fewer children (under 19) and working age adults than the District average (in 2011), **Kings Stanley's** services and facilities could be vulnerable to the impacts of District-wide demographic and socio-economic trends. Targeting and tailoring any future development to address this should be a key consideration when it comes to planning any future growth or development.
- **Kings Stanley** faces some significant environmental and physical constraints to future growth.

Access to services and facilities:

- In accessibility terms, the settlements of Eastington, Leonard Stanley and **Kings Stanley** offer relatively sustainable locations for potential growth and development, despite their lower tier status or smaller size. Their relative proximity to larger service-centre settlements (Stonehouse, Stroud) and their location on or near to key transport corridors offers potential to develop better transport links to strategic facilities nearby (including improved walking or cycling connectivity).

Employment and economy:

- **Kings Stanley**, Leonard Stanley, North and South Woodchester, Whiteshill & Ruscombe, Brimscombe & Thrupp, Amberley, Stroud and Stonehouse are particularly efficient 'dormitory' settlements (where a significant proportion working residents are able to get to work within 5km of home). These places all benefit from their proximity to one or more major employment hubs (notably Stroud, Stonehouse and the valley bottom corridors of the A419 and A46). Accessibility might be further enhanced by transport infrastructure and service improvements.

Kingswood

The Wotton cluster

- Kingswood is a **medium/large sized** settlement, a big village with a population of nearly 1,400 in 2011. (census 2011)
- Since 2011, the village has experienced **average housing growth** of 6% (an additional 33 dwellings between 2011 and 2018), which matches the 6% growth that has occurred across the District as a whole during the same period. The current Local Plan's strategy targets growth towards Tier 1-3 settlements, rather than smaller settlements or open countryside – albeit the Plan envisages only "limited growth" at Tier 3 settlements, "to safeguard [their] basic role and function". So average/slightly above-average proportional growth could reasonably be expected at a Tier 3 settlement like Kingswood, to balance what should be a lower-than-average proportion at more rural locations. As at April 2018, there were a further 54 potential dwellings 'in the pipeline' (net commitments, HLA 2018) – which, if all built, would constitute relatively **high** proportionate growth (up to 16% growth since 2011).
- The average house price across Kingswood civil parish as a whole is £317,833* and there is an estimated 'affordability gap' of just under £69,000** between the cost of local houses and the amount that local residents can afford to borrow. More than 23% of the parish housing stock falls

within council tax bands F-H, compared to just 9.1% nationally, and there is a considerable under-representation of band A and B households***. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data; *** Valuation Office Agency 2017. Source: *InformGloucestershire* Parish Profiles).

- Like other settlements in the south of the District, Kingswood lies within the Bristol housing market area and partly functions as a ‘dormitory’ for Bristol**.**
- At 74%, the level of economic activity amongst the resident population is very close to the District average (73%). (census 2011. 2014 Study).
- In 2011, Kingswood had amongst the highest proportions of young people (28%) and the lowest proportions of over-65s (16%) of all Tier 1-3 settlements. (census 2011)

Employment role:

- Kingswood has a **strong employment role**. There are nearly 1,200 jobs based locally, which gives Kingswood 1.63 jobs per economically active resident – a ratio only bettered by Stonehouse (albeit Stonehouse functions on a much bigger scale). Kingswood is a net importer of more than 400 workers. (census 2011. 2014 Study).
- Despite this (perhaps rather surprisingly), the proportion of working residents who travel less than 5km to work is well below average. And only 43% work within Stroud District (as compared to the District average of 54%). The most common workplace destination is Bristol / South Gloucestershire: 38% of Kingswood’s working population travel south to these locations, which is more than 3 times higher than the District average (11%). This is not surprising, given the village’s location on the southern border with South Gloucestershire. (census 2011. 2014 Study).
- By far the biggest employment sector here is manufacturing (Renishaw is a major engineering company on the outskirts of Kingswood). Professional, scientific and technical jobs also make up a significant proportion of the jobs on offer locally; followed by retail, wholesale and motor trades, and education (census 2011. 2014 Study).

Retail and community service roles:

- Kingswood has a **basic** level of **local retail provision** (a village shop), but has a **strong role** in providing **local community services and facilities** (a post office, primary school and pre-school provision, place of worship, village hall/community centre, pub, playing field/sports pitch and equipped playground).
- **Access to key services and facilities** here and elsewhere is **very good**. All the key services are accessible within 15 minutes by both car and by public transport / on foot, with the exception of Dursley’s A&E / MIU (average travel times by bus exceed 30 minutes).

A case for growth at Kingswood?

Growth and community vitality:

- **Kingswood** has sustained a moderate amount of growth since 2011 and outstanding commitments indicate a proportionately high level of continued growth. Understanding the cumulative impacts of this will be important when considering the settlement’s overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.
- **Kingswood’s** youthful and proportionately large working age population gives the village some advantage in terms of sustaining its services and facilities (particularly the school).

- **Kingswood** is relatively unconstrained by its environment and topography.
- Like other settlements in the south of the District, **Kingswood** lies within the Bristol housing market area and partly functions as a 'dormitory' for Bristol**.** Focussing significant amounts of new housing on the District's southern fringe is likely to feed this trend, especially if it is not coupled with significant employment growth.

Access to services and facilities:

- In accessibility terms, **Kingswood** offers a relatively sustainable location for potential growth and development, despite its lower tier status. It benefits from proximity to the larger service-centre settlement of Wotton-Under-Edge and very good accessibility to key services and facilities.

Employment and economy:

- Employment growth targeted towards the south of the District and the Berkeley Vale might help to moderate the relatively high levels of southward out-commuting seen amongst the populations of Berkeley, Newtown & Sharpness, Wotton-Under-Edge, **Kingswood** and North Nibley. However, the proximity of M5 J14 and particularly Bristol will always be a factor in drawing residents out of the District to work.
- **Kingswood** has an employment role, which could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.

Leonard Stanley

The Stonehouse cluster

- Leonard Stanley had a population of around 1,400 in 2011, making this a **medium/large sized** settlement, a big village. Its principal role is as a 'dormitory' settlement for its working population of around 750. (census 2011).
- Along with Hardwicke, Kings Stanley and Newtown/Sharpness, Leonard Stanley has experienced some of the **highest proportional growth** of any of the District's settlements: between 2011 and 2018, Leonard Stanley grew by 15% (a net increase of 93 new dwellings). This is more than double the rate of growth experienced across the District as whole (6%), although the current Local Plan does seek to target growth and development to Tier 1-3 settlements, rather than smaller settlements and open countryside. As at April 2018, there were a further 118 potential dwellings 'in the pipeline' in and around the settlement (net commitments, HLA 2018). If all were to be completed, this would represent **very high** proportionate growth (up to 33% growth since 2011).
- The average house price across Leonard Stanley civil parish as a whole is £354,854* and there is an estimated 'affordability gap' of over £69,000** between the cost of local houses and the amount that local residents can afford to borrow. (*average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data; Source: *InformGloucestershire* Parish Profiles).
- At 70%, the level of economic activity amongst the resident population is below the District average.
- There are slightly fewer children and young people in the resident population than average (21%), and a smaller than average proportion of working age adults (55%). The proportion of over-65s is 24%, which is well above average.

Employment role:

- Leonard Stanley has **no significant employment role**. There is less than half a job available here per 1 economically active resident: most people have no choice but to commute elsewhere for work – making Leonard Stanley's principal role that of a '**dormitory**' settlement.
- However, the proportion of residents who are able to travel between 2-5km to their place of work is very high (25%), suggesting that many residents work at nearby Stonehouse, one of the District's major employment hubs.
- The three largest employment sectors for residents of Leonard Stanley Civil Parish are health and social work, retail and manufacturing (census 2011; Source: *InformGloucestershire* Parish Profiles).
- 60% of residents work within Stroud District and, of those who commute out, the majority travel to Gloucester.

Retail and community service roles:

- Leonard Stanley has **no local retail role:** Kings Stanley and Leonard Stanley have a very close functional and geographic relationship. In particular, Leonard Stanley (which has no retail facilities at all) relies on the services available within its neighbouring village.
- However, Leonard Stanley has a **strong** role in providing **local community services and facilities** (primary school and pre-school provision, place of worship, village hall, pub, playing field/sports pitch and equipped playground).
- **Access to key services and facilities** elsewhere is **fair**, with average bus/walk journey times in excess of 15 minutes to a library, secondary school, FE college/6th form, GP and pharmacy; and over 30 minutes to Stroud's A&E / Minor Injuries Unit. Given the relative proximity of Kings Stanley and Leonard Stanley to major road infrastructure, the fact that they only achieve a 'fair' level of accessibility is perhaps surprising – especially as access to all the key services and facilities is very good by car. These are not remote settlements, and there is clear scope to improve accessibility by increasing the frequency and extent of public transport services.

A case for growth at Leonard Stanley?

Growth and community vitality:

- **Leonard Stanley** has sustained a high level of growth since 2011. Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.
- With proportionally fewer children and working age adults than the District average, and a high proportion of residents aged 65+, **Leonard Stanley** could be vulnerable to the impacts of District-wide demographic and socio-economic trends. Targeting and tailoring any future development to address this should be a key consdieration when it comes to planning any future growth or development.
- **Leonard Stanley** is relatively unconstrained by environmental, topographic or physical obstacles.

Access to services and facilities:

- In accessibility terms, the settlements of Eastington, **Leonard Stanley** and Kings Stanley offer relatively sustainable locations for potential growth and development, despite their lower tier status or smaller size. Their relative proximity to larger service-centre settlements (Stonehouse, Stroud) and their location on or near to key transport corridors offers potential to develop better transport links to strategic facilities nearby (including improved walking or cycling connectivity). Whitminster, too, has the potential to improve its accessibility, given its location on the A38.

- **Leonard Stanley** has no retail facilities; the settlement relies heavily on neighbouring Kings Stanley. As a location for growth and development, Leonard Stanley's sustainability credentials depend upon maintaining and enhancing pedestrian and cycle access to Kings Stanley's services and facilities.

Employment and economy:

- Kings Stanley, **Leonard Stanley**, North and South Woodchester, Whiteshill & Ruscombe, Brimscombe & Thrupp, Amberley, Stroud and Stonehouse are particularly efficient 'dormitory' settlements (where a significant proportion working residents are able to get to work within 5km of home). These places all benefit from their proximity to one or more major employment hubs (notably Stroud, Stonehouse and the valley bottom corridors of the A419 and A46). Accessibility might be further enhanced by transport infrastructure and service improvements.

"Manor Village" (Bussage)

The Stroud Valleys

Note: The **Local Plan** defines a settlement development limit (SDL) for an area it calls **"Manor Village"**, most of which lies in Chalford Parish, though a small part crosses into Bisley-with-Lypiatt parish. The Plan treats this as a distinct settlement, although residents' postal addresses may be "Chalford" or "Eastcombe" or "Bussage" and few people locally use the term "Manor Village", although the Manor Estate is a recognisable entity. The drawing of separate settlement development limits for Manor Village, "old" **Bussage** and **Eastcombe** seeks to protect the distinct historic identities of the two adjoining smaller, lower tier villages – although these communities are functionally interlinked and benefit from easy access to each others' services and facilities (this is reflected in the accessibility analysis carried out in this **Settlement Role and Function Study**).

- The "Manor Village" estate at Bussage is a **large** settlement (population 2,800+ in 2011), mostly developed in the 1980s and 1990s.
- It has close links with nearby Chalford and the smaller villages of "Old" Bussage and Eastcombe, which directly adjoin the settlement development limit. These settlements benefit from easy access to each other's diverse services and facilities.
- Manor Village has experienced amongst the **lowest housing growth** of all Tier 1-3 settlements since the estate was completed. Between 2011 and 2018, the settlement experienced just 0.5% growth (a net increase of 6 new dwellings), compared to the District-wide rate of growth (6%). As at April 2018, there were a further 2 dwellings 'in the pipeline' on the settlement's periphery (net commitments, HLA 2018). The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function. Manor Village does face some environmental constraints to growth.
- The average house price across Chalford parish as a whole is £299,149* and there is an estimated 'affordability gap' of more than £87,000** between the cost of local houses and the amount that local residents can afford to borrow (* Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles). As an average across the whole parish, this misses the likelihood that affordability is rather less acute in Manor Village, compared to other villages in the parish.
- At 78%, the level of economic activity amongst the resident population is considerably higher than the District average. (census 2011, 2014 Study).
- There are slightly more children and young people in the resident population than average (25%), and slightly more working age adults (60%). The proportion of over-65s is just 15%, which is almost the lowest of all settlements in this study (only Hardwicke is lower, at 12%). (census 2011. 2014 Study)

Employment role:

- Manor Village has **no significant employment role**. Its principal role is as a '**dormitory**' settlement for its large working population.
- There is only around 1/3 of a job available locally per economically active resident, which is the lowest ratio of all settlements in this study. The huge majority of residents have to commute to elsewhere for employment.
- Only 8% of residents are able to work within 2km of home, which is below the District-wide average (14%). But the proportion of working residents who work within 5km is slightly above average (17%) and Manor Village does not show elevated levels of long distance commuting. Outside the District, the most common workplace destinations are Cheltenham and Gloucester (census 2011. 2014 Study).

Retail and community service roles:

- Manor Village has a **basic local retail role** (a convenience store).
- It performs a very **limited role** in providing **strategic services and facilities** (at Thomas Keble Secondary School); it offers a **good** (but not exceptional) range of **local services and facilities** for the community (GP, pharmacy, primary school, village hall/community centre, sports pitch/playing field, equipped play area and petrol filling station).
- **Access to key services and facilities** here and elsewhere is **good**, although the road infrastructure is constrained. Whilst all the key services and facilities can be reached in under 15 minutes by car (and most walking/bus travel times are also under 15 minutes), average walking times to the nearest post office (in Eastcombe) exceeds 15 minutes; and walking/bus travel to a library, a 6th form/FE college and hospital A&E / MIU are all in excess of 15 minutes.

A case for growth at Manor Village?

Growth and community vitality:

- **Manor Village's** relatively youthful and economically active population is well placed to sustain the settlement's services and facilities. But having experienced low housing growth since 2011 (and with no significant development currently anticipated), **Manor Village** may benefit from some planned development, targeted and scaled to meet local housing needs**.**
- **Manor Village** faces significant environmental constraints to growth.

Access to services and facilities:

- The villages of the Chalford 'plateau' (**Manor Village**, Eastcombe, Chalford, Bussage) perform relatively well in terms of access to services and facilities. However, the topography, the constrained road infrastructure around **Manor Village** and the poor connectivity to major roads may limit the ability of this settlement to accommodate significant growth, and might inhibit accessibility improvements.

Newtown & Sharpness

The Berkeley cluster

The **Local Plan** settlement development limit (SDL) covers the predominantly residential area of **Newtown**. This adjoins the dock area known as **Sharpness**, which lies outside the SDL. For the purposes of this study, some of the data relating to Sharpness has also been attributed to Newtown, as the proximity of Sharpness directly impacts the way that Newtown functions. Sharpness falls entirely within *Hinton* civil parish, but the Newtown SDL also extends into *Hamfallow* parish.

- Newtown is a **medium/large sized** village, with a 2011 population of around 1,400, attached to the docks area of Sharpness. (census 2011).
- Along with Kings Stanley, Leonard Stanley and Hardwicke, Newtown & Sharpness has experienced some of the **highest proportional growth** of any of the District's settlements: between 2011 and 2018, Newtown grew by 12% (a net increase of 78 new dwellings). This is double the rate of growth experienced across the District as whole (6%) – although the current Local Plan does seek to target growth and development to Tier 1-3 settlements, rather than smaller settlements and open countryside.
- As at April 2018, there weren't any additional dwellings still 'in the pipeline' (dwellings with current planning permission i.e. net commitments, HLA 2018). However, the **current Local Plan** includes a **strategic site allocation (SA5)** for mixed-use redevelopment around the Sharpness Old Dock area, which includes up to 300 new dwellings (yet to receive planning permission).
- Housing affordability does not appear to be an acute issue here: the average house price across Hinton civil parish as a whole is £263,824*, which is relatively low for the District. But the significant point is that (whereas most of Stroud's settlements have some degree of an 'affordability gap' between the cost of local houses and the amount that local residents can afford to borrow), data for Hinton parish shows that residents' average borrowing power is actually just under £27,500 *more* than the median cost of local housing**. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- Like other settlements in the south of the District, Newtown lies within the Bristol housing market area and partly functions as a 'dormitory' for Bristol**.**
- At 78%, the level of economic activity amongst the resident population is above the District average (73%). There is a higher proportion of working age adults amongst the population than the District average (60%). (census 2011. 2014 Study).

Employment role:

- Newtown & Sharpness has a **small employment role**. Around 500 jobs are based here, despite this being home to a significant amount of employment land, including the docks. There is only 0.65 of a job per economically active resident: Newtown & Sharpness is a net exporter of around 270 workers.
- The **current Local Plan** envisages the growth of Sharpness's employment role, with the allocation of additional employment land **(site allocation SA5a)** and the intensification of leisure and tourism uses through mixed-use redevelopment around the Old Dock and the Gloucester-Sharpness Canal **(SA5)**.
- In 2011 (census), the proportion of residents whose workplaces were based within the District was below average: only 46% of working residents are employed within Stroud District, while 32% (more than three times the District average) commute over the border to South Gloucestershire and Bristol.
- 10% of the settlement's working residents are employed in agriculture, energy and water – which is far in excess of the District average for this sector (just 4%). The biggest employment sector (as is the case District wide) is public administration, education and health (census 2011. 2014 Study).
- The biggest employment providers (in terms of numbers of jobs based here) are: energy, water and utilities; construction; and retail, wholesale and motor trades (census 2011. 2014 Study).

Retail and community service roles:

- Newtown & Sharpness has a **basic local retail role** (a village shop)

- The settlement offers a **good** range of **local community services and facilities** (post office, primary school and pre-school provision, place of worship, pub, village hall, playing field/sports pitch and equipped play area).
- **Access to key services and facilities** elsewhere is surprisingly **good**, with sub-15 minute average travel times both by car and on foot/by bus to all the key services and facilities except a secondary school, a 6th form/FE college and an A&E/Minor Injuries Unit – all of which are located in Dursley. (n.b. this accessibility data was recorded in 2016: the subsequent growth of Berkeley Green University Technical College may well result in an improved accessibility 'score').

A case for growth at Newtown & Sharpness?

Growth and community vitality:

- **Newtown** has sustained a high level of growth since 2011 (in proportion to its size) and the current Local Plan anticipates significant further growth and development at **Sharpness** in the future (Strategic Allocations SA5 and SA5a). Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.
- **Newtown's** healthy proportion of working age adults is positive in terms of sustaining some of the settlement's services and facilities in the face of District-wide demographic and socio-economic trends. But with proportionally fewer children (under 19), the settlement might benefit from some planned development, targeted and scaled to maintain diversity and demographic vitality, and to sustain the school's local catchment.
- **Newtown** faces significant environmental and physical constraints to the north and west, including flood risk, but is relatively unconstrained to the east and south.
- Like other settlements in the south of the District, **Newtown & Sharpness** lies within the Bristol housing market area and partly functions as a 'dormitory' for Bristol**.** Focussing significant amounts of new housing on the District's southern fringe is likely to feed this trend, especially if it is not coupled with significant employment growth.

Access to services and facilities:

- Because of the settlement's location, strategic growth at **Newtown & Sharpness** offers some opportunities to bring about coordinated improvements to accessibility, connectivity and public transport as a direct result of development. Depending on the scale and location of possible development, this might include potential rail, canal and road infrastructure, bus services, walking and cycling routes.
- The planned development at Sharpness is expected to deliver coordinated improvements to community infrastructure, services and facilities; some further growth at **Newtown & Sharpness** could benefit from access to these, and might potentially deliver further enhancements, subject to the scale and location of any development.

Employment and economy:

- Employment growth targeted towards the south of the District and the Berkeley Vale might help to moderate the relatively high levels of southward out-commuting seen amongst the populations of Berkeley, **Newtown & Sharpness**, Wotton-Under-Edge, Kingswood and North Nibley. However, the proximity of M5 J14 and particularly Bristol will always be a factor in drawing residents out of the District to work.
- **Sharpness** has an employment role, which could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment

functionality.

- The planned development at Sharpness is expected to deliver a boost to the settlement's tourism and leisure role.

North Woodchester

The Stroud Valleys

- With a population of around 630 in 2011 (census 2011), North Woodchester is a relatively **small** settlement compared to others with a similar range of services and facilities. It has a close physical and functional relationship with neighbouring South Woodchester (a lower tier settlement).
- North Woodchester has experienced **low housing growth** of just 4% between 2011 and 2018 (a net increase of 12 new dwellings), which is below the District-wide rate of growth (6%). The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function, and North Woodchester does face some environmental and physical/topographic constraints to growth. However, as at April 2018, there were up to 70 potential dwellings 'in the pipeline' (net commitments, HLA 2018), including planning permission for 54 dwellings as part of the mixed-use redevelopment of Rooksmoor Mill.
- Housing affordability is an acute issue here. The average house price across Woodchester civil parish as a whole is £426,781* and there is a very large estimated 'affordability gap' of more than £247,000** between the cost of local houses and the amount that local residents can afford to borrow. 40% of the parish housing stock falls within council tax bands F-H, compared to just 9.1% nationally, and there is a considerable under-representation of band A and B households***. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data; *** Valuation Office Agency 2017. Source: *InformGloucestershire* Parish Profiles).
- The village has a higher proportion of older people combined with a relatively small proportion of working-age adults, when compared to the District average. (census 2011. 2014 Study).
- There is a very broad trend that the lowest rates of economic activity tend to be seen within the smallest settlements. North Woodchester has an economic activity rate of just 68%, well below the District average of 74%, which appears to be a result of the exceptionally high proportion of (predominantly affluent) retirees. (census 2011. 2014 Study).
- Given its demography and socio-economic characteristics, Woodchester is vulnerable to the potential impacts of the District-wide trends of ageing population, reducing household size and shrinking economically active population.

Employment role:

- The village itself (i.e. within the settlement boundary) contains few jobs. However, Woodchester parish (particularly along the main road and the industrial valley bottom) *is* part of **a significant employment base**.
- The figures in the **2014 Study** estimate there to be around 430 jobs in the immediate locality (census 2011). However, these statistics need to be viewed with a certain amount of caution: the total figures for census LSOA 010A have been apportioned between Amberley, North Woodchester, South Woodchester and the surrounding rural area, according to a formula (see APPENDIX 1). In reality, though, the majority of jobs based in this geographic LSOA are likely to sit closer to Woodchester and

the industrial valley bottom, rather than the settlement of Amberley. So the true employment figures and "employment density" for North Woodchester is probably higher than are shown in tables throughout this study, whilst the figures for Amberley would be lower.

- Amongst the economically active, there is a very high level of self-employment and low levels of full-time employment, compared to the District average.
- 29% of working residents are described as having professional occupations (well above the District average of 19%) and there is a high proportion of mangers, directors and senior officials (census 2011. 2014 Study).
- There is a significant under-representation of residents who work in manufacturing, skilled trades, caring, leisure and other services, sales and customer services and process, plant and machine operatives. This it odds with the local employment offer, which relies heavily on these sectors (census 2011. 2014 Study).
- Nevertheless, there is a healthy local-workforce supply: a higher than average proportion of North Woodchester residents commute between 2-5km to their place of work, while 22% of people coming into work here live within 2-5km (far exceeding the District average of 15%) (census 2011. 2014 Study).
- However, at the other extreme, the area is also characterised by long-distance out-commuting. The degree of mid- and long-distance travelling to work undertaken by residents of places like Painswick, Minchinhampton, North Woodchester, Amberley, Bisley, Chalford and Oakridge Lynch is only partly due to geography, and substantially due to lifestyle choice. The lack of suitable jobs available locally and within the District is a factor, but these settlements will always be attractive to high-earning professionals and affluent retirees: there will always be a pool of people who will choose to move into or stay within these settlements, regardless of the type and quantity of employment on offer locally.

Retail and community service roles:

- North Woodchester has a **basic local retail role** (a village shop)
- The village offers a **good** range of **local community services and facilities** (post office, primary school and pre-school provision, place of worship, pub, village hall, and playing field/sports pitch).
- Ease of **access to key services and facilities** elsewhere (rated "**very good**") is amongst the best outside of any main settlement. Average travel times to eight out of the nine key services/facilities were found to be less than 15 minutes (both by car and by bus/foot). Bus travel to Stroud's A&E/MIU exceeded 15 minutes.

A case for growth at North Woodchester?

Growth and community vitality:

- **North Woodchester**, Amberley, Bisley, Oakridge Lynch, North Nibley, Coaley and Uley are amongst the District's most vulnerable mid-sized settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a key consideration when it comes to planning any future growth or development.
- **North Woodchester** has experienced low historic housing growth, in proportion to its size and functionality.
- **North Woodchester's** growth potential is significantly constrained by its environment and topography.

Access to services and facilities:

- In accessibility terms, the Stroud Valleys settlements of **North Woodchester**, Brimscombe & Thrupp and Selsley offer relatively sustainable locations for potential growth and development, despite their lower tier status or smaller size. They benefit from their proximity to larger service-centre settlements (Stroud, Nailsworth) and their location on or near to key transport corridors, where there are good established transport services and / or the potential to make improvements (including walking or cycling connectivity).

Employment and economy:

- Kings Stanley, Leonard Stanley, **North** and **South Woodchester**, Whiteshill & Ruscombe, Brimscombe & Thrupp, Amberley, Stroud and Stonehouse are particularly efficient 'dormitory' settlements (where a significant proportion working residents are able to get to work within 5km of home). These places all benefit from their proximity to one or more major employment hubs (notably Stroud, Stonehouse and the valley bottom corridors of the A419 and A46). Accessibility might be further enhanced by transport infrastructure and service improvements.
- **North** and **South Woodchester** contribute to one of the Stroud Valleys' employment 'hubs', which extends along the A46. Woodchester's employment role could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.

Whitminster

The Severn Vale

- Whitminster is a **medium sized** settlement, one of the District's larger villages, with a population of nearly 900 in 2011. (census 2011)
- The settlement has experienced **above average housing growth** of 7% (an additional 24 dwellings) between 2011 and 2018 (compared to 6% growth across the District as a whole). This above-average rate of growth reflects the current Local Plan's strategy of targeting growth towards Tier 1-3 settlements, rather than smaller settlements or open countryside – albeit the Plan envisages only "limited growth" at Tier 3 settlements, "to safeguard [their] basic role and function". As at April 2018, there were a further 33 potential dwellings 'in the pipeline' (net commitments, HLA 2018) – which, if built, would represent relatively high proportionate growth (up to 16% growth since 2011).
- The average house price across Whitminster civil parish as a whole is £310,727* and there is an estimated 'affordability gap' of over £88,000** between the cost of local houses and the amount that local residents can afford to borrow. (*average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data; Source: *InformGloucestershire* Parish Profiles).
- Whitminster has a slight under-representation of children and young people (22%), and a slight over-representation of working age adults (59%). The proportion of over-65s matches the District average. At 76%, the level of economic activity amongst the resident population is above the Stroud District average. (census 2011. 2014 Study).

Employment role:

- Whitminster has a **small employment role**. There are almost 700 jobs in the locality, which gives the community a very healthy ratio of 1.41 jobs per economically active resident: it is a net importer of workers.

- Yet the proportion of residents who work within 2km of home is very low, just 6% - less than half the District average. 51% have jobs based within the District, which is also slightly below average. The most common out-of-District destinations are Gloucester, South Gloucestershire / Bristol and Cheltenham. (census 2011. 2014 Study).
- Amongst the businesses based locally, the most common industry sectors are agriculture/forestry/fishing and retail, wholesale and motor trades. The sectors providing the highest numbers of jobs are: construction; retail, wholesale and motor trades; transport and storage; and health and social work. (census 2011. 2014 Study).
- The proportion of professionals amongst the resident population is well above average, as is the proportion of associate professional and technical workers. Workers in public administration, education and health; and financial, real estate, professional and administrative activities are also slightly over-represented here, compared to the District average. (census 2011. 2014 Study).

Retail and community service roles:

- Whitminster 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. The garden centre acts as a local hub; while some niche retail providers draw consumers here from a much wider catchment.
- The village offers a **basic** range of **local community services and facilities** (primary school, post office, pub, village hall, playing field/sports pitch and equipped playground), which slightly below the level of services and facilities offered by other settlements in this 3a group.
- Given its location on the A38 and proximity to other key transport corridors, **access to key services and facilities** elsewhere is surprisingly **poor**. Although it is possible to access all 9 key services and facilities within 15 minutes by car, only the post office could be reached in less than 15 minutes on foot/by bus. Average bus travel to an A&E / Minor Injuries Unit exceeds half an hour. This is not a remote settlement, and there is clear scope to improve accessibility by increasing the frequency and extent of public transport services.

A case for growth at Whitminster?

Homes and community vitality:

- **Whitminster** has sustained a moderate amount of growth since 2011 and outstanding commitments indicate a moderate level of continued growth. Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.
- **Whitminster'**s healthy proportion of working age adults is positive in terms of sustaining some of the settlement's services and facilities in the face of District-wide demographic and socio-economic trends. But with proportionally fewer children (under 19), the settlement might benefit from some planned development, targeted and scaled to maintain diversity and demographic vitality, and to sustain the school's local catchment.
- **Whitminster** is relatively unconstrained by environmental, topographic or physical obstacles.

Access to services and facilities:

- In accessibility terms, **Whitminster** is similar to Eastington, Leonard Stanley and Kings Stanley in offering a relatively sustainable location for potential growth and development, despite its lower tier status / smaller size. Although Whitminster currently has "poor" accessibility, its relative proximity to the larger service-centre settlement of Stonehouse and its location on the A38, a key transport corridor, offers potential to develop better transport links to strategic facilities nearby (including improved walking or cycling connectivity).

Employment and economy:

- **Whitminster** has a small employment role, which could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.

Tier 3b

These settlements typically have a more basic level of services and facilities than the **3a** list. 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.

	Settlement size	Accessibility	Services & facilities		Retail provision		Employment Role	Current classification	Possible re-classification
			Strategic	Local	Strategic	Local			
Whiteshill & Ruscombe	MEDIUM-SIZED	GOOD	none	STRONG	none	BASIC	no	Tier 3	Tier 3b
Upton St Leonards	MEDIUM-SIZED	FAIR	none	STRONG	none	BASIC	no	Tier 3	Tier 3b
Uley	MEDIUM-SIZED	FAIR	none	STRONG	none	BASIC	no	Tier 3	Tier 3b
Slimbridge	MEDIUM-SIZED	POOR	none	STRONG	none	BASIC	no	Tier 3	Tier 3b
Bisley	MEDIUM-SIZED	POOR	none	STRONG	none	BASIC	no	Tier 3	Tier 3b
Coaley	SMALL	FAIR	none	STRONG	none	BASIC	no	Tier 3	Tier 3b
North Nibley	SMALL	GOOD	none	STRONG	none	BASIC	no	Tier 3	Tier 3b
Oakridge Lynch	SMALL	POOR	none	STRONG	none	BASIC	no	Tier 3	Tier 3b
Amberley	SMALL	GOOD	none	BASIC	none	none	no	Tier 3	Tier 3b
Horsley	SMALL/V.SMALL	FAIR	none	STRONG	none	BASIC	no	Tier 3	Tier 3b
Miserden	SMALL/V.SMALL	WORST	none	STRONG	none	BASIC	no	none	Tier 3b

(Note: The settlements appear in size order in the table above. But the summaries on the following pages are ordered alphabetically by settlement name):

Amberley — The Stroud Valleys

Note: **Amberley** (which lies within *Minchinhampton* parish) has a split settlement development limit (SDL), bisected by Culver Hill. Although the SDL is quite tightly drawn around the village 'core' (and this is what we mean when we refer to "the settlement"), **Amberley** is quite dispersed in its form: there are outlying areas (such as Theescombe, Lower Littleworth and St Chloe) which, to a large extent, function as part of the settlement and share many of its characteristics, although the **Local Plan** treats them as "open countryside". The "Amberley" population and community is larger in reality than the tight 'core' of Littleworth.

- With a population of around 530, Amberley is a **small** village. (census 2011)
- Amberley has experienced extremely **low housing growth** of just 1% between 2011 and 2018 (a net increase of 3 new dwellings within the settlement and its environs), which is well below the District-wide rate of growth (6%). The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function, and Amberley does face environmental and physical/topographic constraints to growth. At April 2018, there was just one further potential dwelling 'in the pipeline' (net commitments, HLA 2018).
- Housing affordability is an acute issue: the average house price across Minchinhampton civil parish as a whole is £470,747* and more than 29% of the housing stock falls within Council Tax bands F-H, compared to just 9.1% nationally**. There is a notable underrepresentation of properties in bands A, B and C. There is an estimated 'affordability gap' of more than £172,000*** between the median

cost of local houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; ** Valuation Office Agency 2017; ***ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles)

- The village has a very high proportion of older people (26%) combined with relatively small proportions of working-age adults (53%) and children/young people (21%) , when compared to the District average. (census 2011. 2014 Study).
- There is a very broad trend that the lowest rates of economic activity tend to be seen within the smallest settlements. Amberley has an economic activity rate of just 68%, well below the District average of 74%, which appears to be a result of the exceptionally high proportion of (predominantly affluent) retirees. (census 2011. 2014 Study).
- Given its demography and socio-economic characteristics, Amberley is vulnerable to the potential impacts of the District-wide trends of ageing population, reducing household size and shrinking economically active population.

Employment role:

- Amberley has **no significant employment role**. The settlement is a net exporter of workers and its principal role is as a **'dormitory'** settlement.
- Local jobs statistics for Amberley (**2014 Study**) need to be viewed with a certain amount of caution: the total figures for census LSOA 010A have been apportioned between Amberley, North Woodchester, South Woodchester and the surrounding rural area, according to a formula (see APPENDIX 1). In reality, though, the majority of jobs based in this geographic LSOA are likely to sit closer to Woodchester and the industrial valley bottom, rather than the settlement of Amberley. So the true employment figures and "employment density" for North Woodchester is probably higher than are shown in tables throughout the 2014 Study, whilst the figures for Amberley would be lower.
- Amongst the economically active, there is a very high level of self-employment and low levels of full-time employment, compared to the District average.
- 29% of working residents are described as having professional occupations (well above the District average of 19%) and Amberley has amongst the highest proportion of mangers, directors and senior officials of any settlement in the District (census 2011. 2014 Study).
- There is a significant under-representation of residents who work in manufacturing, skilled trades, caring, leisure and other services, sales and customer services and process, plant and machine operatives. This it odds with the local employment offer (in the Woodchester valley/A46 corridor), which relies heavily on these sectors (census 2011. 2014 Study).
- The area is characterised by long-distance out-commuting (census 2011. 2014 Study).The degree of mid- and long-distance travelling to work undertaken by residents of places like Painswick, Minchinhampton, North Woodchester, **Amberley**, Bisley, Chalford and Oakridge Lynch is only partly due to geography, and substantially due to lifestyle choice. The lack of suitable jobs available locally and within the District is a factor, but these settlements will always be attractive to high-earning professionals and affluent retirees: there will always be a pool of people who will choose to move into or stay within these settlements, regardless of the type and quantity of employment on offer locally.

Retail and community service roles:

- Leonard Stanley and Amberley are the only Tier 1-3 settlements with **no local retail role.** At the time of the **2014 Study**, Amberley had a village shop and post office, but this has since closed. There are tentative plans for a new community shop and post office, but these have yet to come to fruition.

- Amberley offers a **basic** range of **local community services and facilities** (primary school and pre-school provision, place of worship, pubs, village hall, and equipped playground). Potentially, the re-opening of a post office would tip Amberley back into the "good/strong" category, alongside the other settlements in this Tier 3b group.
- Ease of **access to key services and facilities** elsewhere is rated "**good**". All nine of the key services/facilities can be reached in under 15 minutes by car; and walking/bus travel times to just four out of the nine were found to exceed 15 minutes: a post office, a supermarket, a secondary school and a 6th form / FE college.

A case for growth at Amberley?

Growth and community vitality:

- North Woodchester, **Amberley**, Bisley, Oakridge Lynch, North Nibley, Coaley and Uley are amongst the District's most vulnerable mid-sized settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a key consideration when it comes to planning any future growth or development.
- **Amberley's** faces some environmental and topographic constraints to growth.

Access to services and facilities:

- **Amberley** currently lacks a village shop or post office and, without these facilities, the settlement functions more like a Tier 4 settlement. The village could benefit from a boost to its local services and facilities and/or improved access and connectivity to key services and facilities elsewhere. But, given Amberley's demography and socio-economic characteristics, the vitality and viability of its existing services and facilities could be vulnerable and its Tier 3 status may not be maintained.

Employment and economy:

- Kings Stanley, Leonard Stanley, North and South Woodchester, Whiteshill & Ruscombe, Brimscombe & Thrupp, **Amberley**, Stroud and Stonehouse are particularly efficient 'dormitory' settlements (where a significant proportion working residents are able to get to work within 5km of home). These places all benefit from their proximity to one or more major employment hubs (notably Stroud, Stonehouse and the valley bottom corridors of the A419 and A46). Accessibility might be further enhanced by transport infrastructure and service improvements.

Bisley

The Cotswold cluster

- With a population of around 750, Bisley is a **medium-sized** village with a compact form. It is relatively small, compared to other Tier 1-3 settlements.
- Bisley has experienced **low housing growth** of just 4% between 2011 and 2018 (a net increase of 13 new dwellings), which is below the District-wide rate of growth (6%). Although the current Local Plan seeks to target growth to Tier 1-3 settlements, it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function; and Bisley does face some environmental constraints to growth. As at April 2018, there were only a further 5 potential dwellings 'in the pipeline' (net commitments, HLA 2018).

- There is a very broad trend that the lowest rates of economic activity tend to be seen within the smallest settlements. Bisley has an economic activity rate of just 69%, well below the District average of 74%, which appears to be a result of the exceptionally high proportion of (predominantly affluent) retirees. (census 2011)
- Given its demography and socio-economic characteristics, Bisley is vulnerable to the potential impacts of the District-wide trends of ageing population, reducing household size and shrinking economically active population.
- Housing affordability is an acute issue: the average house price across Bisley-with-Lypiatt civil parish as a whole is £539,276* and more than 33% of the housing stock falls within Council Tax bands F-H, compared to just 9.1% nationally**. There is a significant underrepresentation of properties in bands A, B and C. There is an estimated 'affordability gap' of over £175,000*** between the median cost of local houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; ** Valuation Office Agency 2017; ***ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles)

Employment role:

- Bisley has **no significant employment role**. There are around 300 jobs in the area and the settlement is a net exporter of workers. Bisley's principal role is as a **'dormitory'** settlement.
- Amongst the economically active, there is a very high level of self-employment (22%) and very low levels of full-time employment, compared to the District average. There is also an exceptionally high level of home-working (28% of working residents are based mainly at home, as compared to the District average of 14%). (census 2011. 2014 Study).
- 23% of working residents are described as having professional occupations (well above the District average of 19%) and Bisley has the highest proportion of mangers, directors and senior officials amongst its working population of all settlements in this study (20%). (census 2011. 2014 Study).
- There is a significant under-representation of people who work in manufacturing, skilled trades, caring, leisure and other services, sales and customer services and process, plant and machine operatives.
- Only 42% of working residents have jobs based within the District. A much higher proportion than average commute to Cheltenham, Gloucester and out of the County to the South East (including London). (census 2011. 2014 Study).
- The degree of mid- and long-distance travelling to work undertaken by residents of places like Painswick, Minchinhampton, North Woodchester, Amberley, **Bisley**, Chalford and Oakridge Lynch is only partly due to geography, and substantially due to lifestyle choice. The lack of suitable jobs available locally and within the District is a factor, but these settlements will always be attractive to high-earning professionals and affluent retirees: there will always be a pool of people who will choose to move into or stay within these picturesque settlements, regardless of the type and quantity of employment on offer locally.

Retail and community service roles:

- Bisley has a **basic local retail role** (a village shop)
- The village offers a **good** range of **local community services and facilities** (post office, primary school and pre-school provision, place of worship, pubs, village hall, playing field/sports pitch, equipped playground and nearby petrol filling station).
- Ease of **access to key services and facilities** elsewhere is **poor**. Of the 9 key services measured, only the primary school and post office can be accessed on foot, while bus travel times to all other services/facilities exceed either 15 minutes or 30 minutes. Given the relative proximity of Thomas

Keble secondary school (at Manor Village, a short car drive away), bus travel times in excess of 30 minutes are disappointing (the accessibility matrix uses public bus timetables). The village is highly car-reliant.

A case for growth at Bisley?

Growth and community vitality:

- **Bisley** is amongst the District's most vulnerable settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a key consideration when it comes to planning any future growth or development.
- **Bisley** faces some environmental constraints to growth.

Access to services and facilities:

- Remote, small, lower tier, highly car-reliant settlements with poor or very poor accessibility – including Miserden, Sheepscombe, Cranham, Oakridge Lynch, **Bisley** and Haresfield – seem unsuited to growth and development, other than to address very specific identified local needs within the community.

Coaley

Cam & Dursley

Note: Although **Coaley's** Settlement Development Limit (SDL) is quite tightly drawn around the village 'core' (and this is what we mean when we refer to "the settlement"), **Coaley** is quite dispersed in its form: there are outlying linear hamlets (such as Silver Street, Hamshill, Westend and Far Green) which, to a large extent, function as part of the settlement and share many of its characteristics, although the **Local Plan** treats them as "open countryside".

- Coaley is a **small** village, with a small population of 600+. (census 2011)
- Coaley has experienced extremely **low housing growth** of just 1% between 2011 and 2018 (a net increase of 2 new dwellings within the settlement and its environs), which is well below the District-wide rate of growth (6%). However, as at April 2018, there were 28 potential dwellings 'in the pipeline' (net commitments, HLA 2018), which would represent fairly **high** proportional growth for the village (up to 12% growth since 2011, if all built). The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function.
- Coaley is relatively unconstrained by environment, topography or physical obstacles such as flooding.
- Housing affordability is an issue: the average house price across Coaley civil parish as a whole is £362,500* and almost 35% of the housing stock falls within Council Tax bands F-H, compared to just 9.1% nationally**. There is a notable underrepresentation of properties in bands A, B and C. There is an estimated 'affordability gap' of more than £250,000*** between the median cost of local houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; ** Valuation Office Agency 2017; ***ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles)

- Coaley is typical of a group of small settlements that have below-average rates of economic activity (70%). Like others, Coaley has a relatively elderly population with a relatively small proportion of working-age adults (when compared to the District average). (census 2011. 2014 Study)
- Given its demography and socio-economic characteristics, Coaley is vulnerable to the potential impacts of the District-wide trends of ageing population, reducing household size and shrinking economically active population.

Employment role:

- Coaley has **no significant employment role**. Its principal role is as a **'dormitory'** settlement.
- Fewer than 200 jobs are based in the area and there is only around half a job available per economically active resident – meaning that the majority of residents have no choice but to commute elsewhere for employment.
- A quarter of the working population is described as having professional occupations. (census 2011. 2014 Study)
- Amongst the economically active population, there is a high level of self-employment and a relatively low level of full-time employment. (census 2011. 2014 Study)
- At 60%, the proportion of working residents whose jobs are based within Stroud District is well above average, as is the proportion who work from home (21%). However, the proportion who are able to work within 2km of home is tiny: just 2% compared to the District average of 14%, this is the lowest proportion of all settlements in the study. (census 2011. 2014 Study)
- Despite being located close to the railway station at Cam, the proportion of residents who travel between 40-60km to work is also very small: just 1%. More people travel 60km+ (3%, which is average for the District as a whole). Of those travelling out of Stroud District to work, the main destinations are Gloucester and Bristol / South Gloucestershire. (census 2011. 2014 Study)

Retail and community service roles:

- Coaley has a **basic local retail role** (a village shop)
- The village offers a **good** range of **local community services and facilities** (primary school and pre-school provision, place of worship, pub, village hall, playing field/sports pitch and equipped playground).
- Ease of **access to key services and facilities** elsewhere is **fair**, but the village is highly car-reliant: all nine of the key services/facilities can be accessed within 8-10 minutes by car; whereas all but the primary school, nearest supermarket and pharmacy had walking/bus travel times between 15-30 minutes.

A case for growth at Coaley?

Growth and community vitality:

- North Woodchester, Amberley, Bisley, Oakridge Lynch, North Nibley, **Coaley** and Uley are amongst the District's most vulnerable mid-sized settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a key consideration when it comes to planning any future growth or development.
- In proportion to its size, **Coaley** has a significant amount of growth currently 'in the pipeline'. Understanding the cumulative impacts of this will be important when considering the settlement's

overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.

- **Coaley** is relatively unconstrained by its environment, topography or any physical obstacles.

Horsley

The Stroud Valleys

Note: Although **Horsley's** Settlement Development Limit (SDL) is quite tightly drawn around the village 'core' (and this is what we mean when we refer to "the settlement"), **Horsley** is quite dispersed in its form: there are outlying linear hamlets (including Downend and Tickmorend) which, to a large extent, function as part of the settlement and share some of its characteristics, although the **Local Plan** treats them as "countryside". However, hamlets on the other side of the valley (including Harleywood and Barton End) are geographically and functionally distinct, with limited connectivity.

- Amongst Tier 1-3 settlements, Horsley is a **very small** settlement, with a nominal population of around 400 (census 2011) – although the 'Horsley' community encompasses some small satellite hamlets outside the Settlement Development limit as well.
- Horsley experienced **low housing growth** of just 3% between 2011 and 2018 (a net increase of 5 new dwellings within the settlement and its immediate environs), which is well below the District-wide rate of growth (6%). However, as at April 2018, there were a further 26 potential dwellings 'in the pipeline' (net commitments, HLA 2018), which would represent fairly **high** proportionate growth (up to 18% growth since 2011), if all built. The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function.
- Housing affordability is an issue: the average house price across Horsley civil parish as a whole is £453,800* and there is a notable underrepresentation of properties in Council Tax bands A and B**. There is an estimated 'affordability gap' of more than £116,000*** between the median cost of local houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; ** Valuation Office Agency 2017; ***ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles)
- In common with many of the smaller settlements (such as Amberley, Bisley, North Woodchester, Oakridge Lynch), Horsley has a below-average economic activity rate (although, at 70% this is not amongst the very lowest). Like others in this group, Horsley has above-average levels of self-employment and below-average levels of full-time employment. However, the proportion of retirees amongst the village's economically inactive population is only 1% above the District average (unlike in the other settlements mentioned above). (census 2011. 2014 Study).
- The demographic make-up of Horsley is quite different to that of many other small settlements with low economic activity rates: 24% children and young people (1% more than the District average); 57% working age adults (1% below average); and 18% over-65s (1% below average). (census 2011)

Employment role:

- Horsley has **no significant employment role**. The settlement is a net exporter of workers and its principal role is as a **'dormitory'** settlement.
- A relatively high proportion of the 100+ jobs that are based here can be attributed to high levels of self-employment and home-working (21% of working residents are based mainly at home, as compared to the District average of 14%). (census 2011. 2014 Study).

- 26% of working residents are described as having professional occupations (well above the District average of 19%) and Horsley has one of the highest proportions of residents with associate professional and technical occupations of all settlements in this study (15%). (census 2011. 2014 Study).
- There is a significant under-representation of people who work in administrative or secretarial roles and slightly below average proportions working in manufacturing, construction or agriculture; but the proportion of residents who work in public administration, education or health is higher than any other settlement in the study (32%, well above the District average of 28%). (census 2011. 2014 Study).
- 59% of working residents have jobs based within the District, which is above average. Of those commuting out of the District, the most common destination is Cotswold District. (census 2011. 2014 Study).

Retail and community service roles:

- Horsley has a **basic local retail role** (a community run village shop)
- The village offers a **good/strong** range of **local community services and facilities** (primary school and pre-school provision, place of worship, pub, village hall, playing field/sports pitch and equipped playground).
- Ease of **access to key services and facilities** elsewhere is rated "**fair**". All nine of the key services/facilities can be reached in under 15 minutes by car; walking/bus travel times to four out of the nine were found to exceed 15 minutes: a secondary school, a GP and a 6th form / FE college (15+ mins) and Stroud's A&E/MIU (30+ mins).

A case for growth at Horsley?

Growth and community vitality:

- **Horsley's** relatively youthful population should give the village some advantage in terms of sustaining the settlement's services and facilities against the impacts of District-wide demographic and socio-economic trends. But in order to maintain diversity and demographic vitality, **Horsley** may benefit from some planned development, targeted and scaled to meet local housing needs and to combat housing unaffordability**.**
- In proportion to its size, **Horsley** has a significant amount of growth currently 'in the pipeline'. Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.
- **Horsley** faces some environmental and topographic constraints to growth.

Miserden

The Cotswold cluster

Note: **Miserden** is not currently defined as a settlement in the Local Plan. It does not have a settlement development limit, and has historically been treated as "countryside" for planning purposes. Through the ongoing **Local Plan Review**, we have considered the possibility of designating Miserden as a settlement; the recent **Emerging Strategy consultation** (Winter 2018) sought views about the extent of a possible settlement development limit and whereabouts Miserden might fit in a settlement hierarchy. The audit of services and facilities, conducted as part of this **Settlement Role and Function Study Update**, suggests a comparable service-provision role to other settlements in this 3b group; however, in terms of scale and some other characteristics, Miserden is perhaps more similar to some Tier 4 or 5 settlements.

Miserden was not assessed by the 2014 Study so, like Tier 4 and 5 settlements, there is limited data available at this stage. Geographically, Miserden lies within census *Middle Super Output Area* (MSOA) 002, along with Bisley, Painswick, Oakridge Lynch, Cranham, Sheepscombe and Eastcombe (see APPENDIX 2) and *Lower Super Output Area* (LSOA) Stroud 002D along with Cranham and Sheepscombe (see APPENDIX 1).

- Miserden is a **very small** settlement, with a small population. Unlike Horsley (also a very small settlement in this 3b group), Miserden's form is compact and the community is self-contained, with no peripheral / satellite 'hamlets'. The total population of the *parish* is 455 (census 2011. Source: *InformGloucestershire* Parish Profiles).
- Miserden has experienced **very low housing growth** in recent years. At this point, data is not yet available to generate a proportional growth figure since the 2011 census, but there have been no new dwellings created during the current Local Plan period (2015-2018) and there are no outstanding permissions 'in the pipeline' (net commitments, HLA 2018).
- Miserden is unusual in showing the highest proportion of privately rented homes of all parishes in this study, combined with particularly low levels of social rented housing. 31.6% of homes are rented privately (compared to just 10%-15% which is more typical of neighbouring parishes like Cranham, Bisley-with-Lypiatt and Painswick). This reflects the Miserden Estate's dominance as a local landlord. (Source: *InformGloucestershire* Parish Profiles)
- Housing affordability is an acute issue: the average house price across Miserden civil parish as a whole is £500,000* and more than 44% of the housing stock falls within Council Tax bands F-H, compared to just 9.1% nationally**. There is a significant underrepresentation of properties in bands A, B and C. There is an estimated 'affordability gap' of over £460,000*** between the median cost of local houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; ** Valuation Office Agency 2017; ***ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles)
- In 2011, the parish as a whole had a very high proportion of older people (28%, compared to 19% District-wide) and very low proportions of working-age adults (55%, compared to 58% District-wide) and children/young people (17%, compared to 23% District-wide). (census 2011. Source: *InformGloucestershire* Parish Profiles).
- There is a very broad trend that the lowest rates of economic activity tend to be seen within the smallest settlements. The economic activity rate for the parish as a whole is 70%, which is below the Stroud District average (73%) and similar to that of Horsley village. (census 2011. Source: *InformGloucestershire* Parish Profiles)

Employment role:

- Miserden has **no significant employment role**. There are fewer jobs available locally than there are working-age residents: Miserden is a net exporter of workers and its principal role is as a **'dormitory'** settlement.
- Nearly 19% of jobs based in the area are from the hotel/catering sector; with construction and professional/scientific/technical services each accounting for 12.8% of local jobs. The majority of local businesses (84%) are small businesses employing between 0 – 4 people. (Business Register and Employment Survey 2017 / ONS. Source: *InformGloucestershire* Parish Profiles).
- Across the parish as a whole, there were 215 people in employment in 2011 (census). There is a markedly low level of full-time employment amongst working residents and very high levels of self-employment, compared to the District average – at 25.3%, this is even greater than the level of self

employment seen in Bisley-with-Lypiatt parish (22.5%), which includes the 3b settlements of Bisley and Oakridge Lynch. (census 2011. Source: *InformGloucestershire* Parish Profiles).

- A higher proportion of the parish's working residents have managerial, professional, associate professional or skilled trades occupations, when compared to the District average. (census 2011. Source: *InformGloucestershire* Parish Profiles).
- The largest employment sectors for Miserden residents are retail (15% of 215 people); construction (11% of 215 people); and professional, scientific and technical (10% of 215 people). (census 2011. Source: *InformGloucestershire* Parish Profiles).

Retail and community service roles:

- Miserden punches well above its weight, with a **good/strong** range of **local community services and facilities** (post office, primary school and pre-school provision, place of worship, pub, village hall, and playing field / sports pitch).
- The village also has a **basic local retail role** (a village shop), unlike all Tier 4 or 5 settlements apart from Eastcombe and Arlingham.
- However, Miserden has amongst the **worst accessibility to services and facilities** elsewhere, with average travel times to most of the nine key services and facilities either exceeding 30 minutes or being practically impossible via bus – and drive times in excess of 15 minutes to a secondary school, a 6th form/FE college and an A&E/Minor Injuries Unit.

A case for growth at Miserden?

Growth and community vitality:

- **Miserden**'s population is considerably smaller than others in this group. But the village shares some characteristics that place it amongst the District's most vulnerable settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a key consideration when it comes to planning any future growth or development.
- **Miserden** faces some environmental and topographic constraints to growth.

Access to services and facilities:

- Remote, small, lower tier, highly car-reliant settlements with poor or very poor accessibility – including **Miserden**, Sheepscombe, Cranham, Oakridge Lynch, Bisley and Haresfield – seem unsuited to growth and development, other than to address very specific identified local needs within the community.

North Nibley

The Wotton cluster

- With a population of around 500+, North Nibley is a **small** village. (census 2011)
- North Nibley has experienced extremely **low housing growth** of just 0.4% between 2011 and 2018 (a net increase of 1 new dwelling within the settlement and its environs), which is well below the District-wide rate of growth (6%). The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to

safeguard their basic role and function, and North Nibley does face some environmental and physical/topographic constraints to growth. At April 2018, there was just one further potential dwelling 'in the pipeline' (net commitments, HLA 2018).

- Housing affordability is an acute issue: the average house price across North Nibley civil parish as a whole is £438,375* and more than 34% of the housing stock falls within Council Tax bands F-H, compared to just 9.1% nationally**. There is a notable underrepresentation of properties in bands A, B and C. There is an estimated 'affordability gap' of more than £189,000*** between the median cost of local houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; ** Valuation Office Agency 2017; ***ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles)
- In 2011, the village had a higher proportion of older people (24%) combined with a relatively small proportion of working-age adults (53%), when compared to the District average. The proportion of young people aged under 19 matched the District average (23%) in 2011. (census 2011. 2014 Study).
- There is a very broad trend that the lowest rates of economic activity tend to be seen within the smallest settlements. North Nibley has an economic activity rate of 70%, which is below the District average of 74%, but not as strikingly low as some other settlements with a similar 'profile'. This low economic activity rate appears to be a result of relatively high proportion of retirees (making up 20% of the economically inactive population in 2011). (census 2011. 2014 Study).
- Given its demography and socio-economic characteristics, North Nibley is vulnerable to the potential impacts of the District-wide trends of ageing population, reducing household size and shrinking economically active population.

Employment role:

- North Nibley has **no significant employment role**. There are around 200 jobs based locally, which equals around ¾ of a job per economically active resident. The settlement is a net exporter of workers and its principal role is as a **'dormitory'** settlement.
- Amongst the economically active, there is a very high level of self-employment and low levels of full-time employment, compared to the District average.
- 29% of working residents are described as having professional occupations (well above the District average of 19%). There is an under-representation of residents who work in manufacturing, sales and customer services and process, plant and machine operatives.
- 21% of working residents are based mainly at home (well above the District average of 14%), while only 43% travel to a workplace within Stroud District and only a tiny 6% are able to work within 2km of home.

Retail and community service roles:

- North Nibley has a **basic local retail role** (a village shop)
- The village offers a **good** range of **local community services and facilities** (primary school and pre-school provision, place of worship, pub, village hall, playing field/sports pitch and equipped playground).
- Ease of **access to key services and facilities** elsewhere is rated "**good**". All nine of the key services/facilities can be reached in under 15 minutes by car; and walking/bus travel times to just three out of the nine were found to exceed 15 minutes: a secondary school and a 6th form / FE college (15+ mins) and an A&E/MIU (30+ mins).

A case for growth at North Nibley?

Growth and community vitality:

- North Woodchester, Amberley, Bisley, Oakridge Lynch, **North Nibley**, Coaley and Uley are amongst the District's most vulnerable mid-sized settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a key consideration when it comes to planning any future growth or development.
- Like other settlements in the south of the District, **North Nibley** lies within the Bristol housing market area and partly functions as a 'dormitory' for Bristol**.** Focussing significant amounts of new housing on the District's southern fringe is likely to feed this trend, especially if it is not coupled with significant employment growth.
- **North Nibley** faces some environmental and topographic constraints to growth.

Access to services and facilities:

- In accessibility terms, Uley and **North Nibley** offer relatively sustainable locations for potential growth and development, despite their lower tier status / smaller size. North Nibley's current accessibility is "good"; its location on the B4060 and relative proximity to the larger service-centre settlements of Cam, Dursley and Wotton-Under-Edge offers potential to further enhance transport links to strategic facilities nearby (including improved walking or cycling connectivity).

Employment and economy:

- Employment growth targeted towards the south of the District and the Berkeley Vale might help to moderate the relatively high levels of southward out-commuting seen amongst the populations of Berkeley, Newtown & Sharpness, Wotton-Under-Edge, Kingswood and **North Nibley**. However, the proximity of M5 J14 and particularly Bristol will always be a factor in drawing residents out of the District to work.

Oakridge Lynch

The Cotswold cluster

- With a population of around 530, Oakridge Lynch is a **small** village with a compact form. (census 2011)
- Oakridge Lynch has experienced **low housing growth** of just 2% between 2011 and 2018 (a net increase of 6 new dwellings), which is well below the District-wide rate of growth (6%). Although the current Local Plan seeks to target growth to Tier 1-3 settlements, it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function; and Oakridge Lynch does face some environmental constraints to growth. As at April 2018, there were a further 2 potential dwellings 'in the pipeline' (net commitments, HLA 2018).
- Housing affordability is an acute issue: the average house price across Bisley-with-Lypiatt civil parish as a whole is £539,276* and more than 33% of the housing stock falls within Council Tax bands F-H, compared to just 9.1% nationally**. There is a significant underrepresentation of properties in bands A, B and C. There is an estimated 'affordability gap' of over £175,000*** between the median cost of local houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; ** Valuation Office Agency 2017; ***ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles)

- There is a very broad trend that the lowest rates of economic activity tend to be seen within the smallest settlements. Oakridge has an economic activity rate of just 69%, well below the District average of 74%, which appears to be a result of the exceptionally high proportion of (predominantly affluent) retirees. (census 2011)
- Given its demography and socio-economic characteristics, Oakridge is vulnerable to the potential impacts of the District-wide trends of ageing population, reducing household size and shrinking economically active population.

Employment role:

- Oakridge Lynch has **no significant employment role**; its principal role is as a **'dormitory'** settlement.
- A high proportion of the jobs that are based here are due to high levels of self-employment and home-working (28% of working residents are based mainly at home, as compared to the District average of 14%).(census 2011. 2014 Study).
- 23% of working residents are described as having professional occupations (well above the District average of 19%) and, along with Bisley, Oakridge Lynch has the highest proportion of mangers, directors and senior officials amongst its working population of all settlements in this study (20%). (census 2011. 2014 Study).
- There is a significant under-representation of people who work in manufacturing, skilled trades, caring, leisure and other services, sales and customer services and process, plant and machine operatives. (census 2011. 2014 Study).
- Only 42% of working residents have jobs based within the District. A much higher proportion than average commute to Cheltenham, Gloucester and out of the County to the South East (including London). (census 2011. 2014 Study).
- The degree of mid- and long-distance travelling to work undertaken by residents of places like Painswick, Minchinhampton, North Woodchester, Amberley, **Bisley**, Chalford and Oakridge Lynch is only partly due to geography, and substantially due to lifestyle choice. The lack of suitable jobs available locally and within the District is a factor, but these settlements will always be attractive to high-earning professionals and affluent retirees: there will always be a pool of people who will choose to move into or stay within these picturesque settlements, regardless of the type and quantity of employment on offer locally.

Retail and community service roles:

- Oakridge Lynch has a **basic local retail role** (a village shop)
- The village offers a **good** range of **local community services and facilities** (post office, primary school, place of worship, pub, village hall, playing field/sports pitch, equipped playground).
- Ease of **access to key services and facilities** elsewhere is **poor**. Of the 9 key services measured, only the primary school and post office can be accessed on foot, while bus travel times to all other services/facilities exceed either 15 minutes or was practically impossible. Given the relative proximity of Thomas Keble secondary school (at Manor Village, a short car drive away), "impossible/unrealistic" bus travel times (the accessibility matrix uses public bus timetables). The village is highly car-reliant.

A case for growth at Oakridge Lynch?

Growth and community vitality:

- North Woodchester, Amberley, Bisley, **Oakridge Lynch**, North Nibley, Coaley and Uley are amongst the District's most vulnerable mid-sized settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a key consideration when it comes to planning any future growth or development.

- **Oakridge Lynch** faces some environmental and topographic constraints to growth.

Access to services and facilities:

- Remote, small, lower tier, highly car-reliant settlements with poor or very poor accessibility – including Miserden, Sheepscombe, Cranham, **Oakridge Lynch**, Bisley and Haresfield – seem unsuited to growth and development, other than to address very specific identified local needs within the community.

Slimbridge

The Berkeley cluster

- With a population of nearly 800, Slimbridge is a **medium-sized** village. (census 2011)
- Slimbridge has experienced **low housing growth** of 3% between 2011 and 2018 (a net increase of 11 new dwellings within the settlement and its environs), which is well below the District-wide rate of growth (6%). The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function. At April 2018, there were no potential dwellings 'in the pipeline' (net commitments, HLA 2018).
- The average house price across Slimbridge civil parish as a whole is £288,563*, which is relatively low for the District. But there is an estimated 'affordability gap' of over £167,000** between the median cost of local houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- In 2011, the village had a higher proportion of older people (22%) and proportionately fewer working-age adults (57%) and young people aged under 19 (21%), when compared to the District average. (census 2011. 2014 Study).
- There is a very broad trend that the lowest rates of economic activity tend to be seen within the smallest settlements. Slimbridge has an economic activity rate of 68%, which is amongst the lowest of all settlements in this study. This low economic activity rate appears to be a result of the relatively high proportion of retirees (making up 20% of the economically inactive population). (census 2011. 2014 Study).
- Given its demography and socio-economic characteristics, Slimbridge may be vulnerable to the potential impacts of the District-wide trends of ageing population, reducing household size and shrinking economically active population.

Employment role:

- Slimbridge has **no significant employment role**. There are around 400 jobs based locally, which is roughly equal to the number of economically active residents. However, its principal role is as a **'dormitory'** settlement.
- The proportion of residents who actually work within 2km of home is very low (5%) – well below the District average of 14%. And there is a similarly low proportion of working residents who travel between 2-5km to work. The most common workplace destinations (outside of the Stroud District) are Gloucester, Bristol/South Gloucestershire, and Cheltenham.

- Amongst the economically active, there is an above-average level of self-employment and slightly below-average levels of full-time employment, compared to the District average.
- The proportion of residents whose jobs are based in agriculture or utilities is 9%, well above the District average (4%) and the second highest proportion of all settlements in this study. A high proportion work in public administration, education and health (31%).

Retail and community service roles:

- Slimbridge has a **basic local retail role** (a village shop)
- The village offers a **good** range of **local community services and facilities** (post office, primary school and pre-school provision, place of worship, village hall, playing field/sports pitch and equipped playground).
- Ease of **access to key services and facilities** elsewhere is **poor**. Of the 9 key services measured, only the primary school and post office can be accessed on foot, while bus travel times to all other services/facilities exceed 15 minutes (30+ minutes to Dursley's library and MIU/A&E).

A case for growth at Slimbridge?

Growth and community vitality:

- **Slimbridge** has seen relatively little growth and shows some vulnerability in terms of sustaining the settlement's services and facilities against the impacts of District-wide demographic and socio-economic trends. In order to maintain diversity and demographic vitality, the village may benefit from some planned development, targeted and scaled to meet local housing needs**.**
- **Slimbridge** is relatively unconstrained by its environment, topography or any physical obstacles.

Access to services and facilities:

- Places like Randwick, **Slimbridge** and Brookthorpe, despite their relative proximity to either large settlements or major transport corridors, offer little scope for sustainable growth or for development that could transform their poor accessibility. These villages seem unsuited to growth and development, other than to address very specific identified local needs within the community.

Uley

Cam & Dursley

- With a population of more than 1000 (census 2011), Uley is a **medium-sized** settlement, a large village.
- Uley has experienced **low housing growth** of 3% between 2011 and 2018 (a net increase of 11 new dwellings within the settlement and its environs), which is well below the District-wide rate of growth (6%). The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function; and Uley does face some environmental constraints. At April 2018, there were only 2 potential dwellings 'in the pipeline' (net commitments, HLA 2018).
- Housing affordability is an acute issue: the average house price across Uley civil parish as a whole is £524,583* and more than 28% of the housing stock falls within Council Tax bands F-H, compared to just 9.1% nationally**. There is a significant underrepresentation of properties in bands A and B. There is an estimated 'affordability gap' of just under £212,000*** between the median cost of local

houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; ** Valuation Office Agency 2017; ***ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles)

- In 2011, the village had a higher proportion of older people (23%) and proportionately fewer working-age adults (56%) and young people aged under 19 (21%), when compared to the District average. (census 2011. 2014 Study).
- There is a very broad trend that the lowest rates of economic activity tend to be seen within the smallest settlements. Uley has an economic activity rate of 71%, which well below the District-wide average of 74%. (census 2011. 2014 Study).
- Given its demography and socio-economic characteristics, Uley is vulnerable to the potential impacts of the District-wide trends of ageing population, reducing household size and shrinking economically active population.

Employment role:

- Uley has **no significant employment role**. There are around 300 jobs based locally, and only around half of a job available locally per economically active resident, meaning that the huge majority of residents have no choice but to commute to elsewhere for employment. Uley's principal role is as a **'dormitory'** settlement.
- A quarter of the working population is described as having professional occupations and a high proportion are self-employed. (census 2011. 2014 Study).
- At 60%, the proportion of working residents whose jobs are based within Stroud District is well above average, as is the proportion who work from home (19%). However, the proportion who are able to work within 2km of home is tiny: just 3% compared to the District average of 14%. Of those travelling out of Stroud District to work, the main destinations are Gloucester and Bristol / South Gloucestershire. (census 2011. 2014 Study).

Retail and community service roles:

- Uley has a **basic local retail role** (a village shop)
- The village offers a **good** range of **local community services and facilities** (post office, primary school and pre-school provision, place of worship, village hall, playing field/sports pitch and equipped playground).
- Ease of **access to key services and facilities** elsewhere is rated "**fair**". All nine of the key services/facilities can be reached in under 15 minutes by car. But walking/bus travel times to a supermarket and a library were found to exceed 15 minutes; and the journey was in excess of half an hour to reach a pharmacy and Dursley's A&E/MIU.

A case for growth at Uley?

Growth and community vitality:

- North Woodchester, Amberley, Bisley, Oakridge Lynch, North Nibley, Coaley and **Uley** are amongst the District's most vulnerable mid-sized settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a key consideration when it comes to planning any future growth or development.
- **Uley** faces some environmental and topographic constraints to growth.

Access to services and facilities:

- In accessibility terms, **Uley** and North Nibley offer relatively sustainable locations for potential growth and development, despite their lower tier status / smaller size. Uley's current accessibility is "fair", but its location on the B4066 and relative proximity to the larger service-centre settlements of Dursley and Cam offers potential to develop better transport links to strategic facilities nearby (including improved walking or cycling connectivity).

Upton St Leonards

The Gloucester fringe

- With a population of more than 1,000 in 2011, Upton St Leonards is a **medium-sized** settlement, a large village. (census 2011)
- Upton St Leonards has experienced **low housing growth** of just 1% between 2011 and 2018 (a net increase of 6 new dwellings within the settlement and its environs), which is well below the District-wide rate of growth (6%). The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function. However, as at April 2018, there were a further 19 potential dwellings 'in the pipeline' (net commitments, HLA 2018), which would represent a moderate rate of growth if all were to be completed.
- Upton lies within Gloucester's housing market area and partly functions as a 'dormitory' for the city**.**
- The average house price across Upton St Leonards civil parish as a whole is £283,990*, which is relatively low for the District. There is an estimated 'affordability gap' of over £76,000** between the median cost of local houses and the amount that local residents can afford to borrow. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).
- At 73%, the level of economic activity amongst the resident population matches the District average (73%). (census 2011)
- The proportion of children and young people, working age adults and over-65s is very close to the District average. (census 2011)

Employment role:

- Upton St Leonards village has **no significant employment role**. Although there are around 800 jobs based locally and there is a healthy ratio of jobs : workers, this is not a significant employment destination for our District. The village's principal role is as a **'dormitory'** settlement.
- Along with Hardwicke, Upton St Leonards has the lowest proportion of residents with jobs based within Stroud District of any settlement in this study: just a tiny 23% (compared to the District average of 54%). The main workplace destination is Gloucester: 41% of the area's residents work there, as compared to the District average of just 12%, which is unsurprising given Upton's location on the city border. (census 2011. 2014 Study).

Retail and community service roles:

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

- Ease of **access to key services and facilities** elsewhere is rated "**fair**". All nine of the key services/facilities can be reached in under 15 minutes by car. But average walking/bus travel times to a secondary school, a 6th form/FE college and a library were found to exceed 15 minutes; and the journey was in excess of half an hour to reach a Gloucester's A&E/MIU.

A case for growth at Upton St Leonards?

Growth and community vitality:

- **Upton St Leonards's** relatively balanced population (demographically similar to the District as a whole) should mean that the village is not particularly disadvantaged in terms of sustaining the settlement's services and facilities against the impacts of District-wide demographic and socio-economic trends. But in order to maintain diversity and demographic vitality (particularly given its low rate of growth in recent years), Upton may benefit from some planned development, targeted and scaled to meet local housing needs.
- **Upton St Leonards** faces some environmental and topographic constraints to growth, and northward growth is obstructed by the motorway.

Access to services and facilities:

- In accessibility terms, **Upton St Leondards** offers a relatively sustainable location for potential growth and development, despite its lower tier status / smaller size. **Upton's** current accessibility is only "fair", but its location on Gloucester's fringe and its proximity to the B4073 offers some potential to develop better transport links to strategic facilities nearby (including improved walking or cycling connectivity).

Employment and economy:

- Hardwicke and **Upton St Leonards** function as dormitories for Gloucester, with high levels of out-commuting (i.e. principally servicing the Gloucester housing market rather than meeting Stroud District's needs). Focussing significant amounts of new housing on the Gloucester fringe is likely to feed this trend. Whereas future growth that is positively weighted towards employment (rather than housing) might help to reduce this outflow marginally. The proximity of Gloucester, which is a strategically important employment hub for the whole region, is a factor that will always have influence over the local housing market in this part of the District.

Whiteshill & Ruscombe

The Stroud Valleys

With a population of around 1,000 (census 2011), Whiteshill & Ruscombe is a **medium sized settlement.** Historically and physically, the settlement comprises two separate villages.

Whiteshill & Ruscombe has experienced **low housing growth** of just 1% between 2011 and 2018 (a net increase of just 4 new dwellings within the settlement and its environs), which is well below the District-wide rate of growth (6%). The current Local Plan seeks to target growth to Tier 1-3 settlements, although it envisages only "lesser levels of development" in Tier 3 settlements, to safeguard their basic role and function. As at April 2018, there were a further 12 potential dwellings 'in the pipeline' (net commitments, HLA 2018), which would represent a low-moderate rate of growth if all were to be completed.

The average house price across Whiteshill & Ruscombe civil parish as a whole is £317,800 and there is an estimated 'affordability gap' of over £91,000** between the median cost of local houses and the amount that local residents can afford to borrow**. (*Average of all types of housing. Land Registry Sept 2017 – Aug 2018; **ONS House Price Statistics and ONS earnings data. Source: *InformGloucestershire* Parish Profiles).

- At 74%, the level of economic activity amongst the resident population is similar to that of the Stroud District as a whole. (census 2011. 2014 Study).
- The proportion of children and young people, working age adults and over-65s is close to the District average, but with a slightly smaller proportion of working age adults. (census 2011)

Employment role:

- Whiteshill & Ruscombe has **no significant employment role**. The settlement is a net exporter of workers and its principal role is as a **'dormitory'** settlement.
- A really significant proportion of working residents travel between 2-5km to work (23%). Many will be destined for Stroud or Stonehouse. 65% have jobs based in the District and 17% work from home (as compared to the District average of 14%). (census 2011. 2014 Study).
- 26% of working residents are described as having professional occupations (well above the District average of 19%) and Horsley has one of the highest proportions of residents with associate professional and technical occupations of all settlements in this study (15%). (census 2011. 2014 Study).
- The proportion of professionals amongst the resident population is well above average, as is the proportion of associate professional and technical workers. Workers in public administration, education and health; and financial, real estate, professional and administrative activities are also slightly over-represented here, compared to the District average. (census 2011. 2014 Study).

Retail and community service roles:

- Whiteshill & Ruscombe has a **basic local retail role** (a community run village shop)
- The village offers a **good/strong** range of **local community services and facilities** (primary school and pre-school provision, place of worship, pub, village hall, playing field/sports pitch and equipped playground).
- Ease of **access to key services and facilities** elsewhere is rated "**good**". All nine of the key services/facilities can be reached in under 15 minutes by car; walking/bus travel times to four out of the nine were found to exceed 15 minutes: a library, a GP, a pharmacy and Stroud's A&E/MIU.

A case for growth at Whiteshill & Ruscombe?

Growth and community vitality:

- **Whiteshill & Ruscombe's** relatively balanced population (demographically similar to the District as a whole) should mean that the village is not particularly disadvantaged in terms of sustaining the settlement's services and facilities against the impacts of District-wide demographic and socio-economic trends. But in order to maintain diversity and demographic vitality (particularly given its low rate of growth in recent years), Whiteshill & Ruscombe may benefit from some planned development, targeted and scaled to meet local housing needs.
- **Whiteshill & Ruscombe** faces some environmental and topographic constraints to growth.

Access to services and facilities:

- In accessibility terms, **Whiteshill & Ruscombe** offers a relatively sustainable location for potential growth and development, despite its lower tier status / smaller size. It currently has "good" accessibility and its road connectivity and proximity to Stroud offers some potential to develop better transport links to strategic facilities nearby (including improved walking or cycling connectivity).

Employment and economy:

- Kings Stanley, Leonard Stanley, North and South Woodchester, **Whiteshill & Ruscombe**, Brimscombe & Thrupp, Amberley, Stroud and Stonehouse are particularly efficient 'dormitory' settlements (where a significant proportion working residents are able to get to work within 5km of home). These places all benefit from their proximity to one or more major employment hubs (notably Stroud, Stonehouse and the valley bottom corridors of the A419 and A46). Accessibility might be further enhanced by transport infrastructure and service improvements.

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.

	Settlement size	Accessibility	Services & facilities		Retail provision		Employment Role	Current classification	Possible re-classification
			Strategic	Local	Strategic	Local			
"Old" Bussage	SMALL/V.SMALL	GOOD	none	BASIC	none	none	no	Tier 4	Tier 4
Cambridge	SMALL/V.SMALL	GOOD	none	MINIMAL	none	none	no	Tier 4	Tier 4
Eastcombe	SMALL/V.SMALL	GOOD	none	BASIC	none	BASIC	no	Tier 4	Tier 4
Newport	SMALL/V.SMALL	GOOD	none	MINIMAL	none	none	no	Tier 4	Tier 4
Selsley	SMALL/V.SMALL	GOOD	none	BASIC	none	none	no	Tier 4	Tier 4
South Woodchester	SMALL/V.SMALL	GOOD	none	MINIMAL	none	none	yes	Tier 4	Tier 4

"Old" Bussage

The Stroud Valleys

A case for growth at Bussage?

Growth and community vitality:

- Smaller hamlets and villages like picturesque **Bussage** tend to be amongst the District's most vulnerable settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a priority when it comes to planning any future growth or development.
- **Bussage** faces significant environmental and topographic constraints to growth.

Access to services and facilities:

- The villages of the Chalford 'plateau' (Manor Village, Eastcombe, Chalford, **Bussage**) perform relatively well in terms of access to services and facilities. However, the topography, the constrained road infrastructure in and around **Bussage** and the poor connectivity to major roads limits the ability of this settlement to accommodate significant growth, and might inhibit accessibility improvements.
- Small scale, sporadic or unplanned development would be likely to place additional pressure on existing infrastructure and transport, whilst offering little to sustain or boost the existing community.

Cambridge

The Berkeley cluster

A case for growth at Cambridge?

Growth and community vitality:

- In proportion to its size (and given its Tier 4 status), **Cambridge** has experienced growth comparable to some Tier 3 settlements and there remains a moderate amount of growth currently 'in the pipeline' (net commitments, HLA 2018). Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.
- **Cambridge** is relatively unconstrained by its environment and topography, but northward growth is physically limited by floodplain.

Access to services and facilities:

- In accessibility terms, **Cambridge** and Newport both offer relatively sustainable locations for potential growth and development, despite their lower tier status / smaller size. Both settlements currently have "good" accessibility to key services and facilities. Like Whitminster, **Cambridge's** proximity to a larger service-centre settlement (Cam) and its location on the A38 (a key transport corridor) offers potential to develop better transport links to strategic facilities nearby (including improved walking or cycling connectivity).
- Small scale, sporadic or unplanned development would be likely to place additional pressure on existing infrastructure and transport, whilst offering little to sustain or boost the existing community.

Eastcombe

The Stroud Valleys

A case for growth at Eastcombe?

Growth and community vitality:

- Smaller hamlets and villages like picturesque **Eastcombe** tend to be amongst the District's most vulnerable settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a priority when it comes to planning any future growth or development.
- **Eastcombe** faces significant environmental and topographic constraints to growth.

Access to services and facilities:

- The villages of the Chalford 'plateau' (Manor Village, **Eastcombe**, Chalford, Bussage) perform relatively well in terms of access to services and facilities. However, the topography, the constrained road infrastructure in and around **Eastcombe** and the poor connectivity to major roads limits the ability of this settlement to accommodate significant growth, and might inhibit accessibility improvements.
- Small scale, sporadic or unplanned development would be likely to place additional pressure on existing infrastructure and transport, whilst offering little to sustain or boost the existing community.

Newport

The Berkeley cluster

A case for growth at Newport?

Growth and community vitality:

- In proportion to its size (and given its Tier 4 status), **Newport** has experienced growth comparable to some Tier 3 settlements and there remains a very significant amount of growth currently 'in the pipeline'. Understanding the cumulative impacts of this will be important when considering the settlement's overall capacity and/or need for further growth, and planning to avoid sporadic development that offers little to sustain or boost the existing community.
- Like other settlements in the south of the District, **Newport** lies within the Bristol housing market area and partly functions as a 'dormitory' for Bristol**.** Focussing significant amounts of new housing on the District's southern fringe is likely to feed this trend, especially if it is not coupled with significant employment growth.
- **Newport** is relatively unconstrained by its environment and topography.

Access to services and facilities:

- In accessibility terms, Cambridge and **Newport** both offer relatively sustainable locations for potential growth and development, despite their lower tier status / smaller size. Both settlements currently have "good" accessibility to key services and facilities. Like Whitminster, **Newport's** location on the A38 (a key transport corridor) offers potential to develop better transport links to strategic facilities nearby (including improved walking or cycling connectivity).
- Small scale, sporadic or unplanned development would be likely to place additional pressure on existing infrastructure and transport, whilst offering little to sustain or boost the existing community.

Employment and economy:

- This part of the District sees high levels of southward out-commuting (to Bristol, South Gloucestershire and beyond) - more than three times the District average. Employment growth targeted towards the south of the District and the Berkeley Vale might help to moderate this out-commuting trend. But the proximity of M5 J14 and particularly Bristol, which is a strategically important employment hub for the whole region, will always be a factor in drawing residents out of the District to work.

Selsley

The Stonehouse cluster

A case for growth at Selsely?

Growth and community vitality:

- Smaller hamlets and villages like picturesque **Selsley** tend to be amongst the District's most vulnerable settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a priority when it comes to planning any future growth or development.
- **Selsley** faces significant environmental and topographic constraints to growth.

Access to services and facilities:

- In accessibility terms, the Stroud Valleys settlements of North Woodchester, Brimscombe & Thrupp and **Selsley** offer relatively sustainable locations for potential growth and development, despite their lower tier status or smaller size. Selsley benefits from its proximity to the larger service-centre settlements of Stonehouse and particularly Stroud, and its location on and near to key transport corridors, where there are good established transport services and / or the potential to make improvements (including walking or cycling connectivity).

- Small scale, sporadic or unplanned development would be likely to place additional pressure on existing infrastructure and transport, whilst offering little to sustain or boost the existing community.

South Woodchester

The Stroud Valleys

A case for growth at South Woodchester?

Growth and community vitality:

- Smaller hamlets and villages like picturesque **South Woodchester** tend to be amongst the District's most vulnerable settlements in terms of ageing population and socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a priority when it comes to planning any future growth or development.
- **South Woodchester** faces significant environmental and topographic constraints to growth.

Access to services and facilities:

- In accessibility terms, the Stroud Valleys settlement of **South Woodchester** shares some similarities with neighbouring North Woodchester, and with Brimscombe & Thrupp and Selsley: these settlements offer relatively sustainable locations for potential growth and development, despite their lower tier status or smaller size. They benefit from their proximity to larger service-centre settlements (Stroud, Nailsworth) and their location on or near to key transport corridors, where there are good established transport services and / or the potential to make improvements (including walking or cycling connectivity).
- Small scale, sporadic or unplanned development would be likely to place additional pressure on existing infrastructure and transport, whilst offering little to sustain or boost the existing community.

Employment and economy:

- Kings Stanley, Leonard Stanley, **North** and **South Woodchester**, Whiteshill & Ruscombe, Brimscombe & Thrupp, Amberley, Stroud and Stonehouse are particularly efficient 'dormitory' settlements (where a significant proportion working residents are able to get to work within 5km of home). These places all benefit from their proximity to one or more major employment hubs (notably Stroud, Stonehouse and the valley bottom corridors of the A419 and A46). Accessibility might be further enhanced by transport infrastructure and service improvements.
- **North** and **South Woodchester** contribute to one of the Stroud Valleys' employment 'hubs', which extends along the A46. Woodchester's employment role could be sustained and boosted through appropriate new development and a policy framework that protects and/or intensifies existing employment functionality.

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 has retail facilities, apart from Arlingham. 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.

	Settlement size	Accessibility	Services & facilities		Retail provision		Employment Role	Current classification	Possible re-classification
			Strategic	Local	Strategic	Local			
Arlingham	SMALL/V.SMALL	WORST	none	BASIC	none	BASIC	no	Tier 5	Tier 5
Box	SMALL/V.SMALL	FAIR	none	MINIMAL	none	none	no	Tier 4	Tier 5
Brookthorpe	SMALL/V.SMALL	POOR	none	MINIMAL	none	none	no	Tier 4	Tier 5
Cranham	SMALL/V.SMALL	V.POOR	none	BASIC	none	none	no	Tier 5	Tier 5
France Lynch	SMALL/V.SMALL	FAIR	none	BASIC	none	none	no	Tier 4	Tier 5
Haresfield	SMALL/V.SMALL	V.POOR	none	BASIC	none	none	no	Tier 5	Tier 5
Hillesley	SMALL/V.SMALL	POOR	none	BASIC	none	none	no	Tier 5	Tier 5
Longney	SMALL/V.SMALL	WORST	none	MINIMAL	none	none	no	Tier 5	Tier 5
Middleyard	SMALL/V.SMALL	FAIR	none	MINIMAL	none	none	no	Tier 4	Tier 5
Nympsfield	SMALL/V.SMALL	GOOD	none	BASIC	none	none	no	Tier 4	Tier 5
Randwick	SMALL/V.SMALL	POOR	none	STRONG	none	none	no	Tier 4	Tier 5
Saul	SMALL/V.SMALL	V.POOR	none	BASIC	none	none	no	Tier 5	Tier 5
Sheepscombe	SMALL/V.SMALL	V.POOR	none	STRONG	none	none	no	Tier 5	Tier 5
Stinchcombe	SMALL/V.SMALL	FAIR	none	BASIC	none	none	no	Tier 4	Tier 5
Stone	SMALL/V.SMALL	FAIR	none	BASIC	none	none	no	Tier 4	Tier 5

A case for growth at Tier 5 settlements?

Growth and community vitality:

- Smaller hamlets and villages (particularly those in the Cotswolds AONB like **Box, Cranham, France Lynch, Haresfield, Hillesley, Nympsfield, Sheepscombe** and **Stinchcombe**) tend to be amongst the District's most vulnerable settlements in terms of ageing population and exclusive socio-economic trends. Reducing household size, ageing population and housing unaffordability are likely to put increasing pressure on the community's diversity and vitality. Targeting and tailoring any future development to address this should be a priority when it comes to planning any future growth or development.
- On Gloucester's fringe, the larger settlements of Hardwicke and Upton St Leonards (and the growth areas of Hunts Grove and Brockworth) function as 'dormitories' for Gloucester; the area covered by *census Middle Super Output Area Stroud001* (see APPENDIX 2) is characterised by high levels of out-commuting (census 2011, 2014 Study). To some extent, minor settlements in *MSOA Stroud001*, including **Brookthorpe**, **Haresfield** and **Longney**, also serve Gloucester's housing market. Focussing significant amounts of new housing on the Gloucester fringe is likely to feed this out-commuting trend, partly servicing Gloucester's housing need rather than purely Stroud District's.

- In the south of the District, the minor settlements of **Newport**, **Stone**, **Stinchcombe** and **Hillesley** in *census Middle Super Output Areas Stroud012* and *Stroud015* (see APPENDIX 2) lie within Bristol's housing market area. This part of the District is characterised by relatively high levels of southward out-commuting (as seen amongst the working populations of larger settlements: Berkeley, Newtown & Sharpness, Wotton-Under-Edge, Kingswood and North Nibley) (census 2011, 2014 Study). Focussing significant amounts of new housing on the District's southern fringe is likely to feed this trend, especially if it is not coupled with significant employment growth.

Access to services and facilities:

- Remote, small, lower tier, highly car-reliant settlements with poor or very poor accessibility – including Miserden, **Sheepscombe**, **Cranham**, Oakridge Lynch, Bisley and **Haresfield** – seem unsuited to growth and development, other than to address very specific identified local needs within the community.
- Places like **Randwick**, Slimbridge and **Brookthorpe**, despite their relative proximity to either large settlements or major transport corridors, appear to offer little scope for sustainable growth or for development that could transform their poor accessibility.
- Targeting future growth to the Severn peninsular (including the villages of Frampton on Severn, **Saul**, **Longney** and **Arlingham**) would generally offer little opportunity to bring about significant improvements to transport and accessibility, given their remoteness from major transport corridors.
- Small scale, sporadic or unplanned development would be likely to place additional pressure on existing infrastructure and transport, whilst offering little to sustain or boost the existing community.

Employment and economy:

- Minor settlements in *census Middle Super Output Area Stroud001* (see APPENDIX 2), including **Brookthorpe**, **Haresfield** and **Longney**, experience high levels of out-commuting. The larger settlements of Hardwicke and Upton St Leonards (and the growth areas of Hunts Grove and Brockworth) function as 'dormitorities' for Gloucester, which is a strategically important employment hub for the whole region – and to some extent these smaller settlements also serve Gloucester's housing market. Future growth that is positively weighted towards employment (rather than housing) might help to reduce this outflow marginally. (census 2011. 2014 Study).
- Employment growth targeted towards the south of the District and the Berkeley Vale might help to moderate the relatively high levels of southward out-commuting seen amongst the working populations of settlements in *census Middle Super Output Areas Stroud012* and *Stroud015* (see APPENDIX 2), including Berkeley, Newtown & Sharpness, Wotton-Under-Edge, Kingswood and North Nibley and the minor settlements of **Newport**, **Stone**, **Stinchcombe** and **Hillesley.** But the proximity of M5 J14 and Bristol (which is a strategically important employment hub for the whole region) will always be a factor in drawing residents out of the District to work (and to access services and facilities). (census 2011. 2014 Study).

APPENDICES

Appendix 1:

Methodology for aggregating and apportioning data from census Lower Super Output Areas (LSOAs).

This **2018 Update** incorporates some data from the **2014 Settlement Role and Function Study**. This Appendix explains how the data was attributed to each settlement (note, the 2014 Study only looked at tier 1-3 settlements).

Statistics for each settlement have generally been aggregated from figures relating to either 'Lower Super Output Areas' (LSOA) or 'Middle Super Output Areas' (MSOA). These are geographical areas, defined by the ONS as a means of presenting localised census data in a consistent way (rather than by parish or ward, the boundaries of which are more prone to change and the scale of which is inconsistent). These geographies are also used to present a range of other national statistics, including labour statistics and indices of deprivation.

- Output Areas (OAs): these are the smallest census output areas, with a minimum size of 100 residents and 40 households
- **Lower Super Output Areas (LSOAs) are aggregations of OAs. They have a minimum size of 1,000 residents and 400 households**
- Middle Super Output Areas (MSOAs) are aggregations of LSOAs, with a minimum size of 5,000 residents and 2,000 households

Most of the statistical data used in the 2014 report is available at LSOA level. Because almost all LSOAs do not correspond exactly with individual settlement boundaries (and many cover more than one settlement and/or surrounding rural land), it is rarely possible to attribute figures precisely to specific settlements. Instead, totals (or averages) for each settlement have been *estimated* by aggregating the figures for all the LSOAs that cover/sit within each settlement boundary. **They must therefore be viewed as indicative, rather than factually exact**. Some of the larger settlements are exceptions to this rule, though: the LSOA boundaries around Stroud, Stonehouse, Cam and Dursley correspond quite closely to their settlement boundaries. Therefore the data can reliably be attributed to these settlements, without the need to adjust or estimate.

Methodology:

1. An estimate of each settlement's population was calculated, using parish population statistics, census output area statistics and geographical mapping data.
2. LSOAs were apportioned between the settlements on the basis of estimated settlement population.

e.g. Berkeley's population is estimated to be 2,000. The town's settlement boundary straddles two LSOAs (012B and 012C). 100% of LSOA 012C falls inside the settlement boundary, so 100% of the data can be applied to this settlement. But only 45% of the data from LSOA 012B can be directly applied to Berkeley, because some of it must be apportioned to the rural surroundings, which includes several other small hamlets and villages. So the total population for LSOA 012B is multiplied by 45% and then added to the total population of LSOA 012C, which brings us close to the estimated population of the settlement (2,000):

Estimated population of Berkeley = **2,000**	Pop. of LSOA Stroud 012B:	1350	Multiply by	**45%**	= 607
	Pop. of LSOA Stroud 012C:	1419	Multiply by	**100%**	= 1419
	TOTAL:	*= 2769*	*Adjusted total:*		***= 2026***

3. These percentage 'adjustments' could then be used as a basis to apportion other Lower Super Output Area data to the Berkeley settlement.

LSOA	Settlements (or parts of settlements included within each LSOA)	*Estimated* population of each settlement (rounded)	Total LSOA population (2011 census)	Adjustment: proportion of this LSOA's data to be attributed to this settlement	LSOA population multiplied by % adjustment = the settlement's estimated population	NOTES:
Stroud 010A	Amberley	530	2116	**25%**	**= 529**	LSOA total apportioned between Amberley, Woodchester and other small settlements
Stroud 012B	Berkeley	2,000	1350	**45%**	607	These two LSOAs have been apportioned between Berkeley and its extensive rural surroundings, including several hamlets and farmsteads
Stroud 012C	Berkeley		1419	**100%**	1419	
		Berkeley total:	*= 2769*	*Apply adjustment:*	***= 2026***	
Stroud 002A	Bisley	750	2142	**35%**	**= 749**	LSOA data apportioned between Bisley, Oakridge Lynch, Manor Village, Eastcombe and extensive rural surroundings
Stroud 007D	Brimscombe (20% part of)	2,350	1071	**50%**	535	Brimscombe is split across six complex LSOAs. The individual LSOAs have been apportioned between Brimscombe/Thrupp, Minchinhampton, Chalford, Bussage and extensive rural surroundings, including several small hamlets and farmsteads
Stroud 007E	Brimscombe (50% part of)		1256	**80%**	1004	
Stroud 008C	Brimscombe (10% part of)		1396	**23%**	321	
Stroud 010B	Brimscombe (5% part of)		1611	**6%**	96	
Stroud 010C	Brimscombe (5% part of)		1325	**15%**	198	
Stroud 010D	Brimscombe (10% part of)		1421	**15%**	213	
		Brimscombe total:	*= 8080*	*Apply adjustment:*	***= 2370***	
Stroud 011A	Cam	8,160	1492	**100%**	1492	All six LSOAs apportioned entirely to Cam: no other settlements are included in these areas, nor significant amounts of surrounding rural land (apart from 011B, which includes a couple of small hamlets and farmsteads, which in many ways function as part of the main Cam settlement)
Stroud 011B	Cam		1394	**100%**	1394	
Stroud 011C	Cam		1248	**100%**	1248	
Stroud 011D	Cam		1159	**100%**	1159	
Stroud 011E	Cam		1755	**100%**	1755	
Stroud 011F	Cam		1114	**100%**	1114	
		Cam total:	*= 8162*	*No adjustment:*	***= 8162***	
Stroud 008A	Chalford	2,900	1784	**85%**	1516	The data for these two LSOAs has been apportioned between Chalford, France Lynch and Manor Village
Stroud 008B	Chalford		1655	**85%**	1406	
		Chalford total:	*= 3439*	*Apply adjustment:*	***= 2923***	

LSOA	Settlements (or parts of settlements included within each LSOA)	*Estimated* population of each settlement (rounded)	Total LSOA population (2011 census)	Adjustment: proportion of this LSOA's data to be attributed to this settlement	LSOA population multiplied by % adjustment = the settlement's estimated population	NOTES:
Stroud 009A	Coaley	630	1240	**60%**	**= 744**	LSOA data apportioned between Coaley and Uley
Stroud 014A	Dursley	6,700	1772	**100%**	1772	All four LSOAs apportioned entirely to Dursley: no other settlements are included in these areas, nor significant amounts of surrounding rural land outside of the Dursley settlement boundary
Stroud 014B	Dursley		1701	**100%**	1701	
Stroud 014C	Dursley		1963	**100%**	1963	
Stroud 014D	Dursley		1261	**100%**	1261	
		Dursley total:	= 6697	*Apply adjustment:*	**= 6697**	
Stroud 003A	Eastington	1,580	1794	**88%**	**= 1578**	LSOA apportioned between Eastington and extensive rural surroundings, including Standish
Stroud 003B	Frampton on Severn (50% Part of)	1,400	1711	**40%**	684	Two LSOAs apportioned between Frampton, Whitminster, Arlingham, Saul and extensive rural surroundings
Stroud 003C	Frampton on Severn (50% Part of)		1913	**39%**	746	
		Frampton total:	*= 3624*	*Apply adjustment:*	***= 1430***	
Stroud 001B	Hardwicke (30% part of)	3,900	1436	**100%**	1436	With the exception of 001B (which sits entirely within the Hardwicke settlement boundary), these are very large rural LSOAs. Totals apportioned between Hardwicke, Hunts Grove, Longney/Epney, Haresfield and extensive rural surroundings.
Stroud 001C	Hardwicke (30% part of)		1525	**60%**	915	
Stroud 001A	Hardwicke (40% part of)		1822	**87%**	1585	
		Hardwicke total:	*= 4783*	*Apply adjustment:*	***= 3936***	(NOTE: Hunts Grove was developed post 2011, so census figures will not show this settlement)
Stroud 013A	Horsley	400	1623	**25%**	**= 406**	This large LSOA has been apportioned between Horsley, Nailsworth and the extensive rural surroundings
Stroud 001C	Hunts Grove	n/a	1525	**1%**	**= 15**	This large LSOA is apportioned between Hunts Grove, Hardwicke, Haresfield/other small hamlets. Hunts Grove was developed post 2011, so census figures do not show it. This is a nominal %.

LSOA	Settlements (or parts of settlements included within each LSOA)	*Estimated* population of each settlement (rounded)	Total LSOA population (2011 census)	Adjustment: proportion of this LSOA's data to be attributed to this settlement	LSOA population multiplied by % adjustment = the settlement's estimated population	NOTES:
Stroud 009C	Kings Stanley (25% part of)	1,500	1424	**33%**	469	Three large and complex LSOAs, with a lot of mixing between Kings Stanley and Leonard Stanley. Individual totals have been apportioned between Leonard Stanley, Kings Stanley, Middleyard, Selsley and rural surroundings (including Frocester)
Stroud 009E	Kings Stanley (25% part of)		1327	**35%**	464	
Stroud 009D	Kings Stanley (50% part of)		1209	**50%**	604	
		Kings Stanley total:	*= 3960*	*Apply adjustment:*	***= 1539***	
Stroud 015A	Kingswood	1,400	2096	**66%**	**= 1383**	LSOA apportioned between Kingswood, Hillesley and extensive rural surroundings including several small villages and hamlets
Stroud 009C	Leonard Stanley (50% part of)	1,400	1424	**50%**	712	Two large and complex LSOAs, with a lot of mixing between Kings Stanley and Leonard Stanley. Individual totals have been apportioned between the two settlements, plus rural surroundings (including Frocester)
Stroud 009E	Leonard Stanley (50% part of)		1327	**55%**	729	
		Leonard Stanley total:	*= 2751*	*Apply adjustment:*	***= 1441***	
Stroud 002A	Manor Village (15% part of)	2,800	2142	**5%**	107	Manor Village is split across four LSOAs, including the very large and rural 002A. With the exception of 008D (which sits entirely within the settlement boundary), all include other settlements and numerous smaller hamlets and farmsteads. The totals for each LSOA have been split between Manor Village, Eastcombe, Bisley, Oakridge Lynch, Bussage, Chalford, France Lynch and rural surroundings.
Stroud 008A	Manor Village (15% part of)		1784	**15%**	267	
Stroud 008C	Manor Village (30% part of)		1396	**54%**	754	
Stroud 008D	Manor Village (50% part of)		1674	**100%**	1674	
		Manor Village total:	*= 6996*	*Apply adjustment:*	***= 2802***	
Stroud 010B	Minchinhampton (30% part of)	3,450	1611	**70%**	1127	Totals apportioned between Minchinhampton, Box, Brimscombe and an extensive rural area (010D), including some small hamlets and farmsteads
Stroud 010C	Minchinhampton (30% part of)		1325	**85%**	1126	
Stroud 010D	Minchinhampton (40% part of)		1421	**85%**	1208	
		Minchinhampton total:	*= 4357*	*Apply adjustment:*	***= 3461***	

LSOA	Settlements (or parts of settlements included within each LSOA)	*Estimated* population of each settlement (rounded)	Total LSOA population (2011 census)	<u>**Adjustment:**</u> proportion of this LSOA's data to be attributed to this settlement	LSOA population multiplied by % adjustment = the settlement's estimated population	NOTES:
Stroud 013A	Nailsworth	5,800	1623	**50%**	811	With the exception of 013A (which is apportioned between Nailsworth, Horlsey and an extensive rural area), these LSOAs sit quite tightly around settlement. Any surrounding hamlets effectively function as 'suburbs' of the town. Hence the LSOAs are apportioned entirely to Nailsworth.
Stroud 013B	Nailsworth		1630	**100%**	1630	
Stroud 013C	Nailsworth		1609	**100%**	1609	
Stroud 013D	Nailsworth		1752	**100%**	1752	
		Nailsworth total:	*= 6614*	*Apply adjustment:*	***= 5802***	
Stroud 012A	Newtown and Sharpness	1,400	1412	**100%**	**= 1412**	012A is a large area, but it is quite sparsely populated apart from Newtown/Sharpness. The data for 012A is therefore apportioned entirely to the settlement.
Stroud 015B	North Nibley	570	1621	**35%**	**= 567**	This very large LSOA has been apportioned between N.Nibley and its rural surroundings, which include many small hamlets and farmsteads
Stroud 010A	North Woodchester	630	2116	**30%**	**= 634**	LSOA data apportioned between Amberley, Woodchester and other small settlements
Stroud 002A	Oakridge Lynch	530	2142	**25%**	**= 535**	LSOA total apportioned between Bisley, Oakridge Lynch, Manor Village, Eastcombe and extensive rural surroundings
Stroud 002B	Painswick (50% part of)	2,400	1202	**100%**	1202	002B is focussed quite tightly on the settlement of Painswick. 002C is a large and rural area, but includes no other defined settlements (although there are hamlets, including Pitchcombe).
Stroud 002C	Painswick (50% part of)		1425	**85%**	1211	
		Painswick total:	*2627*	*Apply adjustment:*	***= 2413***	
Stroud 005A	Stonehouse	7,700	1817	**100%**	1817	All five LSOAs apportioned entirely to Stonehouse: no other settlements are included in these areas, nor significant amounts of surrounding rural land. The few peripheral built up areas (e.g. Ryeford in 005E) in many respects function as 'suburbs' of the main settlement.
Stroud 005B	Stonehouse		1410	**100%**	1410	
Stroud 005C	Stonehouse		1579	**100%**	1579	
Stroud 005D	Stonehouse		1377	**100%**	1377	
Stroud 005E	Stonehouse		1542	**100%**	1542	
		Stonehouse total:	*= 7725*	*No adjustment:*	***= 7725***	
Stroud 003D	Slimbridge	800	1136	**70%**	**= 795**	LSOA apportioned between Slimbridge and Cambridge

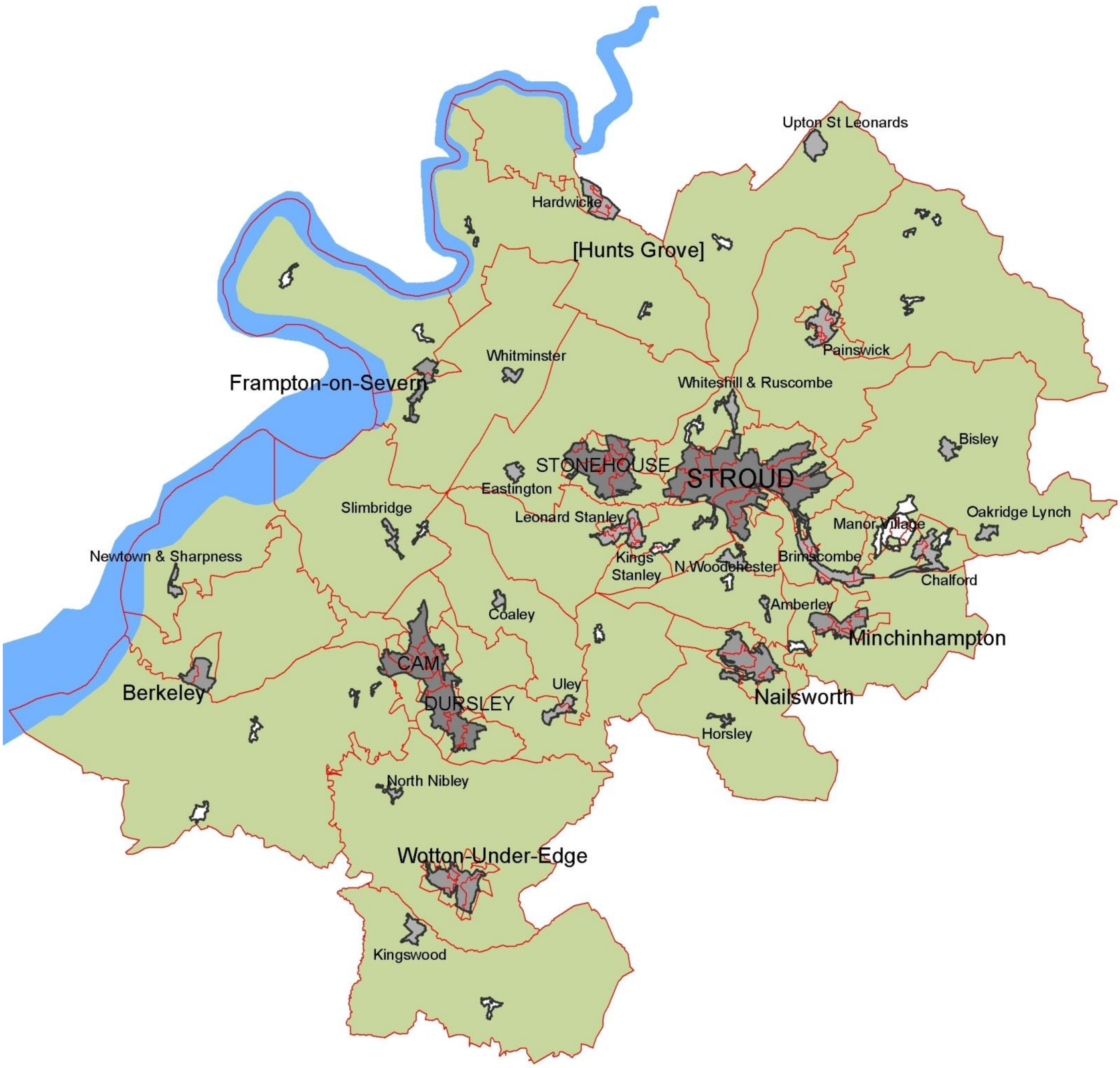
LSOA	Settlements (or parts of settlements included within each LSOA)	*Estimated* population of each settlement (rounded)	Total LSOA population (2011 census)	Adjustment: proportion of this LSOA's data to be attributed to this settlement	LSOA population multiplied by % adjustment = the settlement's estimated population	NOTES:
Stroud 006B	Stroud	11,100	2141	**100%**	2141	Although two or three of these LSOAs include fairly significant areas of land beyond the main settlement boundary (e.g. 007A, 006D, 006C), any peripheral populated areas they contain do function as 'suburbs' of Stroud in most respects. Otherwise, the LSOA boundaries are quite tightly related to the settlement boundary and/or parish boundaries of Rodborough, Cainscross and Stroud. All 14 LSOAs have been apportioned to the Stroud settlement. However, the overall total is also broken down into three sub-area totals, to show up any clear functional differences between central Stroud, Rodborough and Cainscross.
Stroud 006C	Stroud		2150	**100%**	2150	
Stroud 006D	Stroud		2215	**100%**	2215	
Stroud 006E	Stroud		2437	**100%**	2437	
Stroud 006A	Stroud		2150	**100%**	2150	
		Stroud (central) total:	= 11093	*No adjustment:*	= 11093	
Stroud 004A	Stroud (Cainscross)	9,500	1675	**100%**	1675	
Stroud 004B	Stroud (Cainscross)		2274	**100%**	2274	
Stroud 004C	Stroud (Cainscross)		1771	**100%**	1771	
Stroud 004D	Stroud (Cainscross)		1596	**100%**	1596	
Stroud 004E	Stroud (Cainscross)		2166	**100%**	2166	
		Stroud (Cainscross) total:	= 9482	*No adjustment:*	= 9482	
Stroud 007A	Stroud (Rodborough)	4,550	1464	**100%**	1464	
Stroud 007B	Stroud (Rodborough)		1555	**100%**	1555	
Stroud 007C	Stroud (Rodborough)		1524	**100%**	1524	
		Stroud (Rodborough) total:	= 4543	*No adjustment:*	= 4543	
		Stroud (whole settlement) total:	*= 25118*	***TOTAL:***	***= 25118***	
Stroud 009A	Uley	1,130	1240	**40%**	496	These two LSOAs are split between Uley, Coaley and Nympsfield, plus an extensive rural area which includes Owlpen.
Stroud 009B	Uley		1059	**60%**	635	
		Uley total:	*= 2299*	*Apply adjustment:*	***= 1131***	
Stroud 001D	Upton St Leonards	1,140	2845	**40%**	**1138.00**	This large and rural LSOA is apportioned between Upton, Brookthorpe and the surrounding rural area, which includes hamlets and part of "Coopers Edge" at Brockworth. (Coopers edge was developed from 2006: so any data from the **2001 census** should be adjusted by 54%, rather than the 40% used here for 2011 census data)
Stroud 001D	(Coopers Edge/Brockworth)		2845	**24%**	**682.80**	
		Upton St Leonards total:	*= 2845*	*Apply adjustment:*	*= 1138*	

LSOA	Settlements (or parts of settlements included within each LSOA)	*Estimated* population of each settlement (rounded)	Total LSOA population (2011 census)	Adjustment: proportion of this LSOA's data to be attributed to this settlement	LSOA population multiplied by % adjustment = the settlement's estimated population	NOTES:
Stroud 004F	Whiteshill and Ruscombe	1,150	1747	66%	= 1153	LSOA apportioned betweeen Whiteshill&Ruscombe and Randwick
Stroud 003B	Whitminster	880	1711	52%	= 889	LSOA apportioned betweeen Frampton, Whitminster and extensive rural surroundings (including Moreton Valence)
Stroud 015C	Wotton-Under-Edge	4,890	1453	**100%**	1453.00	These three LSOAs adhere quite closely to the Wotton settlement boundary, and any peripheral built up areas they contain do clearly function as part of the town.
Stroud 015D	Wotton-Under-Edge		1714	**100%**	1714.00	
Stroud 015E	Wotton-Under-Edge		1722	**100%**	1722.00	
		Wotton total:	*= 4889*	*No adjustment:*	***= 4889***	

A note on the employment data for **Minchinhampton**, **Amberley**, **North** and **South Woodchester** and **Thrupp** **(see also Table 8 / Matrix on p54, Chapter 5)**. The census data for individual Lower Super Output Areas (LSOAs) has been apportioned between the various defined settlements within them, and any surrounding rural hamlets and sparsely populated areas, according to the methodology set out in APPENDIX 1. This methodology produces quite logical results when looking at the size and characteristics of the resident population, but is less reliable when looking at employment data. One reason for this is that employment areas / workplaces are not necessarily concentrated inside settlements (unlike residential addresses). Because of the size and shape of the LSOAs that straddle the Rodborough/Minchinhampton 'plateau' and extend down into the A46 and A419 valley-bottoms, this produces particularly anomalous results for some settlements:

- The total figures for LSOA 'STROUD 010A' have been apportioned between **Amberley**, **North Woodchester**, **South Woodchester** and the surrounding rural area, according to the formula (2014 Study, APPENDIX 2). In reality, though, the majority of jobs based in this geographic LSOA are likely to sit closer to Woodchester and the industrial valley bottom, rather than Amberley. So the true employment figures and "employment density" for North Woodchester is probably higher than shown in columns (k), (l) and (m) of **Table 8**, whilst the figures for Amberley are much lower. The 2014 Study did not include analysis of Tier 4 or 5 settlements, but because of the size and shape of this LSOA, some of Amberley's total could in reality be attributed to South Woodchester too.
- **Minchinhampton** is split across three large and complex LSOAs, which include several other defined and undefined settlements and extend down to the Avening valley bottom and the industrial A419 corridor. Data from LSOAs 'STROUD 010B', '010C' and '010D' have been apportioned between **Minchinhampton**, **Box**, **Brimscombe** and an extensive rural area. In reality, whilst the parish of Minchinhampton has quite a healthy employment role, almost all the jobs and workplaces are concentrated in the valley bottoms, well outside the settlement itself. So the true employment figures for Minchinhampton are probably much lower than shown in columns (k), (l) and (m) of **Table 8**.
- The 2014 Study did not include analysis of Tier 4 or 5 settlements, but **Thrupp** forms part of a key employment 'hub', strung along the A419 valley bottom. Part of the employment total for **Brimscombe** could in reality be shared with **Thrupp**.

Settlements and Lower Super Output Areas (LSOAs):



Settlements included in the 2014 study:
Settlements classified in tiers 1-3 of the Stroud District settlement hierarchy (Local Plan policy CP3).

Settlements excluded from the 2014 study:
Small settlements classified in tiers 4 or 5 of the Stroud District settlement hierarchy (Local Plan policy CP3).

Census Lower Super Output Areas (LSOA)

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Appendix 2:

Settlements included in each of the District's census Middle Super Output Areas (MSOAs).

This **2018 Update** incorporates some data from the **2014 Settlement Role and Function Study**. This Appendix explains how the data was attributed to each settlement (note, the 2014 Study only looked at tier 1-3 settlements).

Statistics for each settlement have generally been aggregated from figures relating to either 'Lower Super Output Areas' (LSOA) or 'Middle Super Output Areas' (MSOA).

- Output Areas (OAs): these are the smallest census output areas, with a minimum size of 100 residents and 40 households
- Lower Super Output Areas (LSOAs) are aggregations of OAs. They have a minimum size of 1,000 residents and 400 households
- **Middle Super Output Areas (MSOAs) are aggregations of LSOAs, with a minimum size of 5,000 residents and 2,000 households**

Because most MSOAs do not correspond exactly with individual settlement boundaries (they tend to cover more than one settlement and/or surrounding rural land), it is rarely possible to attribute figures precisely to specific settlements, but rather to more general geographic areas. **They must therefore be viewed as indicative, rather than factually exact**.

Some of the larger settlements are exceptions to this rule, though: the MSOA boundaries around **Stroud, Stonehouse, Cam** and **Dursley** correspond quite closely to their settlement boundaries. Therefore the data can reliably be attributed to these settlements, without the need to adjust or estimate.

The following table lists all the defined settlements that appear within each of the District's 15 MSOAs. The settlements **coloured light grey** are lower tier settlements, which were not included in the **2014 Study**. In the case of **Brimscombe**, **Manor Village** and **Stroud**, the settlement boundary is split across two or more Middle Super Output Areas.

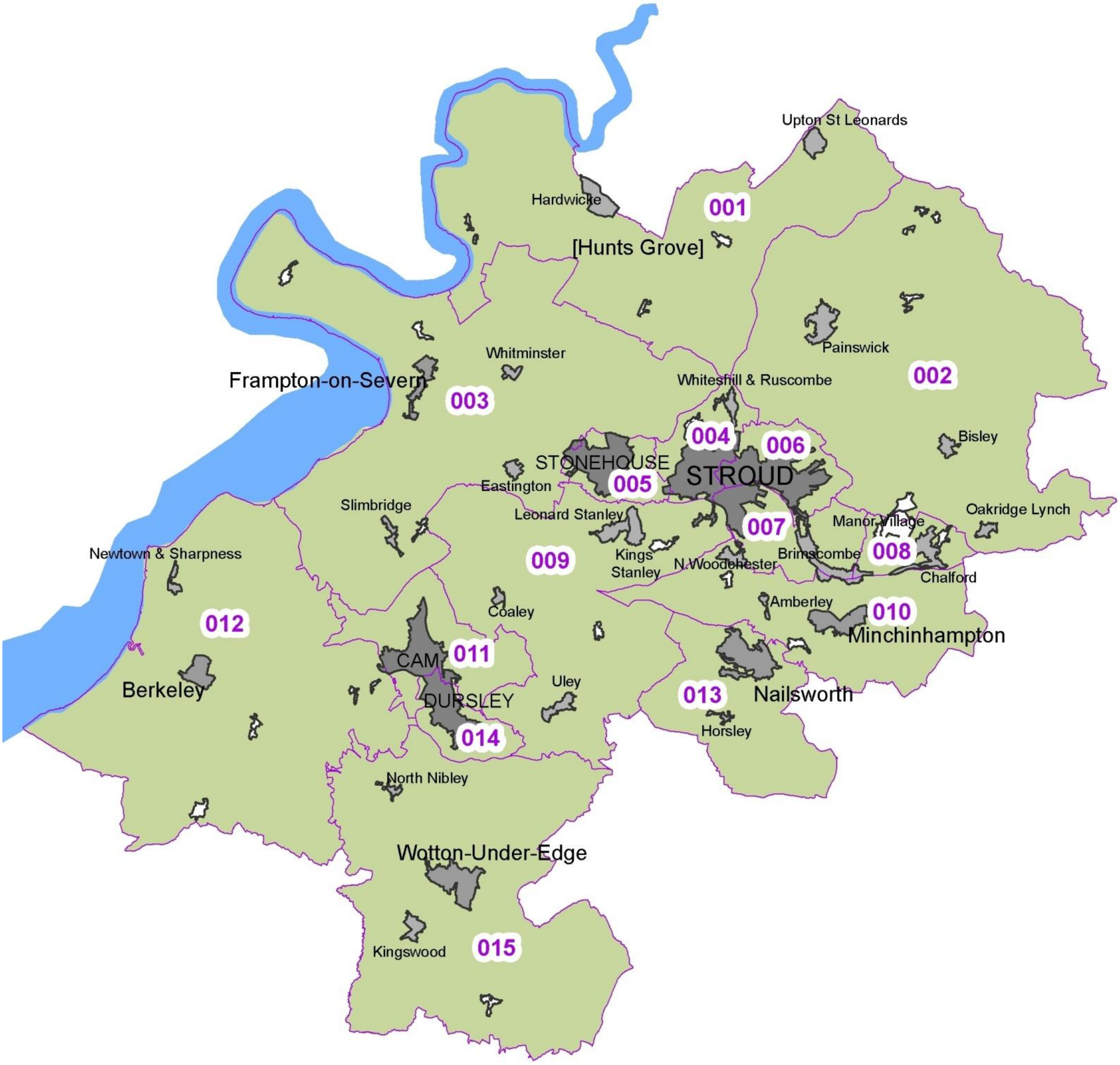
Which settlements sit within each Middle Super Output Area (MSOA)?	Lower Super Output Areas contained within each MSOA, and the settlement(s) they cover:	
MSOA 001		
Hardwicke, Upton St Leonards and emerging **Hunts Grove** (plus the lower tier settlements of Brookthorpe, Haresfield and Longney & Epney) (also the recent development at Brockworth, which is not a defined settlement)	Stroud 001A	Hardwicke
	Stroud 001B	
	Stroud 001C	
	Stroud 001C	Hunts Grove
	Stroud 001C	Longney & Epney
	Stroud 001C	Haresfield
	Stroud 001D	Upton St Leonards
	Stroud 001D	Brookthorpe

Which settlements sit within each Middle Super Output Area (MSOA)?	Lower Super Output Areas contained within each MSOA, and the settlement(s) they cover:	
MSOA 002		
Bisley, Painswick, Oakridge Lynch and a small part of **Manor Village** (see also MSOA 008) (plus the lower tier settlements of Cranham, Eastcombe and Sheepscombe; and Miserden, which is not currently defined as a settlement)	Stroud 002A	Bisley
	Stroud 002A	Oakridge Lynch
	Stroud 002A	Manor Village (15% part of)
	Stroud 002A	Eastcombe
	Stroud 002B	Painswick
	Stroud 002C	
	Stroud 002D	Sheepscombe
	Stroud 002D	Cranham
MSOA 003		
Eastington, Frampton on Severn, Slimbridge, Whitminster (plus the lower tier settlements of Arlingham, Saul and Cambridge)	Stroud 003A	Eastington
	Stroud 003B	Whitminster
	Stroud 003B	Frampton on Severn
	Stroud 003C	
	Stroud 003C	Arlingham
	Stroud 003C	Saul
	Stroud 003D	Slimbridge
	Stroud 003D	Cambridge
MSOA 004		
Stroud (Cainscross) (see also MSOAs 007 and 008), **Whiteshill & Ruscombe** (plus the lower tier settlement of Randwick)	Stroud 004A	Stroud (Cainscross, Ebley, Dudbridge, Paganhill, Cashes Green)
	Stroud 004B	
	Stroud 004C	
	Stroud 004C	
	Stroud 004D	
	Stroud 004E	
	Stroud 004F	Whiteshill and Ruscombe
	Stroud 004F	Randwick
MSOA 005		
Stonehouse	Stroud 005A	Stonehouse
	Stroud 005B	
	Stroud 005C	
	Stroud 005D	
	Stroud 005E	
MSOA 006		
Stroud (central) (see also MSOAs 004 and 007)	Stroud 006A	Stroud
	Stroud 006B	
	Stroud 006C	
	Stroud 006D	
	Stroud 006E	
MSOA 007		
Stroud (Rodborough) and most of **Brimscombe** (see also MSOAs 008 and 010)	Stroud 007A	Stroud (Rodborough)
	Stroud 007B	
	Stroud 007C	
	Stroud 007D	Brimscombe (20% part of)
	Stroud 007E	Brimscombe (50% part of)

Which settlements sit within each Middle Super Output Area (MSOA)?	Lower Super Output Areas contained within each MSOA, and the settlement(s) they cover:	
MSOA 008		
Chalford, most of **Manor Village** (see also MSOA 002), a small part of **Brimscombe** (see also MSOAs 007 and 010) (plus the lower tier settlements of France Lynch and Bussage)	Stroud 008A	Chalford
	Stroud 008A	Manor Village (15% part of)
	Stroud 008B	Chalford
	Stroud 008B	France Lynch
	Stroud 008C	Manor Village (30% part of)
	Stroud 008C	Brimscombe (10% part of)
	Stroud 008C	Bussage
	Stroud 008D	Manor Village (50% part of)
MSOA 009		
Leonard Stanley, Kings Stanley, Uley, Coaley (plus the lower tier settlements of Nympsfield, Middleyard and Selsley)	Stroud 009A	Coaley
	Stroud 009A	Uley
	Stroud 009B	
	Stroud 009B	Nympsfield
	Stroud 009C	Kings Stanley (25% part of)
	Stroud 009C	Middleyard (50% part of)
	Stroud 009C	Leonard Stanley (50% part of)
	Stroud 009D	Kings Stanley (50% part of)
	Stroud 009D	Middleyard (50% part of)
	Stroud 009D	Selsley
	Stroud 009E	Kings Stanley (25% part of)
	Stroud 009E	Leonard Stanley (50% part of)
MSOA 010		
Minchinhampton, Brimscombe, North Woodchester, Amberley (plus the lower tier settlements of Box, South Woodchester)	Stroud 010A	North Woodchester
	Stroud 010A	South Woodchester
	Stroud 010A	Amberley
	Stroud 010B	Minchinhampton (30% part of)
	Stroud 010B	Box
	Stroud 010B	Brimscombe (5% part of)
	Stroud 010C	Minchinhampton (30% part of)
	Stroud 010C	Brimscombe (5% part of)
	Stroud 010D	Minchinhampton (40% part of)
	Stroud 010D	Brimscombe (10% part of)
MSOA 011		
Cam	Stroud 011A	Cam
	Stroud 011B	
	Stroud 011C	
	Stroud 011D	
	Stroud 011E	
	Stroud 011F	

Which settlements sit within each Middle Super Output Area (MSOA)?	Lower Super Output Areas contained within each MSOA, and the settlement(s) they cover:	
MSOA 012		
Berkeley and **Newtown & Sharpness** (plus the lower tier settlements of Newport, Stone and Stinchcombe)	Stroud 012A	Newtown and Sharpness
	Stroud 012B	Berkeley
	Stroud 012C	
	Stroud 012D	Newport
	Stroud 012D	Stone
	Stroud 012D	Stinchcombe
MSOA 013		
Nailsworth and **Horsley**	Stroud 013A	Horsley
	Stroud 013A	Nailsworth
	Stroud 013B	
	Stroud 013C	
	Stroud 013D	
MSOA 014		
Dursley	Stroud 014A	Dursley
	Stroud 014B	
	Stroud 014C	
	Stroud 014D	
MSOA 015		
Wotton Under Edge, Kingswood and **North Nibley** (plus the lower tier settlement of Hillesley)	Stroud 015A	Kingswood
	Stroud 015A	Hillesley
	Stroud 015B	North Nibley
	Stroud 015C	Wotton
	Stroud 015D	
	Stroud 015E	

Settlements and Middle Super Output Areas (MSOAs):



Settlements included in the 2104 study:
Settlements classified in tiers 1-3 of the Stroud District settlement hierarchy (Local Plan policy CP3).

Settlements excluded from the 2014 study:
Small settlements classified in tiers 4 or 5 of the Stroud District settlement hierarchy (Local Plan policy CP3).

Census Middle Super Output Areas (MSOA)

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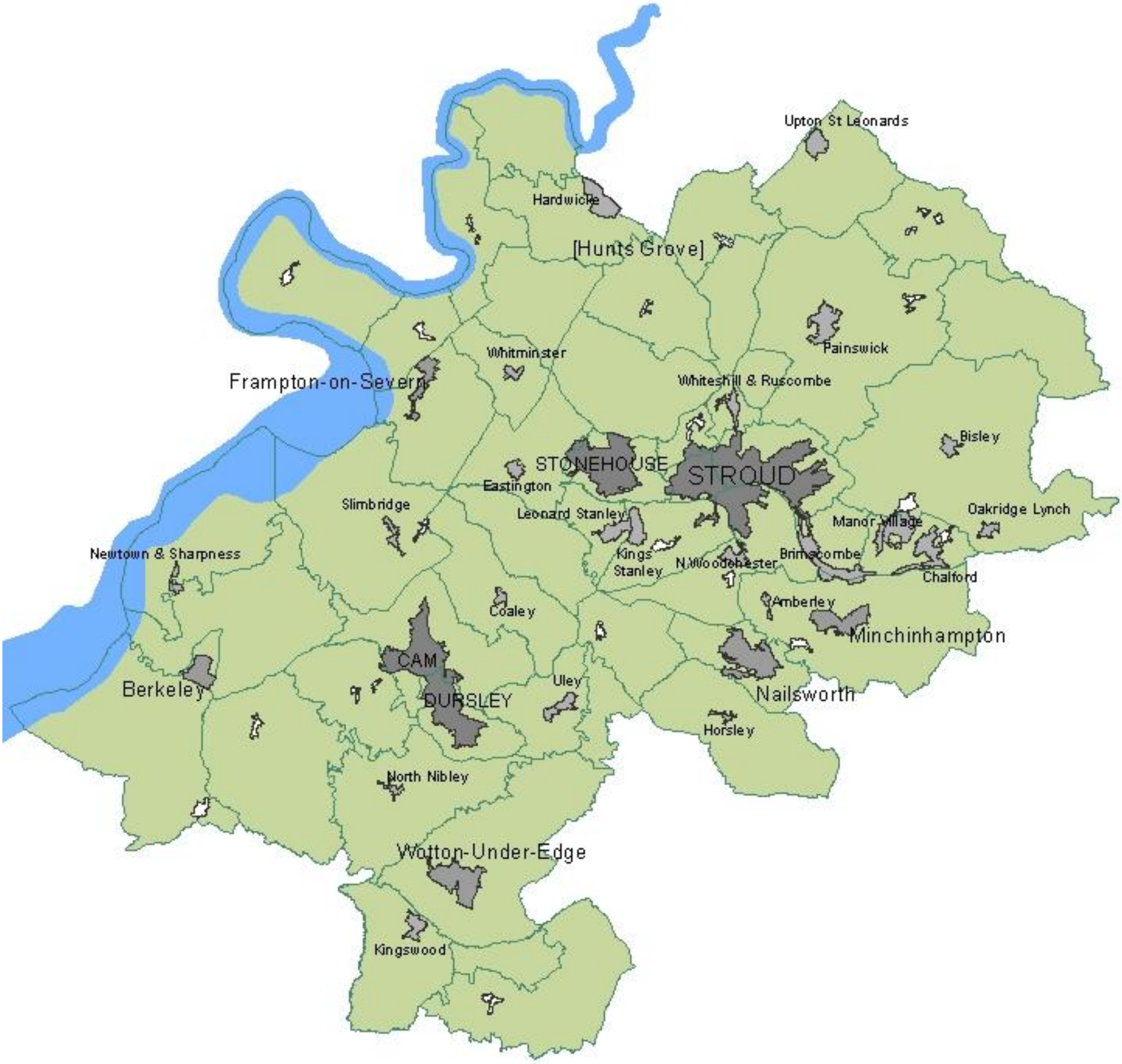
Settlements and Parish boundaries:



Settlements included in the 2104 study:
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Settlements excluded from the 2014 study:
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Stroud District's civil parishes

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