

# 2.

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



## 2. Making Places | the development strategy

- 2.1 Stroud District tomorrow | a vision for the future
- 2.2 Strategic objectives for the future
- 2.3 An introduction to the development strategy
- 2.4 Our towns and villages
- 2.5 Housing
- 2.6 Employment and economic growth
- 2.7 Town centres and retailing
- 2.8 Local green spaces and community facilities
- 2.9 Core Policies | CP1 – CP6



# 2.1 Stroud District tomorrow | a vision for the future

- 2.1.1 What do you want Stroud District to be like in 20 years' time? In developing a Local Plan for the District, it is important to have a vision of the kind of place we want to be living in, working in or visiting in the future, so that clear objectives can be set for the policies and proposals that will help us to shape that place.
- 2.1.2 A clear vision is an essential part of developing objectives and measuring the likely impacts of any strategies that aim to influence the District's future growth and development.
- 2.1.3 We have developed a broad and over-arching vision, which expresses aspirations for the future of our District, building on the vision contained in the **2015 Local Plan**, drawn from issues arising in our evidence base and refined through public consultation.<sup>1</sup> This vision offers an aspirational glimpse of the future: something that we can all work towards and a

goal that will continue to guide future policy and strategy.

- 2.1.4 Derived from this District-wide vision, the Plan also sets out a series of eight 'mini visions' for distinct parts of the District. These aim to focus the over-arching goals of the main vision and the strategic objectives in a way that responds more specifically to local priorities, issues and needs. The place-making mini visions are set out in **Chapter 3 | Making Places. Core Policy CP4 (2.9)** explains how these visions are integral to the Draft Plan's development strategy.

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

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

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

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

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

<sup>1</sup> Issues and Options Consultation, Autumn 2017; Emerging Strategy Consultation, Winter 2018; Draft Plan Consultation, Winter 2019



# 2.2 Strategic objectives for the future

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

2.2.2 Whilst there is considerable overlap, these seven objectives fall loosely into three topic areas: Homes and Communities, Economy and Infrastructure and Our Environment and Surroundings. Each of these forms the basis of a suite of policies later in this Plan (**Chapter 4**, **Chapter 5** and **Chapter 6**).

## Homes and communities:

### Strategic Objective SO1: Accessible communities

Maintaining and improving accessibility to services and amenities, with:

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

### Strategic Objective SO1a: Healthy, inclusive and safe communities

Developing communities that enable healthy lifestyles; promote social interaction; support the elderly, the young and the vulnerable; ensure public safety and reduce the fear of crime.

## Economy and infrastructure:

### Strategic Objective SO2: Local economy and jobs

Providing for a strong, diverse, vibrant local economy that supports existing businesses and encourages new enterprise – enabling balanced economic growth, coupled with enhancing skills and job opportunities across the District.

### Strategic Objective SO3: Town centres and rural hinterlands

Improving the safety, vitality and viability of our town centres, which link to and support the needs of their rural hinterlands.

### Strategic Objective SO4: Transport and travel

Promoting healthier alternatives to the use of the private car and seeking to reduce CO<sub>2</sub> emissions by using new technologies, active travel and/or smarter choices, working towards a more integrated transport system to improve access to local goods and services.



← **The 2015 Local Plan...**  
Visit our *Local Plan web page* to see how these revisions compare to the six Strategic Objectives in the current Local Plan (page 18).

[www.stroud.gov.uk/localplan](http://www.stroud.gov.uk/localplan)



## Our environment and surroundings

### **Strategic Objective SO5: Climate Change and environmental limits**

Promoting a development strategy that reduces our District's carbon footprint, adapts to climate change and respects our environmental limits by:

- Securing zero carbon development through building design
- Maximising the re-use of buildings and recycling of building materials
- Minimising the amount of waste produced and seeking to recover energy
- Promoting the use of appropriately located brownfield land
- Supporting a pattern of development that prioritises the use of sustainable modes of transport
- Maintaining and enhancing the green infrastructure network
- Minimising and mitigating against future flood risks, recycling water resources and protecting and enhancing the quality of our District's surface and groundwater resources

### **Strategic Objective SO6: Our District's distinctive qualities**

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





# 2.3 An introduction to the development strategy

- 2.3.1 The Local Plan's development strategy sets out how we will deliver the **vision** and **objectives** for the District. It identifies how much development will be supported, in order to meet objectively assessed needs, and where that development will be accommodated. It seeks to define the role of settlements within the District and how development will be coordinated with services and facilities at those settlements.
- 2.3.2 The strategy recognises the close relationship of the District with the surrounding area. For example, the city of Gloucester lies adjacent to our boundaries and the M5/A38 corridor is an important link to the Midlands and Bristol and the South West. There are established net out-commuting patterns which the strategy seeks to influence.
- 2.3.3 There has been extensive consultation and analysis of the type of development strategy most appropriate to deliver the desired vision and strategic objectives for the District. A range of alternatives has been tested.

The Local Plan Review's **Issues and Options** document (Autumn 2017) detailed four alternative patterns for future growth in the District. The four options were:

- Option 1:** Continue to concentrate housing and employment development at a few large sites, located adjacent to the main towns in the District
- Option 2:** Take a more dispersed approach with some medium sized housing and employment sites on the edge of the larger villages, as well as towns
- Option 3:** Disperse development across the District with most villages including at least one small to medium site allocated to meet local needs
- Option 4:** Identify a growth point in the District to include significant growth, either as an expansion of an existing settlement, or to create a new settlement.

In order to test whether these options were reasonable and deliverable (and to compare the potential impacts of each option), we identified potentially suitable and available sites from a range of sources. We then assigned them to each option, depending upon their location and size. The findings of this exercise were detailed in the **Emerging Strategy** consultation paper (Autumn 2018).

## Testing the options...

The diagram in **Fig.4 (Chapter 3 | Making Places)** illustrates the 'filtration' process through which each potential site was passed, as the sites were assessed alongside the emergence of a preferred strategy.

Following both strategy and site testing, a 'hybrid' strategy option (**Option 5**) emerged, which most resembles **Option 1**, but which includes elements from the other options: one or two growth points and some wider dispersal to the smaller towns and larger villages. This was subject to consultation and further refinement in the **Draft Local Plan** (Autumn 2020).

Further potential sites that were promoted through the **Emerging Strategy** and **Draft Local Plan** stages have also been subject to assessment, to determine whether they have potential to contribute to the proposed development strategy. The potential need to find additional housing sites triggered a review of strategy and site options in the **Additional Housing Options** paper (Autumn 2020).

The **development strategy** now set out in this **Pre-Submission Draft Local Plan** is based upon 'hybrid' **Option 5**, which incorporates some of the most sustainable and deliverable aspects of the four strategy options we consulted on in 2017 and makes use of the most suitable potential sites.



## The development strategy's headlines

- 2.3.4 The Local Plan's development strategy will distribute at least **12,600** additional dwellings and **79 hectares** of new employment land to meet needs for the next 20 years.
- 2.3.5 The strategy supports the development of inclusive, diverse communities, with **housing and employment in close proximity and good access to wider services and facilities**, to reduce our carbon footprint and to improve the District's sustainability and self-containment.
- 2.3.6 The strategy will **concentrate housing growth at the main towns** of Cam and Dursley, Stonehouse and Stroud, where there is best access to services, facilities, jobs and infrastructure, and will support the **regeneration of the canal corridor through the Stroud valleys and at Berkeley/Sharpness**.
- 2.3.7 Housing and employment growth will also be centred at **two new settlements** at Sharpness and at Wisloe within the Severn Vale (Rail/A38/M5 corridor), where there is the potential to create new sustainable communities along garden village principles. Further **strategic employment growth** will also be concentrated at accessible locations within the **Rail/A38/M5 corridor**.
- 2.3.8 In order to meet wider development needs and to **support and improve existing services and facilities at smaller towns and larger villages**, modest levels of growth will be delivered at the local service centres of Berkeley, Minchinhampton, Nailsworth and Painswick.
- 2.3.9 Lesser levels of growth will be delivered at the villages of Brimscombe & Thrupp, Eastington, Frampton-on-Severn, Kings Stanley, Kingswood, Leonard Stanley, North Woodchester and Whitminster. These **are villages that have a range of local facilities and already benefit from good transport links**, or they have the **potential to develop better transport links** to strategic facilities at the nearby towns of Stroud and Wotton-under-Edge, where growth potential is limited by environmental constraints.
- 2.3.10 The regeneration of previously used sites and further infill development to **maximise the use of brownfield land** will be supported at these and other settlements, within settlement development limits.
- 2.3.11 Some limited development at small and medium- sized sites immediately adjoining settlement development limits at Tier 1-3 settlements will be allowed, **to meet specific identified local development needs** (i.e. exception sites for first time buyers, self build and custom build housing, rural exception sites), subject to being able to overcome environmental constraints.
- 2.3.12 At Tier 3b, 4a and 4b settlements, in addition to rural exception sites, the development of **small sites of up to 9 dwellings outside settlement development limits will be supported in the interests of maintaining social sustainability**, provided that the policy is supported by the local community.
- 2.3.13 Within the **Cotswolds AONB**, priority will be given to the **conservation and enhancement of the natural and scenic beauty of the landscape**. But to support the social well-being of AONB communities, the strategy supports limited housing development to **meet needs arising from within the AONB**.





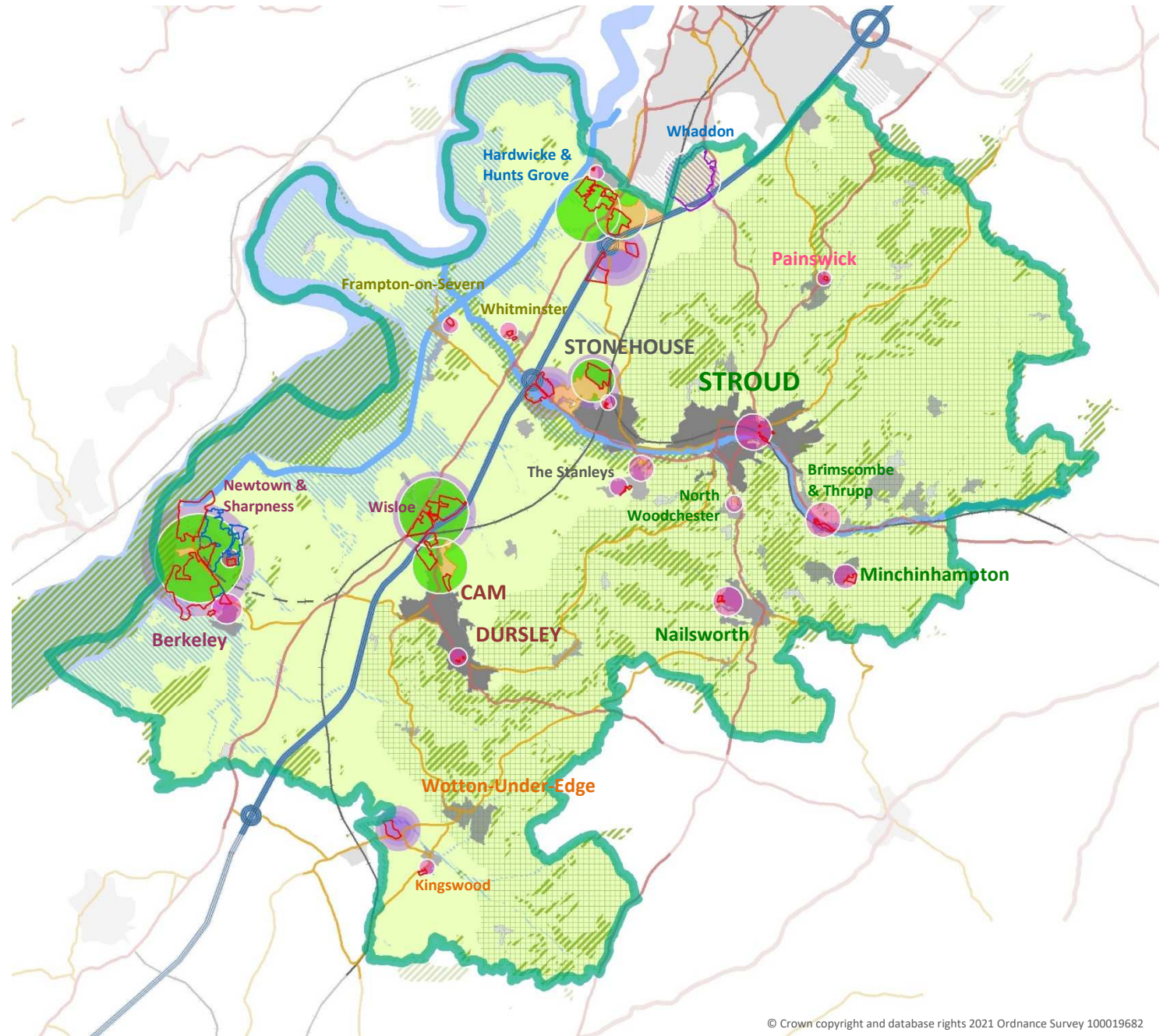
**Map 3. The development strategy...**

The Local Plan's growth strategy seeks to distribute at least 12,600 additional dwellings and sufficient new employment land to meet needs for the next 20 years.

This strategy incorporates some of the most sustainable and deliverable aspects of the four strategy options we consulted on in 2017.

**Key to map**

-  Stroud District boundary
-  Strategic locations for future growth (housing, community infrastructure and facilities)
-  Strategic locations for future employment growth
-  Locations for growth to meet local needs
-  Sites for future growth (see more detailed maps in Chapter 3)
-  Potential site for further growth at Sharpness, beyond 2040
-  Committed development (including sites allocated in the 2015 Local Plan and sites with planning permission)
-  Safeguarded location for development to contribute towards meeting Gloucester's housing needs
-  Settlements and urban areas
-  Estuarine and river floodplain
-  The Cotswolds AONB
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, Ramsar, SAC ...)



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## ◀ What this strategy means for where you live

2.3.14 At **Cam**, the strategy envisages: regenerating brownfield sites within the settlement; the consolidation of growth to the north east of the town, linking the parish centre with improved facilities at Cam and Dursley railway station and completing the linear park and local cycling and walking network; new housing development, community and open space uses to the north west, improving access to Jubilee Playing Field and creating a landscaped buffer between the existing edge of Cam and the M5 motorway.

2.3.15 At **Dursley**, the strategy envisages: regenerating brownfield sites within the settlement; supporting town centre improvements; improvements to the local cycling and walking network.

2.3.16 At **Stonehouse**, the strategy envisages: regenerating brownfield sites within the settlement; supporting town centre improvements; extensions to planned growth to the north west of the town, including enhancing community facilities and additional open space; re-opening the Stroudwater station at Bristol Road; supporting improvements to the canal corridor and local walking and cycling routes.

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

2.3.18 At **Hardwicke** and **Hunts Grove**, the strategy envisages: new housing development, community and open space uses to the south of Hardwicke; the continuing delivery of a new 'Local Service Centre' settlement at Hunts Grove, as established through the **2015 Local Plan**; a focus on employment growth at Quedgeley East / Javelin Park; and access to new and enhanced facilities for residents and businesses.

2.3.19 At **Newtown/Sharpness** the strategy envisages: regeneration of Sharpness Docks; delivery of a new garden village community incorporating housing, employment, shopping, a new secondary school and other community and open space uses; with the opportunity to transform local transport facilities through a new rail station with services to Gloucester and rapid bus services

to main towns including Bristol; and access to new and enhanced facilities for existing residents and businesses.

2.3.20 At **Wisloe** (south of Cambridge and Slimbridge) the strategy envisages: delivery of a new garden village community incorporating housing, employment, shopping, community and open space uses, with the opportunity to improve access to Cam & Dursley rail station and to local facilities for existing residents and businesses whilst protecting the setting of existing villages.

2.3.21 At **Berkeley, Minchinhampton, Nailsworth, Painswick** and the smaller villages of **Brimcombe and Thrupp**, Eastington, **Frampton-on-Severn**, Kings Stanley, **Kingswood**, Leonard Stanley, **North Woodchester** and **Whitminster**, the fewer and smaller development sites will be focused on meeting local housing needs and on enhancing or delivering new services and facilities which have been identified as lacking in those places, as set out in **Chapter 2** (2.4). The focus will therefore be on using development to overcome existing infrastructure deficiencies and to deliver enhancements to places.



## What are the key challenges to this development strategy?

2.3.22 The developing international climate and ecological emergency, the Covid-19 pandemic and potential structural changes to the UK economy due to Brexit present Stroud District with an extremely challenging context within which to plan for the future development needs of our communities. Some long term changes can be foreseen and planned for, others are yet to fully emerge. It will be important that emerging patterns and trends are monitored and the Local Plan is kept under regular review to try to respond as pro-actively as possible to changing circumstances.

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

strategy therefore includes additional housing and employment provision above minimum requirements, to ensure that local needs can be met.

2.3.24 The increased levels of growth will put additional pressure on our roads, particularly at key network junctions within the District. A **Sustainable Transport Strategy** has identified the key interventions required to deliver a modal shift to more sustainable forms of travel, by walking, cycling and by public transport. However, transport modelling work has identified the need for highway improvements at M5 junctions 12, 13 and 14, together with improvements along the A419 and A38 corridors. Such improvements will be required whatever the pattern of growth envisaged. Larger sites have more potential to help fund major infrastructure schemes and are more likely to attract public funding.

2.3.25 Improvements to public transport will include increasing rail and bus services along main transport corridors, improvements to existing public transport interchanges and the creation of new interchanges at new growth locations. The Council continues to support

improvements at existing rail stations, the provision of an additional rail station at Stonehouse on the Bristol-Birmingham main line and the reopening of the Sharpness branchline to new passenger services.



## Meeting Gloucester's needs

- 2.3.26 The **Joint Core Strategy** for the Gloucester City, Tewkesbury Borough and Cheltenham Borough areas has identified that in the longer term additional sites will be required to meet Gloucester's housing needs beyond 2028. Stroud District Council is committed to working together with these authorities and other authorities in Gloucestershire to identify the most sustainable sites to meet these future needs.
- 2.3.27 An assessment of potential alternative sites to meet Gloucester's long term housing needs has identified that certain locations within Tewkesbury Borough and Stroud District at the **Gloucester fringe** are functionally related to Gloucester and offer the potential to meet Gloucester's needs in accessible locations.
- 2.3.28 At this stage, pending further work on the **Joint Core Strategy Review**, a site at **Whaddon** is safeguarded in the Local Plan to contribute to meeting Gloucester's needs.

## The South of the District

- 2.3.29 **South Gloucestershire Council** is at the early stages of preparing a new Local Plan which is considering options for housing growth at Charfield and Buckover Garden Village, together with transport improvements at M5 Junction 14, the potential reopening of Charfield station and Metrobus and rural bus improvements.
- 2.3.30 Growth and infrastructure improvements beyond Stroud District, but near to settlements in Stroud District, may have an impact on the final Local Plan. At this stage, the strategy for the south of the District (including growth and infill within settlements at **Berkeley, Cam, Dursley, Kingswood, Newtown/Sharpness, Wisloe** and **Wotton-under-Edge**) will require improvements to strategic infrastructure, for example M5 Junction 14, but may also benefit from public transport and other planned improvements to services and facilities within this wider area.



...How does the development strategy reflect the Local Plan's strategic objectives?

## Homes and communities:

### SO1: Accessible communities

- 2.3.31 New development will be located primarily within or adjacent to large settlements, where people can benefit from existing facilities and services that would be readily available and accessible. New settlements will be of sufficient size to provide a range of new facilities and services to support neighbouring communities. Services such as new schools, GP surgeries and leisure provision require a certain threshold of people within their catchment area to be viable. In developing a hybrid strategy based upon a concentrated approach, the strategy will enable a greater range of service and leisure provision, which can be used by people living within existing settlements as well as those inhabiting the new development.
- 2.3.32 The development of larger housing sites is likely to bring about the provision of a greater number of affordable homes and a greater range of types and tenures than a dispersed option would. However, some small scale development within rural communities will help to address specific local needs (for example, within the Cotswolds AONB).

- 2.3.33 The strategy also ensures that, through neighbourhood plans, local communities can propose more housing than the Local Plan does, to meet specific identified local needs.

### SO1a: Healthy, inclusive and safe communities

- 2.3.34 The strategy supports the development of larger developments and new settlements where there are the opportunities to design in measures to support inclusive communities and healthier lifestyles: by creating a range of house types and tenures to meet differing needs; by creating layouts, a mix of uses and public spaces which offer natural surveillance and support social interaction; by creating walking and cycling routes that support active travel; and by delivering attractive wildlife and recreation corridors to support a sense of wellbeing.

## Economy and infrastructure:

### SO2: Local economy and jobs

- 2.3.35 The development of employment sites in the M5/A38 corridor will mean that development can be located close to strategic road and rail networks and in places that business wants to be. It will create the opportunity to provide a range of units from large warehousing and distribution units down to offices and smaller industrial units, possibly as start-up businesses. Planning for employment together with housing also provides the opportunity for residents to work locally and to reduce out-commuting levels.

### SO3: Town centres and rural hinterlands

- 2.3.36 By concentrating development within or adjacent to the District's larger settlements, the strategy should facilitate opportunities for the provision of new and improved services and facilities and will generate additional custom to sustain those already existing. Some smaller scale development at lower tier settlements will help to support our more local centres. A focus on brownfield regeneration and tourism- and leisure-led mixed-use development on sites lying close to the canal corridor and Stonehouse and Stroud town centres should bring about public realm enhancements, improved linkages and a boost to town centre trade.





## Our environment and surroundings:

### SO4: Transport and travel

2.3.37 By concentrating development at locations where new and improved public transport and active travel routes will be prioritised and integrated, the strategy should deliver convenient, safe and healthier alternatives to the private car (to serve both existing and new communities). The strategy involves specific proposals to enhance the rail network through new stations at Stonehouse and at Sharpness and to deliver a strategic walking and cycling network along main movement corridors.

2.3.38 Development in the Stroud Valleys and at Sharpness will contribute funds to the restoration of the canals and towpaths, as well as designing-in new links across the development sites, thereby improving direct access for surrounding communities as well as those occupying the development. This has the potential to reduce short car journeys, due to the availability of safe, off-road walking and cycling routes. Where possible the strategy will integrate housing and employment localities together, thereby reducing the need to travel and offering opportunities to live and work within the same neighbourhood.

### SO5: Climate change and environmental limits

2.3.39 The strategy prioritises suitable sites that are located close to the District's main settlements (to ease access to services, jobs and transport infrastructure, thereby minimising the need for daily travel by car) and at exemplar new settlements and strategic employment sites, which will promote zero and low carbon development and green technologies. New development will be required to enhance local biodiversity, build to Net Zero Carbon construction standards and incorporate measures to adapt to climate change. For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required. The strategy identifies suitable areas to promote the generation of renewable energy.

2.3.40 Regeneration of the Stroud Valleys and at Berkeley/Sharpness is likely to maximise the re-use and regeneration of vacant and underused brownfield sites and buildings. All new developments must make provision for waste recycling and, as a minimum, developments will be required to provide sufficient space to store and manage waste material.

### SO6: Our District's distinctive qualities

2.3.41 The strategy seeks to minimise the impact of development on biodiversity and sensitive landscapes by developing mitigation and avoidance strategies for internationally important nature conservation designations and directing development to locations which lie outside the Cotswolds AONB and other landscapes of high sensitivity to built development. Focusing development on brownfield sites will limit adverse effects on wildlife and habitats; while new development on both brown- and greenfield locations offers opportunities to design-in rich new habitat and wildlife areas.

2.3.42 Development at Sharpness Docks provides an opportunity to create a new heritage- and leisure-led, sustainable tourism destination making the most of an under-realised heritage interest, the exceptional quality of the natural environment and the canal and marina, attracting local people and visitors from outside the District. Prioritising the development of brownfield sites in the Stroud Valleys along the canal corridor that are currently vacant and underused offers a chance to bring about townscape improvements and secure a new lease of life for features of the valleys' unique industrial heritage.



# 2.4 Our towns and villages

## Study findings...

- 2.4.1 The Local Plan establishes a **Settlement Hierarchy (Core Policy CP3)**, based upon the roles and functionality of the district’s individual towns and villages. The development strategy aims to prioritise growth at sustainable locations, in accordance with this hierarchy.
- 2.4.2 Each of the settlements identified in the hierarchy has a defined settlement boundary or “**settlement development limit**” (SDL), within and adjacent to which suitable development may be permitted. The nature and extent of “suitable” development is defined through the Plan’s Core and Delivery policies, many of which refer directly to the **CP3** hierarchy.
- 2.4.3 Very small settlements not mentioned in the settlement hierarchy will be treated simply as countryside, where development will contribute to farming enterprises, recreation, tourism, or involve the conversion of rural buildings and provision of essential community facilities, in accordance with **Core Policy CP15**.
- 2.4.4 **Chapter 3 | Making Places** provides a brief summary of the characteristics, constraints, role and function of each of Stroud District’s current

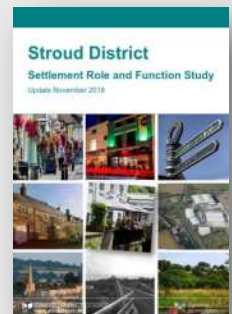
The **2015 Local Plan** identified a hierarchy of settlements, consisting of five distinct tiers. The evidence for the 2015 hierarchy is contained within the 2014 **Settlement Role and Function Study**, which compares the District’s towns and villages against a range of criteria, including size, access to services and facilities, level of retail provision and employment role.

In order to understand the current and expected future roles and functions of each of the main towns and villages in the District, and to help determine which places can support future growth and which places cannot, we have undertaken further work to assess each settlement’s key characteristics and functions, relative to other settlements in the District (the **2018 Settlement Role and Function Study Update**).

Refreshing the data and extending the analysis has suggested some changes to the 2015 hierarchy. Information about individual settlements’ key characteristics and functionality, and how they compare to others in the District, has also helped to build a ‘case for growth’ for each settlement, which is reflected in the selection of proposed site allocations as well as policy wording throughout this Draft Plan. The development strategy for each individual town and village seeks to address identified needs and opportunities that are particular to the settlement and its community.

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

*You can find fuller analysis, data and an explanation of individual settlements “case for growth” in our Settlements Role and Function Study (2014) and Update (2018), which are available through the Evidence Base pages of our website.*



settlements and sets out the envisaged development strategy for each, including any proposed site allocations. The hierarchy distinguishes between settlements suited to (and capable of) meeting strategic growth needs and those with a more local community focus.

## New settlements

- 2.4.5 The Local Plan's development strategy envisages that housing and employment growth will continue at **Hunts Grove** (a planned urban extension to Gloucester, established through the **2015 Local Plan**). It will also be centred at two new settlements at **Sharpness** and **Wisloe**, within the Severn Vale (Rail/A38/M5 corridor), where there is potential to create new sustainable communities along garden city principles.
- 2.4.6 These future settlements are not included within the **Settlement Hierarchy** at present and the scale and nature of their growth and development is determined through their respective site allocation policies and subsequent planning applications. However, once development is sufficiently advanced to establish their anticipated role and function, it is expected that (through a future **Local Plan Review**) they will be defined as settlements in

their own right, with settlement development limits, and **CP3** will then apply.

- 2.4.7 The Plan anticipates that **Hunts Grove** and the new settlement at **Sharpness** will both include sufficient local facilities to achieve **Local Service Centre status** (Tier 2) in the future; while **Wisloe** will function as a new **Accessible Settlement with Local Facilities** once complete (Tier 3a).
- 2.4.8 National policy identifies that a new settlement should create a sustainable community, with sufficient access to services and employment opportunities within the development itself, or in larger towns to which there is good access.
- 2.4.9 At both **Sharpness** and **Wisloe**, development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with "**Garden City Principles**".

"Garden City Principles" as defined by the Town and Country Planning Association ▶

*A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City Principles are an indivisible and interlocking framework for their delivery, and include:*

- *Land value capture for the benefit of the community.*
- *Strong vision, leadership and community engagement.*
- *Community ownership of land and long-term stewardship of assets.*
- *Mixed-tenure homes and housing types that are genuinely affordable.*
- *A wide range of local jobs in the Garden City within easy commuting distance of homes.*
- *Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.*
- *Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.*
- *Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.*
- *Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.*



## The strategy...

*Housing and employment growth will be centred at two new settlements within the Severn Vale (A38/M5 corridor), where there is potential to create new sustainable communities along garden city principles.*



### ▲ 'Garden village' allocations

#### **PS36 Sharpness new settlement:**

Up to 2,400 dwellings by year 2040, 10 ha employment, local centre, community uses (including new secondary school) and open space.

#### **PS37 Wisloe new settlement:**

Up to 1,500 dwellings, 5 ha employment, local centre, community uses and open space.

### *...Meeting the future needs of our individual towns and villages*

Having taken into consideration local views, national policy and evidence where available, the strategy set out within this Local Plan seeks to deliver:

- future growth targeted to settlements that have better access to services, facilities and infrastructure and which offer the best opportunities for sustainable development.
- appropriate limitation on the amount, scale and nature of any development at lower tier settlements.
- managed growth at each settlement, through a combination of site allocations and a policy framework that identifies an appropriate overall scale of growth, to be delivered through windfalls and other exceptions.
- growth that is sustainable and proportionate to each settlement's functionality, capacity and character, taking account of each settlement's relative constraints and opportunities.
- a policy framework that takes account of the cumulative impact of successive developments at a settlement, to ensure that the impacts of each individual proposal are seen in the context of the settlement's overall capacity for growth over the lifetime of the Plan.
- the creation of new sustainable communities, planned along garden village principles



# 2.5 Housing

## Stroud District’s housing requirement up to 2040

- 2.5.1 One of the Government’s top priorities is to significantly boost the supply of homes in the country to meet housing needs and to address long term affordability issues. To deliver the housing required, the Government has introduced a **formula** to establish the **minimum number of homes** expected to be met by every local authority in the country. These are based on projections of local household needs and the relative cost of housing in each area. Departing from these minimum targets can only be justified in exceptional circumstances.
- 2.5.2 The Council has worked with adjoining authorities in Gloucestershire to prepare a **Local Housing Needs Assessment** that identifies the amount and types of housing that are likely to be needed during the Plan period to 2040. The assessment confirms the Government’s standard method for the Local Plan to provide for at least 630 new homes per year. This is a 40% increase from the figure in the **2015 Local Plan** of 456 homes per year. During 2019/20 662 homes were built in the District.
- 2.5.3 Much of our natural population growth is due to increasing life expectancy, while changes in lifestyles and family structures mean that small and single-person households are on the rise. People are also moving here from other parts of Gloucestershire and the rest of the country, attracted by the quality of the environment. 630 new homes per year will address housing needs whilst also being sufficient to provide the future workers to support the economic growth likely to take place within the District.
- 2.5.4 To meet this new challenging target every year over a 20 year period requires the Local Plan to identify land for at least **12,600** new homes. Some of the dwellings likely to be built from 2020 have already received permission or are firm “commitments” (i.e. they are awaiting signing of legal agreements). Not all permissions are likely to be implemented, though, and so an

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

Calculating our residual housing requirement up to 2040 ▼			
Supply	<b>A</b>	Large sites commitments, at April 2020 (on sites with permission / under construction)	4,606
	<b>B</b>	Small sites commitments, at April 2019 (on sites with permission / under construction)	525
	<b>C</b>	Other firm commitments, at April 2019 (on sites subject to resolutions to grant permission)	84
	<b>D</b>	<b>Total commitments (= A + B + C)</b>	<b>5,215</b>
	<b>E</b>	<b>Commitments (D) minus undeliverable sites</b>	<b>4,595</b>
Requirement	<b>F</b>	Housing needs 1 April 2020 to 31 March 2040 (= 630 pa x 20 years)	12,600
	<b>G</b>	<b>Minimum residual housing requirement to 2040 (= F - E)</b>	<b>8,005</b>
		Allocated sites in Local Plan	9,065
		Small sites allowance (75 pa x 17 years)	1,275
		<b>Total housing supply in Local Plan</b>	<b>10,340</b>

▲ Table 2 ... housing requirement to 2040



assessment of deliverability is undertaken every year. The latest assessment of the likely housing supply means that the residual number of homes that the Draft Local Plan must identify is actually at least **8,000** dwellings. **Table 2** (preceding page) illustrates this.

2.5.5 In addition to meeting Stroud’s housing needs, this Local Plan addresses **unmet needs from neighbouring Gloucester** by allocating a site for 3,000 dwellings at **Whaddon** for delivery by 2040.

## Stroud District’s housing distribution up to 2040

2.5.6 A range of potential locations capable of providing for housing needs in accordance with the overall growth strategy have been assessed and tested against planning and sustainability criteria, to determine the most appropriate locations.

2.5.7 The development strategy proposes housing allocations at the District’s existing main settlements, on the **edge of Gloucester**, and at two new settlements to be located at **Newtown/Sharpness** and at **Wisloe** within the Severn Vale (Rail/A38/M5 corridor).

2.5.8 Modest housing allocations will also be delivered at the local service centres of **Berkeley**, **Minchinhampton**, **Nailsworth** and **Painswick** and lesser levels of housing will be allocated at the Tier 3a villages of **Brimcombe and Thrupp**, **Frampton-on-Severn**, **Kings Stanley**, **Kingswood**, **Leonard Stanley** and **Whitminster**.

2.5.9 Other housing proposals will be supported, in accordance with the Local Plan’s settlement hierarchy, within settlement development limits and, in specifically defined policy cases, outside of settlement development limits. These additional elements of supply will deliver levels of housing growth above the minimum requirement, providing for flexibility and headroom.



Strategic sites ▼	Number of dwellings at each
Cam North West	900
Cam North East Extension	180
South of Hardwicke	1,350
Hunts Grove Extension	750
Sharpness Docks	300
Sharpness	2,400 (5,000 by 2050)
Stonehouse North West	700
Wisloe	1,500
Local sites at smaller settlements ▶	985 (cumulative)
<b>Total</b>	<b>At least 9,065</b>

▲ Table 3 ... distribution of housing across Stroud District (Core Policy CP2)





## Study findings...

- 2.5.10 Public consultation has highlighted a range of housing issues facing Stroud District, while our **Local Housing Needs Assessment** (2020) identifies the amount and types of housing that are likely to be needed during the Plan period to 2040.
- 2.5.11 The Local Plan’s development strategy seeks to tackle local housing needs that aren’t currently being addressed by the market, including opportunities to grow the rented sector and to meet those wishing to build their own homes. The Local Plan also seeks to enable young people to be able to stay within rural neighbourhoods and to meet the needs of older people or those with disabilities through flexible forms of accommodation including adaptable and accessible homes.
- 2.5.12 The Stroud District **Settlement Role and Function Study Update** (2018) highlighted the fact that housing accessibility and housing affordability varies markedly across different parts of the District. Effects on social cohesion and the vitality of communities may be particularly acute in settlements that have seen low levels of housing growth in recent decades, including some communities in the AONB, many of which are highly constrained, yet have some of the District’s highest property prices and are likely to be amongst the most affected by the District-wide trend towards an ageing population.
- 2.5.13 Evidence shows that:
  - House prices have increased by the highest percentage within the South West when compared to the other regions of England.
  - Much of the housing stock in the District is quite old and the worst housing conditions are most evident in the private rented sector.
  - Stroud on average is one of the least deprived districts/unitary authorities in the country. However, there are pockets of deprivation, particularly in relation to housing and service provision.



### Local need... ▲ ▶

*Like many places in the UK, housing affordability is a particular issue for young families and first time buyers across the District. Nationally, home ownership among 25- to 34-year-olds has fallen from 59 % just over a decade ago to just 37 % today.*



*Over recent years, residents have been able to move into brand new Council homes completed in Stroud District, including at Berkeley (top) and Cam (above).*

### ◀ Community-led...

*A recently-completed community-led project to build new homes for local people in Nailsworth is part of a growing movement in the UK. Community-led housing comes in many forms, including co-operative and mutual home ownership, co-housing and group self-build.*



### *...Meeting Stroud District's housing needs up to 2040*

Having taken into consideration local views, national policy and evidence where available, the housing strategy set out within this Local Plan seeks to deliver:

- at least 630 new homes per year for a 20 year period
- a mix of brownfield and greenfield allocated housing sites of varying sizes to ensure delivery is maintained throughout the plan period
- at least 30% affordable homes on all sites of 10 dwellings or above in urban areas and on all sites of 4 or more dwellings in designated rural areas
- additional affordable homes directly by the District Council, as well as working with and supporting parish councils, co-operatives, community land trusts and community housing groups
- a mix of dwelling types (1 bed, 2 bed, 3 bed, 4+ bed, flats, houses, bungalows, etc.) on Local Plan housing sites, in proportion to identified local needs
- a range of housing tenures, including build to rent, subject to local needs
- exception sites for first time buyers and renters, subject to local needs
- rural exception sites to meet local affordable needs
- small scale housing in rural areas in the interests of social sustainability, subject to local community support
- self- and custom-built homes to meet needs identified on the self- and custom-build register, through a combination of site allocations and rural exception sites
- homes for older people, including sheltered and extra care, as well as smaller two-bedroom dwellings and bungalows, designed to adaptable and accessible standards, allowing people to live for longer in their own homes
- accommodation to meet the specific needs of travellers, including local gypsies travelling showpeople
- housing for local people, including where appropriate, using local occupier clauses to ensure local housing needs are met within or adjacent to existing communities
- supporting infrastructure to meet the needs of those living within the District.



# 2.6 Local economy and jobs

## Stroud District’s employment requirement up to 2040

- 2.6.1 Stroud District has a strong and prosperous economy and is home to world class companies and an innovative, resilient and successful small business sector. The Council has a commitment to work closely with the business community to grow the local economy and increase employment. The Local Plan has a role in providing certainty to the business community to make long term investment decisions, while also providing the framework for creating an attractive environment, including providing for a range and choice of sites and premises.
- 2.6.2 Gloucestershire’s **Local Enterprise Partnership GFirstLEP** has produced a draft **Local Industrial Strategy (LIS)** which seeks to establish Gloucestershire as a “magnet county”, able to successfully attract and retain talent in the region. The LIS seeks to focus growth based upon its existing and emerging industrial strengths around: manufacturing; aerospace; agri-tech; cyber-tech; and green growth. Stroud District has an important role to play in delivering this strategy as the local economy has particular strengths within manufacturing, advanced engineering, agriculture and food manufacturing and emerging green technologies. To underpin this strategy, the LIS sets out the importance of investing in people in order to attract and retain a talented workforce. Expected labour supply and labour demand job forecasts for the District suggest the need to plan for **between 7,740 and 10,440** net new jobs (2020-2040).
- 2.6.3 Commissioned jointly by all Gloucestershire councils, the **Gloucestershire Economic Needs Assessment (2020)** examined a range of scenarios for future economic growth to establish future employment land requirements for each District. For Stroud District potential requirements for the Plan period ranged from an additional 44.5 hectares to 71.8 hectares. The Assessment recommended that the Council should consider meeting two of the highest scenarios: a scenario based upon the expected labour supply and a slightly higher labour demand growth scenario based on supporting further growth in the key **LIS** sectors. This means supporting a net increase

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

Calculating our residual employment requirement up to 2040 ▼			
Supply	A	Commitments, at April 2020 (on sites with permission / under construction)	52.1 ha
	B	Potential losses from ‘B’ uses, (average 2.03 ha lost per year since 2006 x 20)	40.6 ha
	C	<b>Total commitments net of potential losses (= A - B)</b>	<b>11.5 ha</b>
Requirement	D	Employment requirement for 1 April 2020 to 31 March 2040	62.4 – 71.8 ha
	H	<b>Minimum residual employment requirement to 2040 (= D - C)</b>	<b>50.9 – 60.3 ha</b>

▲ Table 4 ... employment requirement up to 2040 (hectares)





[1]

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▲ **Creative...**

Architectural practice Millar Howard Workshop has based itself in a former Stroud Valleys woollen mill. Our area's rich industrial heritage is fertile ground for creative industries and new start-ups seeking flexible and character-filled work space.

▶ **Co-location...**

The Plan's Strategy seeks to regenerate under-utilised sites and to continue the 2015 Local Plan's aspiration to grow sustainable communities by planning new employment and new housing together where possible.

Littlecombe in Dursley was a major allocation in the 2005 Local Plan. When finished, it will have created more than 400 new homes, 700 new jobs, a new business park and 40 acres of green space, as well as being home to the Vale Community Hospital.

▶ **High Tech...**

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



[2]



[3]

▼ **USP...**

Stroud District has exceptional natural, cultural and heritage capital. Marketing our area's 'unique selling points' not only boosts tourism, but may help to draw re-locating or start-up businesses to the District and to increase the District's appeal as a place to live and work.

◀ **Co-working...**

Stroud District has above average levels of self-employment and home-working. Co-working premises such as SpaceHoppers in Stroud and Cluster in Chalford cleverly cater to this market, providing not just a desk or a meeting room, but interaction and support for individuals who might otherwise feel isolated in their work.



[5]

in employment land (offices, industrial and storage and distribution) of **between 62 and 72 hectares** for the Plan period. **Table 4** (preceding page) illustrates this. The Assessment considered Covid-19 and Brexit impacts on requirements, but a review will be necessary once the full implications of these factors becomes apparent.

2.6.4 To complement and build upon the **Gloucestershire Economic Needs Assessment**, the District Council commissioned a new **Employment Land Review** (2021). This looked in detail at the local commercial market and identified occupancy rates at well above 90% for industrial and to a lesser degree office space, suggesting an undersupply of premises against demand. Key markets identified included: a focus of industrial and warehouse development at **Quedgeley**, **Hardwicke** and **M5 Junction 12**; a focus of industrial activity at **Stonehouse**; a market for smaller and more modest industrial units within the **Stroud Valleys**; a key local office market in **Stroud**, **Stonehouse** and certain rural locations; a growing focus on start-ups/micro businesses in green technology sectors at **Berkeley** as well as more traditional industrial and distribution activity at **Sharpness**. In addition, there is an active rural market for a mix of office and small workshop space.



[4]

SpaceHoppers





2.6.5 Six key segments of market demand have been identified for future employment land supply to satisfy: large industrial/warehousing units at key locations within the A38/M5 corridor, serving the wider Gloucestershire/regional market; meeting the growth needs of existing mid-sized/large local manufacturing and warehousing businesses in **Stonehouse/Stroud Valleys**; meeting the needs for larger offices in the **Stonehouse** area; supporting local scale expansion at existing employment areas; development space to meet the needs of specific businesses; and encouraging the growth of the high-technology sectors, particularly focussed on green technologies.

2.6.6 One of the key challenges facing the local economy of the future is the predicted sharp rise over the next 20 years in the number of older people living in the District compared, with the very small rise in the number of younger people of traditional working age. In addition, many young people are choosing not to remain in Gloucestershire. Supporting local businesses and avoiding skills and job shortages will require a range of solutions including trying to retain our young people within Gloucestershire and encouraging inward migration. A higher value economy and better quality jobs will also be part of the solution.

2.6.7 There is considerable out-commuting to work, which presents a big challenge if we are to reduce our District's carbon footprint: as a rural district, many people are car-dependent, so we also need to ensure that access to jobs, services and facilities can be improved in the future and our chosen strategy must enable more sustainable forms of transport to be used. In order to stem out-commuting Stroud will need to attract more knowledge-based industries, enabling greater employment opportunities for the highly skilled and well qualified working population. This suggests a need for the District to both increase and diversify its employment base, in order to provide local job opportunities appropriate to the workforce and to help reduce the number of people travelling to towns and cities beyond the District for work.

**Employment hub...** ▶

*Stonehouse is one of the District's largest employment hubs. Home to more than 7,000 jobs, the town is unusual in being a net importer of workers.*



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## Stroud District's employment distribution up to 2040



Strategic sites ▼	Hectares at each
Quedgeley East Extension	5 ha
Javelin Park	27 ha
Sharpness Docks	7 ha
Sharpness	10 ha
Stonehouse North West	5 ha
Stonehouse Eco-Park (M5 J13)	10 ha
Wisloe	5 ha
Renishaw New Mills	10 ha
<b>Total ▶</b>	<b>79 ha</b>

▲ Table 5 ... distribution of new employment land (Core Policy CP2)

- 2.6.8 The Local Plan seeks to provide for new employment land and support existing employment areas located at the key employment property market areas identified in the ELR: **south of Gloucester**; within the M5/A38 corridor, at **Stonehouse, Stroud, Cam/Dursley, Berkeley/Sharpness**; and the **Stroud Valleys**. These include areas near to existing successful business parks at **Quedgeley East** (Hardwicke), **Severn Distribution Park** (Sharpness) and **Stroudwater Business Park** (Stonehouse), and co-located with new housing at the proposed new settlements. The **GFirstLEP** also has a focus on the Rail/A38/M5 corridor as a location for growth reflecting the good connections to the Midlands and the South West.
- 2.6.9 As well as supporting development within the key employment property areas, co-locating employment with housing provides the best opportunity for greater self containment and shorter journeys to work by means of transport other than the car. A side benefit may be that higher value residential land uses can help improve the viability of lower value employment land uses in mixed development proposals.
- 2.6.10 There are particular opportunities associated with developing new modern business park premises at **Quedgeley East, Javelin Park** and at **Stonehouse** and for growing Green technologies at **Stonehouse** and at **Berkeley-Sharpness**.
- 2.6.11 Whilst the identification of large new allocations forms part of the strategy, Stroud District has above average levels of self-employment and home working, accelerated during the Covid-19 pandemic. Changes in working practices, linked to the roll out of fast broadband, could see a sustained interest in home working and an increase in the demand for smaller, more flexible work environments, including co-working space and live-work units. These local forms of development are also supported in the Plan.

## The strategy...

### *...Meeting Stroud District's employment needs up to 2040*

Having taken into consideration local views, national policy and evidence where available, the employment strategy set out within this Local Plan seeks to deliver:

- economic growth and additional jobs on and adjacent to existing high value employment sites and within the M5/A38/rail growth corridor
- new employment sites of varying sizes and locations to meet the specific locational requirements of different sectors, with particular support for green technology hubs
- support for affordable, low cost sites and premises with flexible terms for business start ups
- opportunities to foster on-going employment-education links
- new employment together with new housing to create sustainable communities and to reduce the potential for further out commuting
- support for the faster roll out of broadband
- support for co-working facilities, particularly at town centres
- continued support for appropriate farm diversification proposals, subject to environmental criteria
- a more flexible approach towards encouraging tourism businesses including accommodation, subject to more appropriate locational and environmental criteria
- regeneration of under-utilised or low value employment sites for other uses, provided this does not undermine key employment sectors.





## 2.7 Our town centres

- 2.7.1 Nationally, shopping patterns have changed significantly since the 1970s. The rise of the out of town supermarkets and retail parks in the 1980s started a decline in the traditional role of high streets providing for all of our shopping needs. The more recent onset of e-retailing in all its forms: click and collect; home deliveries; and online shopping has provided a new and growing challenge. Services such as banks, building societies and estate agents are closing with the continued growth of online banking and web based services where a presence on the high street is no longer required.
- 2.7.2 However, there is also a positive story to tell with the rise in local food stores and food outlets, giving evidence to the trend of a newly emerging food and cafe culture. This is reinforced by the trend for increased 'eating out'. A further factor may be the growth in interest in locally sourced and organic foods and also the trend towards healthy eating.
- 2.7.3 The COVID-19 pandemic has affected all parts of the UK retail and service sectors, with the comparison goods retail and the food/beverage sectors most affected during 2020 and 2021. Whilst significant efforts are being made to bring the economy and day to day life back to normal, it is likely that the way people will use town centres in the future will change. An emerging trend has been for more frequent visits to small centres together with an increased rate in the rise of internet shopping with forecasters suggesting town centre retailing is unlikely to return to pre-COVID levels.
- 2.7.4 There are opportunities to improve the quality of comparison goods floorspace provision within each of the main town centres in the District, although realism is required in relation to the ability for the main towns to significantly improve their respective market shares.



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## Study findings...

A **Future of Town Centres report** (2017) and **Retail / Town Centre Planning Policy Advice** (2021), which have looked at the top tier town centres of Stroud, Dursley, Nailsworth, Stonehouse and Wotton-under-Edge, are suggesting the following options for helping our town centres to meet these challenges:

- Supporting existing retailers to make better use of websites and e-retailing to widen their appeal and increase footfall
- Marketing our town centres on-line for their leisure and tourism potential
- Reviewing town centre car parking charges
- Reviewing town centre planning policies and boundaries to reflect a smaller future retail area and to be more flexible to encourage other uses into town centres
- Supporting small town centre office uses which provide work spaces with flexible rental arrangements
- Supporting local independent retailer investment

These recommendations equally may apply to other town centres in the District.

- 2.7.5 Recent investment in **Stroud** town centre at Merrywalks demonstrates that despite difficult market conditions it remains feasible to improve existing and attract new comparison goods floorspace. Stroud has a strong independent retailing sector and there are opportunities to further enhance both this and the evening economy. The provision of two new foodstores (ALDI and Lidl) will provide a qualitative improvement in grocery store provision in the town and will add to choice and competition for the local population.
- 2.7.6 **Wotton-under-Edge** and **Nailsworth** have the potential to increase their market share in terms of convenience goods floorspace, via qualitative improvements in the retail offer and clawback convenience goods capacity which is currently being lost to other settlements (including **Stroud**). There are opportunities to improve the quality of comparison goods floorspace provision within each of the main town centres in the District, although realism is required in relation to the ability for the main towns to significantly improve their respective market shares.
- 2.7.7 The ongoing pattern of change suggests that for smaller centres such as those within our District, town centre strategies which support the evolution of the high street are vital so we can capitalise on what makes our town centres distinctive and unique.
- 2.7.8 The Local Plan establishes a **retail hierarchy** (**Core Policy CP12**) based upon the function of the town centres and supports proposals for improving the quantity and quality of retail floorspace at the main town centres, particularly at **Stroud**. Proposals are directed in the first instance to primary shopping areas within designated town centres, other town centre locations and local centres with edge-and out-of-centre proposals tested against their impact on the health of nearby town centres. However, it is recognised that the core area for shopping needs to be balanced with a more flexible approach to uses outside of these areas, so that other leisure, community, employment and residential uses can help to retain vitality and viability in our town centres.





2.7.9 **The Retail/ Town Centre Planning Policy Advice** (2021) assesses that no additional comparative or comparison floorspace is required to address needs in and around the District’s five main town centres for the next ten years. The focus should be on supporting existing provision within the defined town centres and ensuring that the regulatory (land use) environment is sufficiently flexible to allow local independent retailers to invest. Modest provision of additional convenience floorspace, will be required, however, at planned local centres at **Great Oldbury**, **Hunts Grove**, **Whaddon** and the two new settlements at **Sharpness** and **Wisloe** to serve localised need. In addition, the Local Plan sets out a number of policy approaches and physical enhancements to support the District’s main town centres.



[1]



[2]



[3]



[4]



[5]



[6]

▲ **Diversity and niche...**

*As well as providing services to our communities, our town centres have a role as drivers of economic activity and providers of employment. Our town centres may have to draw increasingly upon their own 'unique selling points' in order to remain economically healthy and well-used places in the future, particularly in the face of changing retail practices.*



[7]



## The strategy...

Having taken into consideration local views, national policy and evidence where available, the town centre strategy set out within the Local Plan seeks to deliver:

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

### Stroud

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

### Nailsworth

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

### Dursley

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

### Wotton-under-Edge

- opportunities for town centre improvements facilitated by the provision of additional parking
- priorities set out in the Community Plan Update 2016
- the Wotton-Charfield-Kingswood Greenway walking and cycling route

### Stonehouse

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





## Other centres

At the District Centres of **Berkeley**, **Cam**, **Minchinhampton** and **Painswick**, the Local Plan supports public realm improvements, signage and improved walking and cycling links from existing and future development. At Cam centre, the proximity of new development will provide opportunities to complete the Greenway cycle and walking link connecting the centre with Cam & Dursley rail station and Dursley, to enhance use of the adjacent Rackleaze wildlife area for leisure use and to improve walking and cycling from Draycott to the centre.

Additional local centres at the new settlements of **Sharpness** and **Wisloe** will be of a scale proportionate to meeting the everyday needs of their communities and supporting the retail and leisure role of district and main town centres, particularly those at Berkeley and Cam and Dursley.

### Leisure... ▶

*Recent years have seen a rise in the number of leisure uses at town centre locations; many of our town centres benefit from independent cafes and shops, traditional markets and an attractive landscape setting.*



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# 2.8 Local green spaces and community facilities

## Study findings...

2.8.1 The Local Plan provides the opportunity to consider whether there are local community needs within existing towns and villages that are not currently being provided for. The loss of public houses, village shops and other facilities can leave communities without places to meet and enjoy together. A more active or growing community can need more or differing play and sports facilities. Sometimes development can offer opportunities to deliver new community facilities in places where existing deficiencies exist.

2.8.2 Equally, there may be existing places and spaces that are valued by the community but are not explicitly recognised in existing plans. Existing community facilities can be identified for protection. Local green spaces can be identified for special protection. These are local areas of particular importance to local communities for their beauty, tranquillity and/or historic, wildlife or recreation value but should not involve extensive tracts of land.

An **Open Space, Green Infrastructure (GI), Sport and Recreation Study** has been produced for the District, which includes a full audit of all accessible open spaces across the District. The study identifies the quality, quantity and accessibility of current provision, produces local provision standard recommendations in accordance with relevant guidance and local needs, and identifies opportunities to protect and extend the green infrastructure network.

Key findings include:

- The distribution of open space varies across the District, however, there are identified shortages of at least 1 typology of open space in all Parishes and clusters/sub areas.
- Access to formal open space is concentrated within populated areas. There is generally good access to large areas of natural green space across the eastern half of the district, with large gaps in the western part of the district.
- The majority of open spaces surveyed are of good quality. Local households however rated facilities for teenagers, artificial turf pitches and tennis/netball courts as poor or worse. In contrast, households rated parks and recreation grounds, woodlands, wildlife areas and nature reserves as being good or very good.
- A series of strategic and district GI corridors have been identified and key opportunities highlighted where gaps in the network could be filled through positive intervention.
- Potential sport, health and wellbeing hubs focused around playing pitches have been identified in the north and south of the District as well as a number of other priority pitch related projects.



2.8.3 Future housing and population growth will increase localised demand for many forms of open space and sports facilities and it will be important to review the level of provision, especially in areas of rapid population change.

- There is scope for further health and fitness facilities at leisure centres and for further indoor waterspace opportunities. Existing Council owned pools are in good condition and well used.
- Whilst the quantity of sports halls is good and there is a strong record of community use and management of school facilities, some of the older school sports halls are in need of upgrade and repair and some sports would benefit from bespoke facilities e.g. gymnastics.
- There is a lack of “track and field” training facilities for athletes and indoor tennis facilities, although there is provision in Gloucester.
- There is generally a good spread of community halls across the District. In some locations their upgrading will help to meet community needs where access to more centrally planned leisure centres is difficult.



▲ Strategic planning...

*Brimcombe Port, a key piece in the Cotswold Canals restoration jigsaw, is one of the Local Plan's proposed site allocations.*

*The Plan's development strategy supports the planned provision of community facilities, public spaces and green infrastructure, alongside housing growth, through the masterplanning of strategic sites and other major developments.*



Leisure... ▲ ▶

*As our population grows, well-planned and maintained local green spaces are an important resource, to help ease some of the recreational pressures on our valued landscapes and protected habitats, including the Cotswold Beechwoods and hilltop commons.*



## The strategy...

### *...Meeting Stroud District's community and green space needs up to 2040*

Having taken into consideration local views, national policy and evidence where available, the open space and community strategy set out within this Local Plan seeks to deliver:

- policy protection for important open spaces within settlements, outdoor recreation facilities, playing fields or allotments, within or relating to settlements
- a mapped GI network, linking urban areas to the wider countryside, identifying important habitats, landscape features, river and green corridors and ecological networks
- a set of standards for local open space, sport and recreation facility provision, to guide future development
- site opportunities to address shortfalls in local open space, sport, recreation and community facility provision and to address gaps in the GI network and enhance the network function
- restoration of the derelict canal between Stonehouse and Saul Junction, reconnecting Stroudwater Navigation to the Gloucester & Sharpness Canal, including creating 30 hectares of biodiverse habitat and canal towpath
- improvements to the Stonehouse to Nailsworth cycleway, including biodiversity improvement and resurfacing work; delivery of the Cam, Dursley and Uley Greenway and provision of a new Greenway linking Wotton under Edge, Kingswood and Charfield; and a new Golden Valley route between Chalford and Stroud
- support for the identification of local green spaces through Neighbourhood Development Plans and the protection of community facilities through existing Assets of Community Value legislation
- opportunities to address identified community needs in association with new development through the Community Infrastructure Levy (CIL) and s106 agreements
- support for the planned provision of community facilities alongside housing growth, through masterplanning of strategic and other major developments
- continued protection of identified areas of biodiversity, landscape, and heritage importance
- a mitigation strategy for the Cotswold Beechwoods SAC, to assess and address recreational pressures including from growth within Gloucester.





# 2.9 Core policies

2.9.1 The six ‘**Core Policies**’ in this chapter sit at the heart of the Plan. They are the principal means of defining and delivering the Draft Plan’s proposed development strategy. There are further Core Policies relating to **Homes and Communities**, **Economy and Infrastructure** and **Our Environment and Surroundings** in **Chapters 4, 5 and 6**, along with detailed ‘**Delivery Policies**’ on a range of topics.

## Delivering Carbon Neutral by 2030

### Core Policy DCP1 ▶

2.9.2 Climate change is the greatest long-term threat to our society. Whilst climate change has been developing slowly over the last 150 years, the rate of change has been increasing dramatically over the last 30 years and critical effects are predicted to emerge over the next 10 - 40 years. In the UK and Stroud District, we have seen dried-up landscapes and water shortages during ten of the warmest years on record since 2002, as well as seeing significant periods of flooding and storm damage, including from the 10 named storms that battered the UK in 2018.

2.9.3 Climate change and human activities are seeing a corresponding ecological emergency. In 2016, the **State of Nature Report** found levels of nature depletion in the UK to be amongst the highest in the world. A fifth of native mammals are at risk of being lost from the countryside and more than a quarter of our bird species are under threat.

### \* NEW \* Core Policy DCP1 Delivering Carbon Neutral by 2030

Stroud District will become Carbon Neutral by 2030 ahead of the Government target of Net Zero Carbon 2050. To support this target all new development must be:

- located where the form and mix of development itself or proximity to essential services and facilities minimises the need to travel;
- designed to discourage the use of the private car, irrespective of fuel source, by prioritising in order of importance: walking, cycling and public transport to deliver the highest possible share of trips by the most sustainable travel modes;
- designed to maximise green infrastructure to sequester carbon, achieve nature recovery and to support local food production;
- designed to follow the Energy Hierarchy principle of reducing energy demand, supplying energy efficiently / cleanly and using onsite low or zero carbon energy generation to meet standards which move progressively towards zero carbon, in terms both of regulated and unregulated emissions. Accordingly, new development should be constructed to achieve the highest viable energy efficiency and designed to maximise the delivery of decentralised renewable or low-carbon energy generation;
- designed to reduce waste in accordance with the principles of the waste hierarchy and to promote a circular economy;
- designed to reduce vulnerability to and provide resilience from the impacts arising from a changing climate, for example by locating and designing development to reduce the risk of flooding and to establish coherent and resilient ecological networks, whilst not increasing the potential for increased greenhouse gas emissions in doing so.



2.9.4 **The Paris Agreement** (2015) sought international political collaboration to respond to the threats of climate change by committing to keeping a global temperature rise, this century, to well below 2°C above pre-industrial levels, whilst pursuing efforts to limit the temperature increase even further to 1.5°C. In 2019 the UK became the first national government to declare an **Environment and Climate Emergency** and amended the 2008 **Climate Change Act** to go beyond the original target of an 80% reduction in UK emissions by 2050 (measured against a 1990 baseline), with a new focus on achieving Net Zero Carbon by 2050.

2.9.5 In Gloucestershire, the County Council and all six local authorities have declared **Climate Emergency** and have set varying targets for carbon neutrality. In 2015 Stroud District Council became the first local authority in Europe to become carbon neutral in terms of its own operation and in 2019 the Council resolved to do everything possible to make Stroud District **carbon neutral** by 2030. This means that an immediate and rapid programme of decarbonisation is needed. At 2017 emission levels, Stroud will exceed the recommended emissions budget to 2030 within 7 years from 2020. As a result, the Council

adopted **The 2030 Strategy** in March 2021, which seeks to address the climate and ecological emergency that is already upon us – to protect our District’s character and communities today and for many generations to come.

2.9.6 44% of annual carbon emissions in the District are estimated to arise from transport and 38% from the built environment. How we plan for future built development and the patterns of movement they lead to will therefore play a significant part in targets to reduce future carbon emissions. **Core Policy DCP1** therefore sets out some important criteria, which all development planned to 2040 must satisfy. These include locating development to minimise the need to travel, particularly by private car, and designing development to reduce carbon emissions and energy demand. Maximising the provision of green infrastructure to sequester carbon and renewable energy to deliver green energy will also play their part.

2.9.7 Climate change is already happening and much can also be done through the Local Plan to help reduce vulnerability to and provide resilience from the impacts arising from a changing climate.

## Towards a carbon neutral and climate resilient Stroud District

Stroud District Council’s **Climate Emergency declaration** was one of the earliest in the UK and follows a long held focus on reducing environmental impacts across all aspects of our council services and own operations.



The **next steps** on the journey require an approach that goes well beyond just our own council operations.





# Strategic growth and development locations

## Core Policy CP2 ▶

- 2.9.8 The Local Plan will meet the objectively assessed needs of the District by providing for the development of housing, employment, retail and other necessary development for the period 2020 – 2040.
- 2.9.9 The strategy for delivering the required is to concentrate most development at a series of strategic locations, where housing, jobs and necessary infrastructure can be coordinated and delivered in a timely manner.
- 2.9.10 The strategic sites are located at the principal settlements within the District, at new settlements and within the key employment property market areas: south of Gloucester, Rail/M5/A38 Corridor, Stroud Valleys and Berkeley/Sharpness.
- 2.9.11 Smaller scale development is expected to come forward at those settlements identified in the Plan’s **settlement hierarchy**, as set out in **Core Policy CP3**.
- 2.9.12 The policies within the Local Plan identify designated areas where housing, employment and retail development are considered appropriate.
- 2.9.13 Stroud District Council is committed to working together with neighbouring authorities to identify the most sustainable locations to meet future needs. The Local Plan safeguards a site to help meet the unmet housing needs of Gloucester City, should it be required.



## Core Policy CP2

### Strategic growth and development locations

Stroud District will accommodate at least 12,600 additional dwellings and at least 79 hectares of additional employment land to meet the needs of the District for the period 2020-2040.

Strategic development sites to meet needs are allocated at the following locations:

Location	Employment ▼	Housing ▼
Cam North West		900
Cam North East Extension		180
South of Hardwicke		1,350
Hunts Grove Extension		750
Javelin Park	27 ha	
Quedgeley East Extension	5 ha	
West of Renishaw New Mills	10 ha	
Sharpness Docks	7 ha	300
Sharpness	10 ha	2,400 (5,000 by 2050)
Stonehouse North West	5 ha	700
Stonehouse - Eco Park M5 J13	10 ha	
Wisloe	5 ha	1,500

Local development sites are allocated at the following settlements:

Settlement	Housing (cumulative total) ▼
Berkeley	170
Brimscombe & Thrupp	190
Dursley	10
Frampton-on-Severn	30
Hardwicke	10

Settlement	Housing (cumulative total) ▼
Kingswood	50
Leonard Stanley	40
Minchinhampton	80
Nailsworth	90
Newtown & Sharpness	70
Painswick	20
Stonehouse	10
Stroud	165
Whitminster	50

In addition to allocated sites, development will take place in accordance with the Settlement Hierarchy set out in this Plan ([Core Policy CP3](#)).

Housing development will take place within settlement development limits, B-class employment development will take place at designated employment areas and retail development will take place in accordance with the Retail Hierarchy ([Core Policy CP12](#)).

Limited development will take place outside of these designated areas and in accordance with other policies of the Plan.

Stroud District will make a contribution to meeting the unmet housing needs of Gloucester City for the Plan period by providing for growth at the following location, subject to it being required to meet needs and provided locating growth at this location is consistent with the approved strategy for the Joint Core Strategy Review:

Location	Housing ▼
Land at Whaddon	3,000



# Our towns and villages

## Core Policy CP3 ▶

### A hierarchy for growth and development across the District's settlements

- 2.9.14 The Local Plan establishes a **settlement hierarchy**, based upon the roles and functionality of the district's individual towns and villages, relative to each other. The hierarchy ranks settlements according to a range of criteria, including size, access to services and facilities, level of retail provision and employment role. When coupled with an understanding of the possible capacity for growth, this enables decisions to be taken about the most appropriate planning strategy for each settlement.
- 2.9.15 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. A settlement hierarchy policy can help to achieve this by concentrating housing growth in those settlements that already have a range of services (as long as there is capacity for growth), and restricting it in those that do not. The **development strategy** aims to prioritise growth at sustainable locations, in accordance with the settlement hierarchy set out here in **Core Policy CP3**.
- 2.9.16 The settlements set out within this hierarchy all have defined settlement boundaries or "**settlement development limits**" (**SDL**), within and (exceptionally) adjacent to which suitable development may be permitted. The nature and extent of "suitable" development is defined through various **Core** and **Delivery policies**, many of which refer directly to the **CP3** hierarchy. Settlement development limits are identified on the **Policies Map**.
- 2.9.17 Very small settlements not mentioned in the settlement hierarchy will be treated as open countryside, where development will be restricted to that which contributes to diverse and sustainable farming enterprises, recreation or tourism, or involves the conversion of rural buildings and the provision of essential community facilities, in accordance with **Core Policy CP15**.
- 2.9.18 Whilst the proximity of the northern part of Stroud District to the city of Gloucester is recognised, the hierarchy only includes those settlements within Stroud District that have a range of services and capacity for growth. Hunts Grove, a planned urban extension to Gloucester, will include sufficient local facilities to achieve Local Service Centre status.
- 2.9.19 **Hunts Grove** and the new settlements at **Sharpness** and **Wisloe** are not included within the settlement hierarchy at present and the scale and nature of their growth and development is determined through their respective site allocation policies and subsequent planning applications. However, once development is sufficiently advanced to establish their anticipated role and function, it is expected that (through a future Local Plan Review) they will be defined as settlements in their own right, with settlement development limits, and **CP3** will then apply.



Proposals for new development should be located in accordance with the District's settlement hierarchy. This will ensure that development reduces the need to travel and promotes sustainable communities, based on the services and facilities that are available in each settlement. The use of previously developed land and buildings within settlements will be given substantial weight.

#### Tier 1 - Main settlements

##### **Cam and Dursley, Stonehouse, Stroud**

These are the District's largest and most populous settlements, each of which benefits from transport infrastructure that enables good access to key services and facilities, with good links to their suburbs and "satellite" communities. They are the primary focus for growth and development, with a view to safeguarding and enhancing their strategic roles as employment and service centres. They will continue to provide significant levels of jobs and homes, together with supporting community facilities and infrastructure to meet their economic potential in the most sustainable way. Further development will be achieved through strategic allocations, development within settlement development limits, town centres and employment sites and (exceptionally) adjacent to settlement development limits, subject to fulfilling the criteria set out in the Plan's Core and Delivery policies.

#### Tier 2 - Local Service Centres

##### **Berkeley, Minchinhampton, Nailsworth, Painswick, Wotton Under Edge; Hunts Grove (anticipated)**

These market towns and large villages have the ability to support sustainable patterns of living in the District because of the facilities, services and employment opportunities they each offer. They have the potential to provide for modest levels of jobs and homes, including through sites allocated in this Plan, in order to help sustain and, where necessary, enhance their services and facilities, promoting better levels of self containment and viable, sustainable communities. Further development will be achieved through strategic allocations, development within settlement development limits, town centres and employment sites and (exceptionally) adjacent to settlement development limits, subject to fulfilling the criteria set out in the Plan's Core and Delivery policies.

#### Tier 3a - Accessible Settlements with Local Facilities

##### **Hardwicke, Chalford, Manor Village (Bussage), Brimscombe & Thrupp, Eastington, Kings Stanley, Leonard Stanley, Frampton on Severn, Newtown & Sharpness, Kingswood, Whitminster, North Woodchester**

These medium-sized and large villages are generally well-connected and accessible places, which provide a good range of local services and facilities for their communities. These villages benefit from their proximity and/or connectivity to higher tier settlements or transport corridors, which enables access to employment and key services and facilities elsewhere, and which may offer some scope for further transport and accessibility improvements. These are relatively sustainable locations for development, offering the best opportunities outside the District's Main Settlements and Local Service Centres for greater self-containment. However, their scope for future growth (in addition to any sites already allocated in this Plan) is constrained. Further development will be focused inside settlement development limits or (exceptionally) on the edge of settlements, subject to meeting criteria set out in the Plan's Core and Delivery policies, and will principally meet specific local housing, employment and community infrastructure needs, with a view to safeguarding or enhancing each settlement's current role, function and accessibility.

#### Tier 3b – Settlements with Local Facilities

##### **Whiteshill & Ruscombe, Upton St Leonards, Uley, Slimbridge, Bisley, Coaley, North Nibley, Oakridge Lynch, Amberley, Horsley, Miserden**

These small and medium-sized rural villages provide a range of services and facilities for their communities, but some have poor access to key services and facilities elsewhere and they all face significant environmental constraints to growth. There are no site allocations at any of these settlements. However, there may be scope for some development to meet specific local housing, employment or community infrastructure needs, either within or (exceptionally) adjacent to the settlement development limit, subject to fulfilling the criteria set out in this Plan's Core and Delivery policies. Any such development will seek to sustain or enhance the settlement's existing role, function and accessibility.

**Tier 4a - Accessible Settlements with Basic Facilities**

**“Old” Bussage, Cambridge, Eastcombe, Newport, Nympsfield, Selsley, South Woodchester**

These small and very small villages provide a limited range of services and facilities for their communities. Whilst they may be unable to meet residents’ day to day requirements, these are relatively well-connected and accessible settlements, which benefit from their proximity and/or connectivity to higher tier settlements or transport corridors. These settlements are relatively less sustainable locations for growth, compared to Tier 1-3 settlements, and most face significant environmental constraints. However, there may be scope for very limited development to meet specific local housing, employment or community needs, either within or (exceptionally) adjacent to the settlement development limit, subject to fulfilling the criteria set out in this Plan’s Core and Delivery policies. Any such development will seek to sustain or enhance the settlement’s existing role, function and accessibility and to boost community vitality and social sustainability.

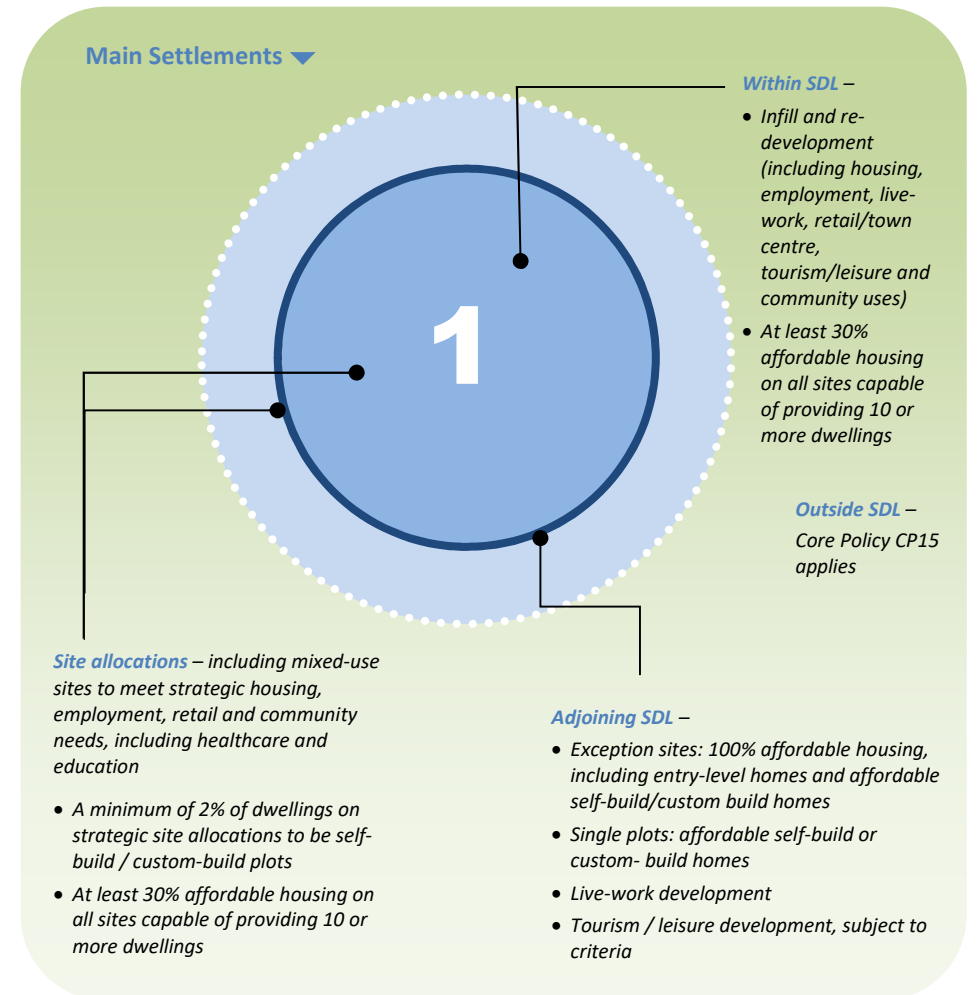
**Tier 4b – Settlements with Basic Facilities**

**Arlingham, Box, Brookthorpe, Cranham, France Lynch, Haresfield, Hillesley, Longney, Middleyard, Randwick, Saul, Sheepscombe, Stinchcombe, Stone**

These small and very small rural settlements provide basic or minimal facilities for their communities, but lack the range of services to meet day to day requirements. These are generally inaccessible and unsustainable locations for growth, with significant environmental constraints. However, there could be scope for very limited development to meet specific local housing, employment or community needs, either within or (exceptionally) adjacent to the settlement development limit, subject to fulfilling the criteria set out in this Plan’s Core and Delivery policies, to boost community vitality and social sustainability.

The settlements named in this hierarchy all have defined settlement boundaries or “settlement development limits” (SDL). Suitable development may be permitted within and (exceptionally) adjacent to SDLs, in accordance with other detailed policies in the Plan.

Very small settlements not mentioned in the settlement hierarchy will be treated as open countryside, where **Core Policy CP15** will apply.





## Local Service Centres ▼

*Outside SDL –  
Core Policy CP15  
applies*

2

### Within SDL –

- Infill and re-development (including housing, employment, live-work, retail/town centre, tourism/leisure and community uses)

**Site allocations** – including mixed-use sites to meet both local and strategic housing, employment, retail and community needs, including healthcare and education

- A minimum of 2% of dwellings on strategic site allocations to be self-build / custom-build plots

### Within and adjoining SDL – Including on allocated sites

- At Berkeley and Nailsworth, at least 30% affordable housing on all sites capable of providing 10 or more dwellings
- At Minchinhampton, Painswick and Wotton-Under-Edge, at least 30% affordable housing on all sites capable of providing 4 or more dwellings

### Adjoining SDL –

- Exception sites: 100% affordable housing, including entry-level homes and affordable self-build/custom build homes
- Single plots: affordable self-build or custom-build homes
- Live-work development
- Tourism / leisure development, subject to criteria

## Settlements with Local Facilities ▼

*Outside SDL –  
Core Policy CP15  
applies*

3

### Within SDL –

- Infill and re-development (including housing, employment, live-work, tourism/leisure and community uses)

**Site allocations** – at the higher performing and most accessible 3a settlements, principally to meet local housing and community needs

### Within and adjoining SDL – Including on allocated sites

- At Hardwicke, Kings Stanley and Leonard Stanley, at least 30% affordable housing on all sites capable of providing 10 or more dwellings
- At all other Tier 3a and 3b settlements, at least 30% affordable housing on all sites capable of providing 4 or more dwellings
- Protection of individual village shops, pubs and other community uses

### Adjoining SDL –

- Exception sites: 100% affordable housing, including entry-level homes and affordable self-build/custom build homes
- Single plots: affordable self-build or custom-build homes
- Live-work development
- Tourism / leisure development, subject to criteria
- At 3b settlements only: Small schemes of up to 9 dwellings – not exceeding a 10% cumulative increase in the settlement's total dwellings during the Plan period. At least 30% affordable housing on all sites capable of providing 4 or more dwellings. These to be restricted to people in need with a strong local connection

## Settlements with Basic Facilities ▼

*Outside SDL –  
Core Policy CP15  
applies*

4

### Within and adjoining SDL –

- Tourism / leisure development, subject to criteria
- Protection of individual village shops, pubs and other community uses

### Within SDL –

- Infill and re-development (housing, employment, live-work and community uses)
- At least 30% affordable housing on all sites capable of providing 4 or more dwellings.

### Adjoining SDL –

- Exception sites: 100% affordable housing, including entry-level homes and affordable self-build/custom build homes
- Single plots: affordable self-build or custom-build homes
- Small schemes of up to 9 dwellings – not exceeding a 10% cumulative increase in the settlement's total dwellings during the Plan period. At least 30% affordable housing on all sites capable of providing 4 or more dwellings. These to be restricted to people in need with a strong local connection
- Live-work development





## Making places

### Core Policy CP4 ▶

#### Making Places: a Spatial Vision for the Stroud District

- 2.9.20 The Local Plan includes a spatial vision for the whole District, which is set out at the start of this chapter (**Chapter 2 | Development Strategy**). It also includes a series of “mini visions” for parish cluster areas, which reflect the distinct qualities, issues, constraints and opportunities that exist in different parts of the overall area (see **Chapter 3 | Making Places**). The visions set out the envisaged and desired effects that the development strategy should have on particular parts of the District.
- 2.9.21 **Core Policy CP4** is intended to underpin both the Local Plan visions and the strategic objectives. The policy reflects the Council’s commitment to maintaining and enhancing the quality of the built environment throughout the District. It promotes sustainable development to create attractive places in which people wish to live, work and play.
- 2.9.22 The quality of design of buildings and spaces plays a fundamental role in achieving attractive places. The policy identifies the importance of an integrated design process from inception, where good place-making and sustainable development are considered together. The policy will apply to all new development and it is recommended that proposals should take account of **The National Design Guide** (MHCLG, 2019) and principles, guidance and design tools published by the **Design Council** (and its predecessor, **CABE**).

### Core Policy CP4 Place Making

All development proposals shall accord with the Mini Visions and have regard to the Guiding Principles for that locality, as set out in this Plan, and shall be informed by other relevant documents, such as any design statements adopted as Supplementary Planning Documents. Proposals will be expected to:

1. Integrate into the neighbourhood: take account of connectivity; be located close to appropriate levels of facilities and services; reduce car dependency; improve transport choice; support local community services and facilities; and meet local employment or housing requirements in terms of mix, tenure and type;
2. Place shape and protect or enhance a sense of place: create a place with a locally-inspired or distinctive character (whether historic, traditional or contemporary) using appropriate materials, textures, colours and locally-distinctive architectural styles; working with the site topography, orientation and landscape features; as well as protecting or enhancing local biodiversity, the historic environment and any heritage assets;
3. Create safe streets, homes and workplaces: where buildings are positioned with landscaping to define and enhance streets and spaces; assist finding your way around with focal points or landmarks; provide permeability, reduce car domination of the street and reduce vehicle speeds; provide shared or social spaces on the streets (where appropriate); create safe well managed attractive public and private amenity spaces; and provide adequate external storage space for waste bins, recycling materials and bicycle storage.



## Core Policy CP5 ▶

### Principles for the siting, design and construction of strategic development.

- 2.9.23 An essential requirement of any strong and stable community is that residents have access to decent and secure homes and to local job opportunities. The Local Plan seeks to create places, homes and workplaces that positively influence people's lives.
- 2.9.24 This policy seeks to ensure that development at the strategic sites identified in **Core Policy CP2** will meet the highest standards of energy efficiency; will incorporate on-site renewable and low-carbon energy technologies; will reduce the volume of waste going to landfill; and will mitigate against climate change.
- 2.9.25 Development will be low impact. This is defined as development which does not significantly diminish environmental quality. There are a diverse range of such developments in the UK often making use of natural, local and reclaimed materials in delivering low or zero carbon development. They can be self-sufficient in terms of waste management, energy, water and other needs.
- 2.9.26 It is important that steps are taken to reduce the amount of energy which we use. In order to contribute to meeting our carbon neutral targets by 2030, new development proposals will need to substantially reduce their energy consumption through energy and water efficient design and layout. It is acknowledged that pursuing sustainable development requires careful attention to the viability and costs; nevertheless, this policy provides a positive framework of key environmental principles. Design and layout can help to maximise the potential for renewable energy, for example, ensuring that south facing roof space is available for the installation of solar water heating and/or solar photovoltaic power or that buildings and spaces are orientated to benefit from passive solar gain.
- 2.9.27 Strategic sites offer the potential to realise the multiple benefits of an integrated network of green infrastructure, linking to existing networks wherever possible. The Council's **Open Space, Green Infrastructure, Sport and Recreation Study (2019)** identifies opportunities to link up with and enhance existing green networks through the District. Developers of strategic sites are strongly encouraged to follow **Building with Nature** standards. Proposals for strategic landscaping should be discussed and agreed early in the planning stage and phased for early delivery to allow it time to establish and mature.



## Core Policy CP5

### Environmental development principles for strategic sites

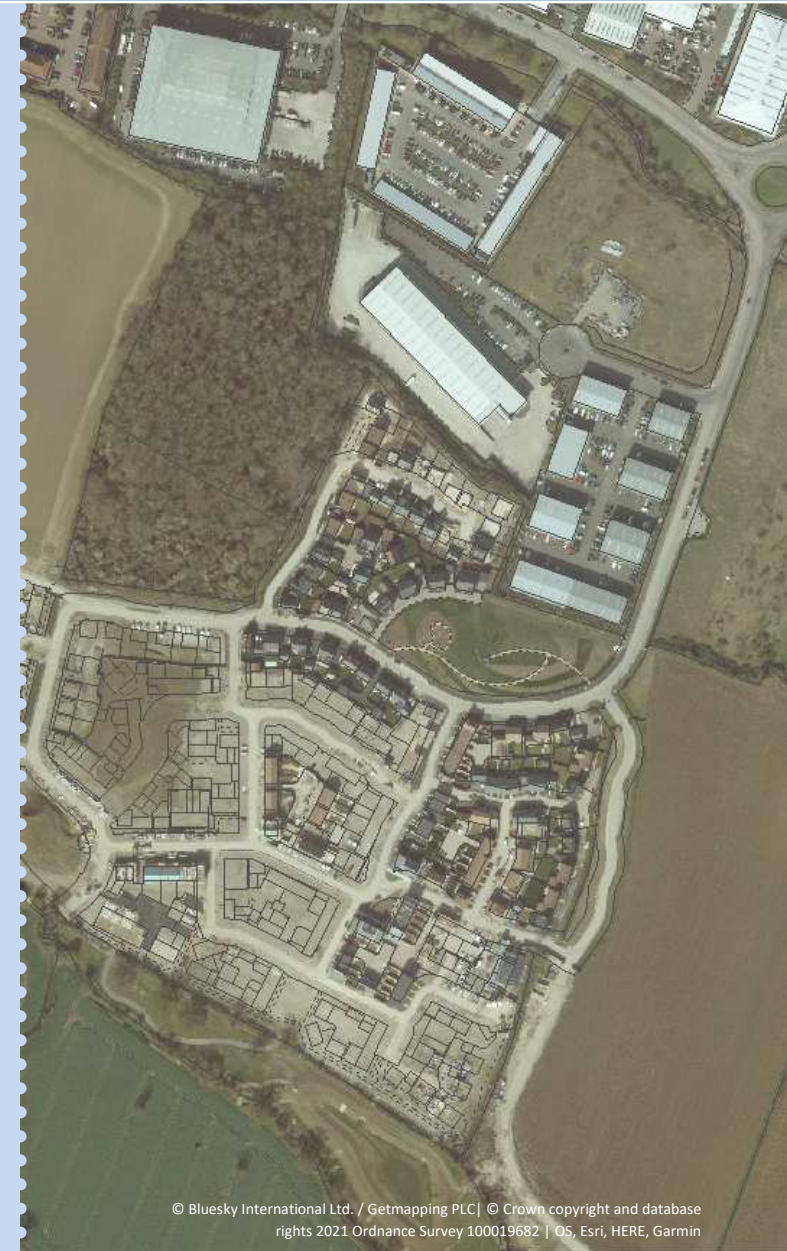
Strategic sites will:

1. Be built at an appropriate density that is acceptable in townscape, local environment, character and amenity terms
2. Be low impact in terms of the environment and the use of resources
3. Be readily accessible by bus, bicycle and foot to shopping and employment opportunities, key services and community facilities; and will contribute towards the provision of new sustainable transport infrastructure to serve the area, in seeking to minimise the number and distance of single purpose journeys by private cars
4. Have a layout, access, parking, landscaping and community facilities in accordance with an approved indicative masterplan
5. Be located to achieve a sustainable form of development and/or support regeneration. Development proposals should incorporate a negotiated design code/framework.

Applications for all strategic sites (both residential and non-residential) will be required to provide a statement demonstrating how sustainable construction principles have been incorporated. This should address demolition, construction and long term management. This will be expected to show how the proposal maximises its contribution towards the following objectives:

- A. Sustainable sourcing of materials and their efficient and appropriate use, including their durability
- B. Minimising waste and maximising recycling
- C. Incorporating Sustainable Drainage Systems
- D. Minimising water consumption
- E. Minimising energy consumption and improving energy performance
- F. Minimising net greenhouse gas emissions of the proposed development
- G. Maximising low or zero carbon energy generation
- H. Minimising impacts on the natural environment and maximising green infrastructure

Where the Council considers it could be likely that the proposal will result in significant adverse environmental effects during the construction phase, a Construction Environmental Management Plan (CEMP) will be required.



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# Infrastructure and developer contributions

## Core Policy CP6 ►

- 2.9.28 In order to create sustainable communities, the Council wishes to ensure that the necessary infrastructure is put in place to address community needs and ensure that transport improvements take place to address the traffic and travel consequences of new development. New development can create a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. The Council will consider viability and deliverability aspects in accordance with national advice.
- 2.9.29 Community needs can include affordable housing, allotments, community orchards, education, healthcare facilities, emergency services, security, leisure activities, transport infrastructure, public utility infrastructure, flood risk management infrastructure, community facilities, play and green infrastructure.
- 2.9.30 An **Infrastructure Delivery Plan (IDP)** accompanies but is not part of the Local Plan. It identifies the infrastructure that local service providers and the District and County Councils have established as key to delivering growth in the District and to meet the objectives of the Local Plan. The IDP will need to be reviewed and updated as circumstances change. For example, public funding may vary over the life of the Local Plan. Changing circumstances may become apparent when new areas of development are designed in greater detail, and/or ways of delivering services are reviewed.
- 2.9.31 Most infrastructure required by a new development will be provided on-site by the developer and incorporated within the overall design concept for the scheme. In cases where off-site provision is required, various types of contributions can be secured, depending upon the nature of the proposed development.
- 2.9.32 The Council introduced a **Community Infrastructure Levy (CIL)** in 2017, which enables contributions from development to be pooled to deliver District infrastructure priorities. The Council also collects developer contributions through planning obligations by means of legal agreements. Developer contributions may be secured retrospectively when it has been necessary to forward fund infrastructure projects in advance of anticipated housing growth. The Council sets out in its annual **Infrastructure Funding Statement (IFS)** how developer contributions have been used and will be used to provide infrastructure within the District.
- 2.9.33 The Government announced plans in 2020 to replace CIL and planning obligations with a new national infrastructure levy.



## Core Policy CP6

### Infrastructure and developer contributions

The Council will work with partners to ensure that infrastructure will be in place at the right time to meet the needs of the District and to support the development strategy. This will be achieved by:

1. The preparation and regular review of the Infrastructure Delivery Plan (IDP) for the District that will set out the infrastructure to be provided by partners, including the public sector and utilities
2. Securing contributions to all aspects of land use, infrastructure and services that may be affected by development, in accordance with the District Council's identified priorities and objectives for delivering sustainable communities
3. The delivery of a Community Infrastructure Levy (CIL) towards the provision of new or upgraded infrastructure to support the overall development strategy
4. Negotiating appropriate planning obligations to mitigate any adverse impacts of proposed development, while avoiding duplication of payments made through CIL.

Where implementation of a development would create a need to provide additional or improved infrastructure and amenities, would have an impact on the existing standard of infrastructure provided, or would exacerbate an existing deficiency in their provision, the developer will be expected to make up that provision for those local communities affected. Where the developer is unable to make such provision, the Council will require the developer to make a proportionate contribution to the overall cost of such provision through a legal agreement and/or Community Infrastructure Levy.

Various types of contribution will be used, including the following:

- i) In-kind contributions and financial payments
- ii) Phased payments and one-off payments
- iii) Maintenance payments
- iv) Pooled contributions
- v) A combination of the above.

In determining the nature and scale of any provision, the Council will have regard to viability considerations and site specific circumstances.



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