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**From:** The Clerk - Bisley-With-Lypiatt Parish Council [admin@bisley-with-lypiatt.gov.uk]  
**Sent:** 04 December 2017 11:12  
**To:** \_WEB\_Local Plan  
**Subject:** local plan review  
**Attachments:** 9b Bisley Ward Stroud District Local Plan Review.doc; 9b Eastcombe Local Plan review stuff.docx; 9b Oakridge Local Plan response 2017.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Consultation response

I have attached responses from the three individual Wards within Bisley-With-Lypiatt Parish Council as requested.

The full Parish Council will consider each of these at our meeting on Wednesday 6<sup>th</sup> December and I will forward any amendments following that meeting.

Regards

[REDACTED]

[REDACTED]

**Clerk Bisley-With-Lypiatt Parish Council**

[REDACTED]

[admin@bisley-with-lypiatt.gov.uk](mailto:admin@bisley-with-lypiatt.gov.uk)

## EASTCOMBE

### 2.3a)

Tell us about housing needs and opportunities in your area: Does your neighbourhood provide opportunities for local people to access the housing market, bearing in mind the growing gap between local incomes and house prices?

We are not qualified to give an informed constructive answer to this question especially without access to full demographic data. Presumably the housing market, like all others, is mainly driven by supply and demand. Much is made of the phrase 'provide affordable housing', all houses are affordable, it is a question of providing the right type of house at the right price in the right place for the right person.

Are there opportunities in your area for households to rent reasonably-priced properties?

Yes.

Are younger people in your neighbourhood able to access housing without moving elsewhere?

Yes.

If older people in your neighbourhood wished to downsize to smaller, more suitable properties in the area, are these opportunities likely to exist?

There are limited opportunities for 'downsizing' but anecdotal evidence suggests planners are unwilling to allow smaller homes to be built in rural locations, and property developers prefer to build larger houses commanding higher prices.

Would individuals or small groups be able to locate suitable land for self-build projects in the neighbourhood? Do you know of other unmet housing needs in your neighbourhood?

Don't know.

### 2.3b)

Do you think that local housing need surveys should also be used to influence the housing mix on local for-sale housing sites?

Definitely - what is the point of conducting this type of survey if not to identify what local housing mix is required and to identify the shortfalls which currently exist.

### 2.3c)

Do you know of any suitable land for development to meet the housing needs of your neighbourhood, or do you have suggestions about how or where these needs might be met?

No.

### 2.4b)

Are there existing facilities or local spaces that you consider important for protection? If so please tell us and explain why they are of particular importance.

In general all the current facilities and local spaces are currently protected and should remain that way. Any areas which have SSI classification must be preserved and proposed developments in the AONB must be treated with extreme caution.

3.3a)

We welcome views on whether there are opportunities to improve transport links between areas within Stroud District and South Gloucestershire, Bristol and beyond; or to provide new local services; and what development within the District might be appropriate to deliver these.

Re-open Stonehouse and Charfield stations on the Gloucester to Bristol Rail line and provide more parking facilities at these and existing stations. Provide encouragement to the local transport providers to invest in green technology vehicles.

3.4)

Do you agree with the current hierarchy-based approach towards identifying settlements suitable for different levels of development? Is there a different approach you would prefer? Do you agree with the different tiers identified in the current Local Plan and the scale of development proposed for each tier? Are any of the settlements in the wrong tier and, if so, for what reason?

In the main yes, this looks like a sensible hierarchy especially the first and second levels however, it would be helpful to know how the lower levels were differentiated.

3.5a)

How should development proposals on the edges of our towns and villages be managed?

Option 1: Continue with existing settlement development limits amended as necessary.

Option 2: Assess proposals on a case by case basis using broader criteria (e.g. landscape impact; form of settlement, proximity to services, etc.)

Option 3: Continue with settlement development limits but expand the types of development that are allowed beyond them in the countryside.

Option 4: Do you have an alternative approach that you would like us to consider?

It is important to maintain the current settlement development limits but possibly expand the types of development allowed beyond them into the countryside. This should be assessed on a case by case basis and provided that the main issues of landscape impact and proximity to services continue to be respected, limited expansion permitted.

'One solution fits all' will not work. Future developments must be in keeping with the local landscapes and respect the outstanding natural features and assets that this area provides. There is no reason why limited development settlements should not be permitted in the countryside provided they do not detract value from the local environment.

3.5b)

Are there any changes to existing settlement development limits that you would like to suggest?

No.

3.6)

Read through the settlement summaries over the following pages and tell us whether you agree with the potential broad locations for growth, if future housing, employment or community facilities are needed. Where more than one

location is identified you can tell us which is the best option. You may identify an alternative or additional location or site by indicating so on a map. You may also identify broad locations or sites at smaller villages that you think are appropriate for some development. In all cases, please specify whether the site is appropriate for housing, employment, retail and/or community uses including open space.

Broadly we agree with the settlement summaries although there are a few points to note:

Bisley within the Cotswold cluster is shown to have very poor access to services and facilities. Before any development is permitted these services must be improved – transport links, mobile phone coverage etc.

The area has many listed buildings which require preservation, however when applicants apply for LBC the proposals should be considered in an un-biased manner and provided they do not detract from the buildings features, consent should be given. To simply refuse an application just because a building is listed is not an acceptable policy.

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#### General Point.

A lengthy review taking 5 years although understandable seems to be highly inefficient. Government views on the housing crisis appear to be constant i.e. there are not enough affordable houses. Has consideration been given to conducting a simple annual update which reflects what has been achieved and identifies areas for future development with appropriate timescales.

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