

Making places

The Stonehouse cluster



At this stage, the Draft Plan identifies **site outlines** and includes some **draft policy wording** for each proposed site allocation. Site **PS19a** also includes some indicative information on the site plan, reflecting ongoing discussions between the Council and the site's promoters. The draft policies are not yet accompanied by full supporting text, which will include more detail about the type of development envisaged and any constraints or requirements that will need to be addressed through future planning applications. This text will be developed and refined for the next iteration of the Local Plan (the **Pre-submission Plan**, anticipated Autumn 2020), taking account of evidence and relevant views expressed through this public consultation.

"...Economic growth and well-connected, thriving communities"

In the parishes of Stonehouse, Standish, Eastington, Frocester, Leonard Stanley, Kings Stanley

Stonehouse is one of Stroud District's main towns. The development strategy for the surrounding parishes combines some large **strategic site allocations** (which will contribute towards meeting the District's growth and development needs) with some smaller **local sites**.

As well as these site allocations, a detailed **policy framework** will steer the type and quantity of development that will happen in Stonehouse, at smaller defined settlements and in the countryside.

Stonehouse

Stonehouse is a Tier 1 settlement and has a Settlement Development Limit (SDL). Site allocations [outlined in red] will meet local and strategic growth needs:

- PS17** Magpies site, Oldends Lane
- PS18** South of M5 / J12
- PS20** Javelin Park

In addition to the allocated sites, infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Stonehouse's role and function as one of the District's main towns and a strategic service centre.

Eastington (Alkerton)

Eastington is a Tier 3a settlement and has a Settlement Development Limit (SDL).

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

There are no site allocations at Eastington.

Kings Stanley

Kings Stanley is a Tier 3a settlement and has a Settlement Development Limit (SDL). Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

Committed development at **Stanley Mills** (an existing planning permission for 146 dwellings plus employment uses) will provide for the future needs of the settlement.

There are no site allocations at Kings Stanley, due to environmental constraints around the settlement.

Selsley

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

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

There are no site allocations at Selsley.

Middleyard

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

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

There are no site allocations at Middleyard.

The Stonehouse cluster | Strategic site allocations

... Stonehouse

Draft site allocations

PS19a Northwest of Stonehouse: Land Northwest of Stonehouse (in Standish Parish), as identified on the policies map, is allocated for a strategic mixed use development, including 5ha employment, 650 dwellings, primary school, strategic landscaping and green infrastructure along the northern, western and eastern boundaries and associated community and open space uses. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

- Potential access point(s)
- Strategic landscaping, including green infrastructure (indicative)
- Open space(s) / Food production (including community orchard(s) and allotments)
- New primary school
- Community uses
- New local centre, including shops and community uses
- Site boundary
- Housing

Great Oldbury (Allocated in the current Local Plan)

We want your views and input!

Although the site's promoters have begun to put together a vision of what this development might be like, these are very early ideas.

There is scope and time to shape any future proposals, and to steer how this site gets taken forward as an allocation.

←The site's promoters have produced a plan that illustrates how it might integrate with the neighbouring Great Oldbury site (which was allocated as "West of Stonehouse" site SA2 in the 2015 Local Plan). It shows some indicative "zones" for various potential land uses, including residential areas, a new primary school, accessible natural green space and play areas.

- Proposed residential (average 40 dwellings per hectare)
- Accessible natural green space (3.22 hectares), including children's play
- Equipped play areas
- Green corridor
- 1 Birth entry Primary School option (1.2 hectares)
- Youth and adult provision (2.73 hectares)
- Great Oldbury site boundary

Draft site allocations

PS20 M5 Junction 13: Land at M5 Junction 13 (in Eastington Parish), as identified on the policies map, is allocated for a strategic mixed use development, including 10 ha employment, sports stadium, sports pitches, canal and open space uses, together with strategic landscaping. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

Find out more...

Have a look at the **Development Strategy** board to see how these sites fit into the overall strategy. There are supporting documents for you to look at here today if you would like to find out more about the **settlement hierarchy, policies, the vision** for this area and **evidence** behind the Draft Plan. Or visit our website for full information.

The Stonehouse cluster | Local site allocations

... Stonehouse and Leonard Stanley

Draft site allocations

PS16 South of Leonard Stanley Primary School Land south of Leonard Stanley Primary School, as identified on the policies map, is allocated for a development comprising up to 25 dwellings and associated community and open space uses. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

PS42 Land off Dozule Close: up to 15 dwellings and associated community and open space uses. Existing open space on the southwest of the site and adjoining Marsh Lane will be retained and enhanced as public open space. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

PS17 Magpies site, Oldends Lane: Land at Magpies site, Oldends Lane, as identified on the policies map, is allocated for a development comprising up to 10 dwellings in order to secure the enhancement of existing and the provision of new community and open space uses. The site shall also safeguard land to allow for a future pedestrian bridge across the railway at Oldends Lane. Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

Have your say...

Do you know of particular issues or constraints relating to these proposed sites?

How should specific constraints, needs or opportunities be reflected in the final site allocation policies and supporting text?

Visit our website to make comments online.