

Strategic Assessment of Land Availability (SALA)

Report of Findings

May 2017



The Planning Strategy Team
Development Services
Stroud District Council
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

01453 754143
local.plan@stroud.gov.uk

visit www.stroud.gov.uk/localplan

Contents

1.0	Introduction	1
2.0	Housing supply	2
3.0	Employment land supply	8
4.0	Retail land supply	11
5.0	Community and other uses	13
6.0	Settlement summaries	14
<hr/>		
Appendices:		
<hr/>		
Appendix 1	Sites with planning permission and other commitments	
Appendix 2	Deliverable and developable sites	
Appendix 3	Sites with future potential	
Appendix 4	Rejected sites	
Appendix 5	Note of SALA Panel meeting	
<hr/>		
<hr/>		

1.0 Introduction

- 1.1 This report sets out the findings of the latest comprehensive assessment of land availability in Stroud District for future housing, employment, retail and community uses.
- 1.2 The aim of the assessment is to identify which sites are the most suitable and deliverable for a particular use. The findings have two main purposes:
 1. To support the delivery of the adopted Stroud District Local Plan, by identifying suitable, available and achievable land to meet identified needs;
 2. To inform the Stroud District Local Plan Review, by identifying land with future potential for development, which can be further assessed through the review process.
- 1.3 This report includes an initial technical assessment of the suitability of sites for development using a variety of data sources but does not commit Stroud District Council to allocate any particular parcel of land for a particular use, nor approve any application for development. Further justification for the development of land within this assessment will be required either through the Local Plan Review process or through the planning application process.
- 1.4 The latest assessment has been carried out in accordance with the Council's detailed [methodology statement](#) published in February 2016, which takes account of the guidance set out in the national Planning Practice Guidance for undertaking a combined SALA for housing and economic development.
- 1.5 The site assessments take account of data and information from a range of existing sources. In addition, a number of supporting studies have been specially undertaken, including a Landscape Sensitivity Assessment (December 2016), Heritage Assessment (May 2017) and Accessibility Assessment (May 2017).
- 1.6 This report sets out the overall findings in terms of land supply and settlements. Appendices to this report set out the results for individual sites. An online mapping tool is also available to identify the sites and major constraints on OS based maps.
- 1.7 The results of this SALA will inform monitoring documents, such as the annual Housing Land Availability, Employment Land Availability, and Five Year Housing Land Supply reports. The SALA will also form an evidence base for the Council's Brownfield Register and for the Local Plan Review.
- 1.8 A full review of this SALA will be undertaken when further land for development is required or if the Council is no longer able to demonstrate a five year supply of specific deliverable sites for housing.

2.0 Housing supply

- 2.1 The adopted Stroud District Local Plan includes a housing target of at least 11,400 net additional dwellings in Stroud District between the years 2006 and 2031, at an average annual rate of 456 dwellings per year.
- 2.2 Housing land availability against this target is monitored annually at 1 April and results published in Housing Land Availability reports. A separate Five Year Housing Supply report is published annually with a six monthly update.
- 2.3 Housing supply is made up of a number of different components, which are reported on separately below. These include sites within the planning system (completions, planning permissions, Local Plan allocations) and sites outside the planning system (sites within settlements and sites outside settlements).

Completions

- 2.4 Figures for completions are set out annually within the Stroud District Housing Land Availability reports.
- 2.5 As at 1 April 2016, 4,267 dwellings had been completed, consisting of 2,926 dwellings on brownfield land and 1,341 dwellings on greenfield land.
- 2.6 These figures are net of any demolitions or other losses during the same period.
- 2.7 Completions vary by year. Table 1 sets out net completions annually since 1 April 2006.

Table 1: Net housing completions

06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
319	557	506	323	272	402	408	477	573	430
Total									4267

- 2.8 Completions have averaged 426.7 dwellings per year compared against the Local Plan requirement of 456 dwellings per year.

Sites with planning permission

- 2.9 Figures for sites with planning permission are set out annually within the Stroud District Housing Land Availability reports. An assessment of the deliverability of these sites is included in the annual Five Year Housing Land Supply reports and six monthly update reports.
- 2.10 As at 1 April 2016, 5,247 dwellings had received planning permission or had received a resolution to grant planning permission subject to the signing of legal agreements.

-
- 2.11 This figure comprises 2,753 dwellings on large sites of 10 or more dwellings; 569 dwellings on small sites of 1-9 dwellings and 1,925 dwellings from sites subject to legal agreements.
- 2.12 However, not all sites with planning permission are demonstrably deliverable or developable. The last full update of deliverability identified that 5,094 dwellings which had received planning permission are demonstrably deliverable or developable, including 2,725 dwellings on large sites of 10 or more dwellings; 444 dwellings on small sites of 1-9 dwellings and 1,925 dwellings from sites subject to legal agreements.
- 2.13 A breakdown of sites with planning permission is set out in Appendix 1

Allocated sites without planning permission

- 2.14 Sites allocated for housing development in the adopted Local Plan that do not have planning permission as at 1 April 2016 will also form part of the proposed housing land supply. An assessment of the deliverability of these sites is included in the annual Five Year Housing Land Supply reports and six monthly update reports.
- 2.15 As at 1 April 2016, 5 strategic allocations identified in the Local Plan did not have planning permission (nor had received a resolution to grant planning permission subject to the signing of legal agreements). These are:
- Stroud Valleys (Ham Mill / Brimscombe Mill / Brimscombe Port / Dockyard Works)
 - North East Cam (Policy SA3)
 - Hunts Grove Extension (Policy SA4)
 - Sharpness Docks (Policy SA5)
 - Council housing sites (various)
- 2.16 The capacity of the allocated sites without planning permission totals 1,862 dwellings. Detailed assessments of these sites are set out in Appendix 2.

Sites with potential within settlements

- 2.17 Sites which lie outside the planning system have been identified from a variety of sources through the SALA process. Those sites located within settlements have the potential to be suitable within the current Local Plan policy framework and therefore form another potential category of land that could contribute to the current housing supply.
- 2.18 All such sites located within the most sustainable settlements (tier 1-3 settlements set out in the Local Plan) and identified through the SALA process have been assessed for their suitability, availability and achievability in accordance with the Council's approved methodology.

- 2.19 In order to make the most efficient use of resources, a study threshold of 5 or more dwellings was set at the outset of the SALA process. Sites which are not considered capable of delivering 5 or more dwellings have been excluded from detailed assessment in this SALA. Some of these sites may be suitable for development and may come forward for development. As they do these sites will be identified as sites with planning permission in future monitoring reports.
- 2.20 A total of 39 sites have been identified as having potential for additional housing at the most sustainable settlements. The total anticipated supply from this source is 1110 dwellings. Those which could be delivered within the next 5 years are identified as deliverable and those likely to be developed beyond 5 years are identified as developable in accordance with national definitions¹.
- 2.21 A detailed site assessment for each site is set out in Appendix 2. A list of sites rejected as not developable and reasons for the decision are set out in Appendix 4.

Windfall allowance

- 2.22 The adopted Local Plan includes an allowance for unallocated windfall sites within settlements which have yet to receive permission. This is based on experience of past local trends relating only to small sites (less than 10 dwellings), as large sites are expected to be specifically identified in local plans.
- 2.23 As part of the SALA, the analysis of the historic delivery of small windfall sites has been updated. Table 2 below shows that over the last 10 year period small sites have consistently delivered at an average of 75 dwellings per year (not including greenfield sites or sites on garden land).

Table 2: Windfall analysis

Year	Small sites within settlement limits		Small sites outside settlement limits	Total small sites windfalls
	Settlement hierarchy 1-3 Tier	Settlement hierarchy 4-5 Tier		
2005-06	77	-1	36	112
2006-07	45	10	15	70
2007-08	24	6	10	40
2008-09	72	6	22	100
2009-10	42	15	18	75
2010-11	83	7	14	104
2011-12	64	2	12	78
2012-13	55	6	20	81
2013-14	45	5	8	58
2014-15	39	2	-1	40
2015-16	47	9	16	72
Total	593	67	170	830
Average	54	6	15	75

¹ Footnotes 11 and 12 (page 12), National Planning Policy Framework, (DCLG, 2012)

- 2.24 It is expected that these will continue to come forward and contribute to the delivery of new housing over the remaining Local Plan period. However, to avoid potential double counting, the windfall allowance should only be applied beyond the next three years, when small sites with permission are expected to be delivered.

Summary of housing supply

- 2.25 By combining the above elements of the potential housing supply, it is possible to identify an indicative housing trajectory that sets out how much housing can be provided and at what point in the future.
- 2.26 Table 3 summarises the potential housing supply identified by this SALA for the period 2016 to 2031 taking account of sites with planning permission and those sites considered to be in accordance with the current policy framework set out in the adopted Local Plan. The total supply is set against the Local Plan requirement.

Table 3: Comparing potential housing supply with current policy requirements

Type of housing potential	2006-2016	2016-2021	2021-2026	2026-2031	2031-2036	2006-2031
Completions	4267					4267
Large sites with permission	-	1571	936	218	0	2725
Small sites with permission	-	444	0	0	0	444
Other firm commitments	-	975	850	100	0	1925
Local Plan allocated sites	-	250	929	623	60	1802
SALA sites without permission within settlements	-	257	583	270	0	1110
Small sites windfall	-	150	375	375	375	900
Total housing supply	4267	3647	3673	1586	435	13173
Stroud Local Plan Requirement						11400
Average per annum						456
Shortfall / surplus						+ 1773

- 2.27 Table 3 demonstrates that there are sufficient deliverable and developable sites identified for housing development to exceed the Local Plan's minimum requirement for the plan period to 2031. However, this SALA has not identified any site specific sources of housing within settlements to meet needs beyond 2031. There is therefore likely to be a requirement to find additional land as part of the Local Plan Review to meet future housing needs beyond 2031.

Five year housing land supply

- 2.28 The NPPF requires local planning authorities to plan for a continuous five year supply of deliverable sites. Local planning authorities are expected to report regularly on how it is performing relating to this target. The District Council produces annual reports based on annual surveys of sites, but also produces six monthly update reports to reflect recent permissions.
- 2.29 The latest annual report, produced in June 2016, identified a 6.59 years' supply of deliverable housing land, based on an assessment of permissions and Local Plan allocations. The SALA has identified a further deliverable housing supply from sites promoted through the SALA process. Taking account of these sites, Table 4 below sets out a SALA assessment of the deliverable housing supply.

Table 4: SALA five year land supply position

	Type of housing potential	2016 -2021
A	Large sites with permission (Permissions-undeliverable)	1571
B	Small sites with permission (Permissions-undeliverable)	444
C	Other firm commitments (S.106 agreements)	975
D	Local Plan allocated sites	250
E	SALA deliverable sites within settlements	257
F	Small sites windfall (historic average = 75 x 2)	150
G	Total housing supply (A+B+C+D+E+F)	3647
H	Total requirement (annual requirement + shortfall x 5% buffer = 456+293 x 1.05)	2702
I	Percentage of 5 year housing supply (G / H) x 100	135%
J	Years supply	6.75

- 2.30 It is important that this housing supply is regularly reviewed. The next full review will be published in June 2017, when the latest position regarding housing permissions will be combined with progress with the allocated sites.

Sites with future potential outside settlements

- 2.31 This SALA has investigated the future potential for additional provision of housing from sites outside settlements. Currently, these sites are not in accordance with the Local Plan strategy and are therefore inappropriate for development at the current time. However, those considered most suitable for future development will need to be further assessed and consulted upon through the Local Plan Review process to identify the best options to help meet future needs.
- 2.32 This SALA assessment has considered specific identified brownfield and greenfield sites promoted by landowners/developers through a "call for sites" process, together

with a reassessment of sites suggested through previous housing land supply studies.

- 2.33 The assessment has been carried out in accordance with the published methodology and has included an assessment of physical constraints, access to facilities and services and potential impacts on landscape, ecology and heritage assets.
- 2.34 Table 5 below adds the 62 SALA sites considered to have future potential to the other sources of housing supply to identify a theoretical housing supply to be considered in the context of the Local Plan Review for the 20 year period 2016 to 2036.

Table 5: Potential housing supply for Local Plan Review 2016-2036

Type of housing potential	2016 -2021	2021 -2026	2026 -2031	2031 -2036	2016 -2036
Large sites with permission	1571	936	218	0	2725
Small sites with permission	444	0	0	0	444
Other firm commitments	975	850	100	0	1925
Local Plan allocated sites	250	929	623	60	1862
SALA sites without permission within settlements	257	583	270	0	1110
Small sites windfall	150	375	375	375	1275
SALA sites with future potential	0	1932	2675	1940	6547
Total potential housing supply	3647	5605	4261	2375	15888

- 2.35 A detailed assessment of each site considered to have future potential is set out in Appendix 3. A list of sites rejected and the reasons for the decision are set out in Appendix 4.
- 2.36 A commentary on broad locations and sites with future potential by settlement is included within section 6.

3.0 Employment land supply

- 3.1 The adopted Stroud District Local Plan includes a B1-B8 employment land target of 58 hectares of additional land in Stroud District between the years 2006 and 2031, at an average annual rate of 2.3 hectares per year.
- 3.2 Employment land availability against this target is monitored annually at 1 April and results published in Employment Land Availability reports.
- 3.3 Employment land supply is made up of a number of different components, which are reported on separately below. These include sites within the planning system (completions, planning permissions, Local Plan allocations) and sites outside the planning system (sites within settlements and sites outside settlements).

Completions and losses

- 3.4 Figures for completions and losses are set out annually within the Stroud District Employment Land Availability reports.
- 3.5 As at 1 April 2016, 30.92 hectares had been completed, but 25.39 hectares had been lost to other uses during the same period. Of these losses, 14.72 hectares related to one site – Lister Petter Works at Dursley.
- 3.6 Taking account of all actual losses as at 1 April 2016, net completions for the Plan period stood at 5.53 hectares of net additional B1-B8 land.

Sites with planning permission

- 3.7 Figures for sites with planning permission are set out annually within the Stroud District Employment Land Availability reports.
- 3.8 As at 1 April 2016, 34.33 hectares of additional B1-B8 employment land had received planning permission or had received a resolution to grant planning permission subject to the signing of legal agreements.
- 3.9 A breakdown of sites with planning permission is set out in Appendix 1.

Allocated sites without planning permission

- 3.10 Sites allocated for employment development in the adopted Local Plan that do not have planning permission as at 1 April 2016 will also form part of the proposed employment land supply.
- 3.11 As at 1 April 2016, 32.83 hectares of employment land at 5 strategic allocations identified in the Local Plan did not have planning permission (nor had received a resolution to grant planning permission subject to the signing of legal agreements). These are:

- West of Stonehouse (Policy SA2)(residual)
- North East Cam (Policy SA3)
- Quedgeley East (Policy SA4a)
- Sharpness Docks (Policy SA5)
- Severn Distribution Park (Policy SA5a)

3.12 Detailed assessments of these sites are set out in Appendix 2.

Sites with potential within settlements

- 3.13 Sites which lie outside the planning system have been identified from a variety of sources through the SALA process. Those sites located within settlements have the potential to be suitable within the current Local Plan policy framework and therefore form another potential category of land that could contribute to the current employment supply.
- 3.14 All such sites located within the most sustainable settlements (tier 1-3 settlements set out in the Local Plan) and identified through the SALA process have been assessed for their suitability, availability and achievability in accordance with the Council's approved methodology.
- 3.15 In order to make the most efficient use of resources, a study threshold of 0.25 ha was set at the outset of the SALA process. Smaller sites have been excluded from detailed assessment in this SALA. Some of these sites may be suitable for development and may come forward for development. As they do these sites will be identified as sites with planning permission in future monitoring reports.
- 3.16 A total of 37 sites have been identified as having potential for additional employment at the most sustainable settlements. Many of these sites are in current employment use and additional employment would result in the redevelopment and intensification of existing provision. 6 of these sites involve greenfield land and the maximum potential supply from this source, assuming B1-B8 uses only, is 6.48 hectares. Those which could be delivered within the next 5 years are identified as deliverable and those likely to be developed beyond 5 years are identified as developable.
- 3.17 A detailed site assessment for each site is set out in Appendix 2. A list of sites rejected and reasons for the decision are set out in Appendix 4.

Summary of employment land supply

- 3.18 Table 6 summarises the potential employment land supply identified by this SALA for the period to 2031 taking account of sites with planning permission and those sites considered to be in accordance with the current policy framework set out in the adopted Local Plan. The total supply is set against the Local Plan requirement.

Table 6: Comparing potential employment land supply with current policy requirements

Type of employment potential	2006 -2016	2016 -2031	2006 -2031
Completions	30.92		30.92
Losses	-25.39		-25.39
Commitments	-	34.33	34.33
Local Plan allocated sites	-	32.83	32.83
Sites without permission within settlements	-	6.48	6.48
Total employment land supply	5.53	73.64	79.17
Stroud Local Plan Requirement			58
Shortfall / surplus			+ 21.17
Potential losses			-11.0

- 3.19 Table 6 demonstrates that there is sufficient land identified for employment development to exceed the Local Plan's requirement for the plan period to 2031.
- 3.20 However, there is a potential loss from B1-B8 land uses of 11 hectares, derived from planning permissions and other commitments as at 1 April 2016. These permissions are being actively monitored to determine whether further employment land will be required to make up for these and any future potential losses.
- 3.21 In addition, the quantum of employment land needs beyond 2031 has yet to be identified. There is therefore likely to be a requirement to find additional land as part of the Local Plan Review to meet future employment needs beyond 2031.

Sites with future potential outside settlements

- 3.22 This SALA has investigated the future potential for additional provision of employment land from sites outside settlements. Currently, these sites are not in accordance with the Local Plan strategy and are therefore inappropriate for development at the current time. However, those considered most suitable for future development will need to be further assessed and consulted upon through the Local Plan Review process to identify the best options to help meet future needs.
- 3.23 This SALA assessment has considered specific identified brownfield and greenfield sites promoted by landowners/developers through a "call for sites" process, together with a reassessment of sites suggested through previous land supply studies.
- 3.24 The assessment has been carried out in accordance with the published methodology and has included an assessment of physical constraints, access to facilities and services and potential impacts on landscape, ecology and heritage assets.
- 3.25 17 SALA sites are considered to have future potential for additional employment land. A detailed assessment of each site considered to have future potential is set out in Appendix 3. A list of sites rejected and the reasons for the decision are set out in Appendix 4.
- 3.26 A commentary on broad locations and sites with future potential by settlement is included within section 6.

4.0 Retail land supply

- 4.1 The adopted Stroud District Local Plan does not include a specific target for future retail provision but is supported by a Town Centres and Retailing Study Update that forecasts 2640 sqm of convenience goods floorspace capacity by 2031 and 4840 sqm of comparison goods floorspace capacity on the basis of anticipated population growth and distribution of development in accordance with the development strategy.
- 4.2 The Local Plan also identifies opportunities to make qualitative improvements in the retail offer and to clawback convenience and comparison goods capacity which is currently being lost to other settlements outside the district.
- 4.3 Retail provision is monitored annually at 1 April and results published in Employment Land Availability reports.

Completions and losses

- 4.4 As at 1 April 2016, 2.3 hectares of additional A1 uses had been completed, but 0.6 hectares had been lost to other uses during the same period. In terms of floorspace, 4112 sqm of additional A1 floorspace had been completed, but 2408 sqm of floorspace had been lost to other uses.

Sites with planning permission

- 4.5 As at 1 April 2016, 8099 sqm of additional A1 floorspace had received planning permission or had received a resolution to grant planning permission subject to the signing of legal agreements. This figure includes outline permission for A1 uses within local centres at Local Plan allocated sites Hunts Grove (Policy SA4) and West of Stonehouse (Policy SA2). This figure also includes permission for an additional 5349 sqm foodstore at Dudbridge, Stroud.
- 4.6 However, there is a potential loss from A1 uses of 983 sqm, derived from planning permissions and other commitments as at 1 April 2016.

Allocated sites without planning permission

- 4.7 The Local Plan does not allocate sites for future retail development, but does allocate sites for mixed uses which could include future retail provision. The allocation at Sharpness Docks (Policy SA5) includes a reference to ancillary retail uses.
- 4.8 In addition, the Local Plan supports the regeneration of a selection of specific employment sites for employment generating uses which could include an element of retail provision, subject to the maintenance of the vitality and viability of the district's town centres. These are:
- ER1 Brimscombe Port Industrial Estate
 - ER2 Brimscombe Mills
 - ER3 Ham Mills

- ER4 Wimberley Mills and Dockyard Works
- ER5 Dudbridge Industrial Estate
- ER6 Coaley Junction Industrial Estate
- ER7 Daniels Industrial Estate
- ER8 Stafford Mills Industrial Estate
- ER9 Lodgemore & Fromehall Mills

4.8 Detailed assessments of these sites are set out in Appendix 2.

Sites with potential within settlements

4.9 Sites which lie outside the planning system have been identified from a variety of sources through the SALA process. Those sites located within and adjacent to the district's town centres have the potential to be suitable within the current Local Plan policy framework and therefore form another potential category of land that could contribute to the current retail supply.

4.10 A total of 11 sites have been identified as having potential for additional retail at the most sustainable settlements. These include sites within or adjacent to town centres at Stroud, Dursley and Wotton-under-Edge. Those which could be delivered within the next 5 years are identified as deliverable and those likely to be developed beyond 5 years are identified as developable.

4.11 A detailed site assessment for each site is set out in Appendix 2. A list of sites rejected and reasons for the decision are set out in Appendix 4.

Sites with future potential outside settlements

4.12 This SALA has investigated the future potential for additional provision of retail land from sites outside settlements. Currently, these sites are not in accordance with the Local Plan strategy and are therefore inappropriate for development at the current time. However, those considered most suitable for future development will need to be further assessed and consulted upon through the Local Plan Review process to identify the best options to help meet future needs.

4.13 3 SALA sites are considered to have future potential for additional retail provision. Future retail provision outside of settlements is expected to be accommodated within local centres associated with major areas of growth.

4.14 A detailed assessment of each site considered to have future potential is set out in Appendix 3. A list of sites rejected and the reasons for the decision are set out in Appendix 4.

5.0 Community and other uses

- 5.1 The future review of the Local Plan will provide an opportunity for local communities to identify where existing community facilities may be deficient and where improved or additional provision may be required. Areas identified for future growth will also need to be planned for to include a range of community facilities required by new communities.
- 5.2 This SALA assessment has considered specific identified brownfield and greenfield sites promoted by parish councils for community uses through the “call for sites” process, together with a reassessment of sites suggested through previous land supply studies.
- 5.3 In addition to housing, employment and retail uses, this SALA has specifically identified sites which may be appropriately developed for community uses or where existing open land has the potential to be enhanced as public open space. A detailed site assessment for each site is set out in Appendix 2.
- 5.4 Major sites identified as having future potential for housing development will be expected to deliver a range of community uses to provide sustainable developments. A detailed assessment of each site considered to have future potential for housing and community uses is set out in Appendix 3.

6.0 Settlement summaries

- 6.1 Whilst this SALA has concentrated on identifying a future land supply for housing, employment, retail and community uses, the main purpose of the planning system is to plan for sustainable communities. This means managing the supply and use of land to create places that we want to be living in, working in or visiting in the future.
- 6.2 The Local Plan sets out a vision for the future of our towns and villages and includes a development strategy and settlement hierarchy to manage future growth. It is not the role of this SALA to review or reassess these aspects of plan making, but to identify site opportunities that might contribute to future options for growing our settlements, if required.
- 6.3 The following settlement summaries have been created to identify the broad constraints and future potential land opportunities that relate to our main towns and villages. The summaries include a high level assessment of planning and physical constraints; access to jobs, facilities and services²; and landscape sensitivity to change³. The summaries refer to broad locations and specific SALA sites which may have future potential.
- 6.4 However, it will be for the review of the Local Plan to identify the future growth strategy for each settlement and to assess in more detail sites with future potential. It may be that the review process does not support growth at some settlements or identifies other opportunities that are to be preferred to the ones identified in this SALA. For that reason, the settlement summaries are set out to encourage discussion through the future Local Plan review process and do not indicate the support of Stroud District Council for the development of any particular parcel of land.

² [Stroud District Settlement Role and Function Study \(December 2014\)](#)

³ [Stroud District Landscape Sensitivity Assessment \(December 2016\)](#)

Stroud Valleys

Amberley

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>Physical constraints include the steep topography on the partly wooded western valley sides.</p> <p>The Amberley Conservation Area covers the whole of the village. There are a number of listed buildings within the village and on the boundaries. Minchinhampton Common on the eastern boundary is designated as a Scheduled Ancient Monument.</p> <p>Minchinhampton Common is also a Site of Special Scientific Interest (SSSI) which includes land to the east and west of the village. There are TPOs on the western edge of the village.</p> <p>The Cotswolds AONB designation covers all of the village and surrounding land.</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “small” number of jobs.</p> <p>There is no significant retail role and a basic level of services and facilities.</p> <p>Access to services and facilities elsewhere is rated “good”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in all zones.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or employment allocation in terms of landscape and visual factors.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>There are no identified locations at Amberley.</p> <p><u>Employment</u></p> <p>There are no identified locations at Amberley.</p>

Stroud Valleys

Brimscombe

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>Physical constraints include the floodplain that runs along the River Frome valley; the steep topography on the valley sides and brownfield site conditions.</p> <p>The Industrial Heritage Conservation Area runs through the settlement. There are a number of listed buildings principally related to former mills located along the river.</p> <p>The River Frome Key Wildlife Site lies along the river and canal corridor. There are a number of unimproved grassland Key Wildlife Sites located on the northern slopes.</p> <p>The Cotswolds AONB surrounds the settlement on 3 sides.</p> <p>There is a protected open space to the west.</p> <p>The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “large” number of jobs.</p> <p>There is a basic level of local retail provision, and a limited range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated “fair”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in 5 zones: Br02 and Br03 to the north and Br04 and Br05 to the east.</p> <p>There is high/medium landscape sensitivity in 2 zones: Br01 to the west and Br06 to the south..</p> <p>There are only limited opportunities including an enclosed field to the south.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Former mill buildings and adjoining brownfield land along the river and canal corridor: Brimscombe Mill, Brimscombe Port, Bourne Mills, Dockyard Works. Land at Brimscombe Farm to the south.</p> <p>SALA site BRI010 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>Former mill buildings and adjoining brownfield land along the river and canal corridor: Brimscombe Mill, Brimscombe Port, Bourne Mills, Dockyard Works.</p>

Stroud Valleys

Chalford

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>Physical constraints include the Frome valley-bottom floodplain; steep valley-side topography; and brownfield site conditions.</p> <p>Four conservation areas cover the south and west of the settlement: the Industrial Heritage Conservation Area; Chalford Vale; St Mary's & Belvedere; Chalford Hill. Many listed buildings along river corridor/within Chalford Hill CA.</p> <p>River Frome and Thames & Severn Canal Key Wildlife Sites (KWS) on the valley bottom (within settlement). To the east, south and west, Ancient Woodland and 4 other KWS adjoin or lie close to settlement.</p> <p>Within the Cotswolds AONB. Four protected play spaces lie to the east (3 at Burcombe Way; 1 in the Golden Valley)</p> <p>The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a "large" number of jobs.</p> <p>There is a basic level of local retail provision, and a limited range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated "poor".</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in two zones: Ch03 to the west and Ch06 to the southeast.</p> <p>There is high/medium landscape sensitivity in five zones: Ch01 and Ch02 to the north; Ch05 to the west; and Ch04 and Ch07 to the east.</p> <p>The preferred direction of housing growth in landscape terms is to northwest.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>There are very limited opportunities to the north, including land to the west of Middle Hill.</p> <p>SALA site CHA001, outside settlement development limits, may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at Chalford.</p>

Stroud Valleys

Horsley

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain to the east of the settlement.</p> <p>There are a number of listed buildings including the church, Horsley Court and a number of dwellings.</p> <p>The Sandgrove Cottages and Hartley Bridge Wood Key Wildlife Site wraps around the south east corner.</p> <p>The settlement is within the Cotswolds AONB.</p> <p>There is a protected open space to the southwest.</p> <p>The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates the “smallest” number of jobs.</p> <p>Horsley has no significant retail role (there is a village shop), but provides a reasonable range of local services and facilities.</p> <p>Access to services and facilities elsewhere is rated “fair”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in four zones: H01 to the north and H02, H04 and H05 to the south.</p> <p>There is high/medium landscape sensitivity in zone H03 to the south.</p> <p>There is a limited opportunity in the centre along the B4056.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land to the south of B4506.</p> <p>SALA site HOR001 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at Horsley.</p>

Stroud Valleys

Manor Village

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>Physical constraints include the steep valley-side topography to the northwest.</p> <p>The Brownhill & Bussage Conservation Area abuts the western side of the settlement and Eastcombe Conservation Area abuts the north. Chalford Hill Conservation Area lies very nearby to the southeast.</p> <p>Frith Wood, Ancient Woodland and a Key Wildlife Site, is a significant intrusion into the southern part of the settlement.</p> <p>The settlement is within and surrounded by the Cotswolds AONB.</p> <p>There is protected outdoor play space at both schools within the settlement and further sites lie north east at Middle Hill and southwest at The Frith.</p> <p>The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “medium” number of jobs.</p> <p>There is a basic level of local retail provision, and a limited range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated “fair”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in one zone: Mv04 to the northwest. There is high/medium landscape sensitivity in one zone: Mv02 to the south. There is medium sensitivity in two zones: Mv03 to the south and Mv01 to the northeast.</p> <p>The preferred direction of housing growth in landscape terms is to the northeast and secondarily to the southwest, close to the settlement edge.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>There are very limited opportunities to the northeast, comprising land adjacent to the protected outdoor play spaces off Middle Hill.</p> <p>SALA site MAN002, outside settlement development limits, may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at Manor Village.</p>

Stroud Valleys

Minchinhampton

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is Minchinhampton Common extending north and east of the settlement.</p> <p>Minchinhampton Common is designated as a Scheduled Ancient Monument and SSSI.</p> <p>Minchinhampton Conservation Area covers the centre of the town. There are numerous listed buildings within and to the north and south of the settlement together with the Bulwarks Scheduled Ancient Monument on the eastern edge.</p> <p>The settlement is within the Cotswolds AONB.</p> <p>There are protected open spaces within and to the west of the town.</p> <p>The town is identified in the Local Plan as a Second Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as a Local Service Centre in the Local Plan.</p> <p>The settlement accommodates a “large” number of jobs.</p> <p>The town has a limited strategic role but offers an excellent level of local services and facilities.</p> <p>Access to services and facilities elsewhere is rated “poor”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in five zones: M01 and M08, to the north, and M03, M04 and M05 to the south.</p> <p>There is high/ medium sensitivity in one zone: M02 to the west.</p> <p>There is medium sensitivity in two zones: M06 and M07 to the east.</p> <p>The preferred direction of housing growth in landscape terms is to the east.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones except M06, to the east, which has high/medium landscape sensitivity.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land south of Cirencester Road and land east of Tobacconist Road to the east.</p> <p>SALA sites MIN004 and MIN005, outside settlement development limits, may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>Land at Aston Down Business Park to the east.</p> <p>SALA site MIN010 is part of a key employment site.</p>

Stroud Valleys

Nailsworth

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain to the east and south of the settlement along the River Frome Valley</p> <p>The Industrial Heritage Conservation Area covers the eastern edge of the settlement containing listed buildings.</p> <p>The settlement is surrounded by the Cotswold AONB on most sides.</p> <p>There are protected open spaces scattered around the settlement.</p> <p>The settlement is identified in the Local Plan as a Second Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as Local Service centre in the Local Plan.</p> <p>The settlement accommodates a “very large” number of jobs.</p> <p>Nailsworth offers a reasonable range of “strategic” facilities, as well as a full range of “local” services. Nailsworth has a strong community role in meeting the needs of other settlements.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in eight zones: Na03, Na04, Na06, Na07, Na08, Na09, Na10, Na11. There is high/medium landscape sensitivity in two zones; Na1 and Na5.</p> <p>There is medium landscape sensitivity in one zones; Na2.</p> <p>The preferred direction of housing growth in landscape terms is to the west.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in ten zones: Na01, Na02, Na03, Na04, Na06, Na07, Na08, Na09, Na10 and Na11.</p> <p>There is high/medium landscape sensitivity in one zone (NW05) which is split in two along the valley bottom.</p> <p>The only opportunities lie in small areas within the valley bottom.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u> Land to north of junction of Nymphsfield Road and Nortonwood; land adjacent to Lower Newmarket Road.</p> <p>SALA site NAI007 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u> Land off Avening Road, eastern side of settlement</p> <p>SALA site NAI002 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p>

Stroud Valleys

North Woodchester

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain to the east of the settlement along the River Frome valley</p> <p>The Industrial Heritage Conservation Area covers the eastern edge of the settlement containing a number of listed buildings. Woodchester Roman Villa, a Scheduled Ancient Monument, adjoins the settlement to the north.</p> <p>The Nailsworth Brook Key Wildlife Site (KWS) lies to the east of the settlement and Rabbit Warren Wood KWS beyond to the west.</p> <p>The north west and the eastern edge of the settlement are within the Cotswold AONB.</p> <p>There is a protected open space to the south.</p> <p>The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “medium” number of jobs.</p> <p>The settlement has no significant retail role (there is a village convenience store), but provides a good range of local services and facilities.</p> <p>Access to services and facilities elsewhere is rated “very good”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in five zones: NW01 & NW03 to the south, NW02, NW05 & NW06 to the north.</p> <p>There is high/medium landscape sensitivity in one zone (NW04) to the west of the settlement.</p> <p>The only potential is to the northwest for a few well spaced properties with indented edge, west of Lawns Park.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in five zones: NW01 and NW03 to the south, NW04, NW05 and NW06 to the north.</p> <p>There is high/medium landscape sensitivity in one zone (NW02) which is split in two through the centre of the settlement.</p> <p>The only potential may be to the north where very small commercial premises may be acceptable adjoining the existing buildings.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land west of Lavins Park.</p> <p>SALA site NWO001 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at North Woodchester.</p> <p>SALA site SWO001 outside settlement development limits of South Woodchester may provide future potential subject to further consideration through the review of the Local Plan.</p>

Stroud Valleys

Stroud

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>Physical constraints include the River Frome floodplain; the steep valley topography and brownfield site conditions.</p> <p>Conservation areas: Ebley Mills, Industrial Heritage, Lodgemore & Fromehall; Stroud Station; Top of Town and Town Centre. Many listed buildings at/near to the town centre and along river corridor.</p> <p>Rodborough Common SAC / SSSI to the south. Key Wildlife Sites (KWS): River Frome KWS along the river corridor; Bisley Road Cemetery, The Folly, The Horns Bank and Wood and Slade Wood KWSs to the east. Rodborough Fields KWS to the south of the centre. Nailsworth Brook KWS to the south.</p> <p>Cotswolds AONB surrounds the town. There are protected open spaces within the town.</p> <p>The town is a First Tier settlement and has settlement development limits.</p>	<p>The town is identified as an Accessible Local Service Centre in the Local Plan.</p> <p>The settlement accommodates the “largest” number of jobs.</p> <p>The settlement has a strategic retail role and is the District’s principal town centre. There is also a good level of local retail services to support its satellite communities.</p> <p>The settlement has the most extensive range of strategic (e.g. further education college and hospital) and local services and facilities as the District’s principal service town.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in all zones except the following: There is high/medium landscape sensitivity in 6 zones: Str01 to the west; Str08 and Str11 to the north east; Str15 and Str16 to the south east and Str22 to the south west. There is medium sensitivity in one zone: Str23 to the west.</p> <p>Limited options but modest interventions possible within parcels to west; north east and south east. Small scale interventions are possible within the canal corridor.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones except the following: There is high/medium landscape sensitivity in 2 zones: Str15 to the south east and Str22 to the south west. There is medium sensitivity in one zone: Str23 to the west.</p> <p>If necessary, only very small scale options within the canal corridor.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u> Former mill buildings and adjoining brownfield land along the river and canal corridor e.g. Lodgemore /Fromehall.</p> <p>If required, land south of Ebley Road or land at Devereaux Crescent to the west; land at Grange View/Delmont Gardens or at Ben Grazebrooks Well Street to the north east; land at Bowbridge lock or north of Arundel Drive to the south east.</p> <p><u>Employment</u> Former mill buildings and industrial estates along the river and canal corridor: e.g. Bath Road; Daniels; Lodgemore /Fromehall; Lower Wharf; New Mills. Land south of Ebley Road to the west.</p>

Stroud Valleys

Whiteshill & Ruscombe

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>Physical constraints include the steep topography on the valley sides and wooded areas to the north and west.</p> <p>There are listed buildings within the villages and on the southern edge of Whiteshill.</p> <p>There is ancient woodland to the north west of Ruscombe. There are three Key Wildlife Sites: Ruscombe Woods to the north west; The Throat Meadows and Quarry to the north and Ruscombe Meadows between the villages. There are TPOs on the southern and western edge of Whiteshill</p> <p>The Cotswolds AONB designation covers all of the villages and surrounding land.</p> <p>There is a protected open space to the west of Whiteshill.</p> <p>The villages are identified in the Local Plan as Third Tier settlements and have settlement development limits.</p>	<p>The settlements are identified as Accessible Settlements with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates the “smallest” number of jobs.</p> <p>There is a basic level of local retail provision and a reasonable range of local services and facilities.</p> <p>Access to services and facilities elsewhere is rated “very good”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in all zones.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or employment allocation in terms of landscape and visual factors.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>There are no identified locations at Whiteshill & Ruscombe.</p> <p><u>Employment</u></p> <p>There are no identified locations at Whiteshill & Ruscombe.</p>

Stonehouse Cluster

Alkerton (Eastington)

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain to the north east of the village along the River Frome valley.</p> <p>The Industrial Heritage Conservation Area abuts the eastern part of the village. There are a number of listed buildings at Millend to the east of the village and along the Bath Road to the south and west of the village.</p> <p>The River Frome Key Wildlife Site lies to the north of the village.</p> <p>There are protected open spaces within and to the west of the village.</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The village is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “large” number of jobs.</p> <p>There is a basic level of local retail provision, and a reasonable range of local community services and facilities but no strategic role.</p> <p>Access to services and facilities elsewhere is rated “poor”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in 2 zones: E02 to the north and E03 to the east.</p> <p>There is high/medium landscape sensitivity in 1 zone: E05 to the south.</p> <p>There is medium landscape sensitivity in 2 zones: EO01 and E06 to the north and west.</p> <p>There is medium/low landscape sensitivity in 1 zone: E04 to the southeast.</p> <p>The preferred direction of housing growth in landscape terms is to the south east. There may be some opportunities to the northwest.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones except E01 and E06 to the north and west which have medium sensitivity.</p> <p>The preferred direction of employment growth in landscape terms is to the northwest.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land south east of Swallowcroft to the southeast of the village. Land opposite Alkerton Court to the west of the village. Land at Alkerton Court to the northwest of the village.</p> <p>SALA sites EAS002, EAS003 and EAS004 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>Land at Alkerton Court to the northwest of the village.</p> <p>SALA site EAS002 is partly in existing employment use.</p>

Stonehouse Cluster

Kings Stanley

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain to the north of the village along the River Frome valley.</p> <p>The Industrial Heritage Conservation Area abuts the northern part of the village. There are a number of listed buildings within the village and on the northern and eastern boundaries.</p> <p>The River Frome Key Wildlife Site abuts the village to the north.</p> <p>The Cotswolds AONB lies immediately to the east and south of the village.</p> <p>There are protected open spaces with the settlement.</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “small” number of jobs.</p> <p>There is a good level of local retail provision, and a good range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated “fair”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in 2 zones: KS04 to the east and KS05 to the southeast.</p> <p>There is high/medium landscape sensitivity in four zones: KS02 to the northeast; KS03 to the east; KS06 to the south; KS07 to the southwest.</p> <p>There is medium landscape sensitivity in 1 zone: KS01 to the north.</p> <p>The preferred direction of housing growth in landscape terms is to the north. There may be some small opportunities to the south and east</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones except KS01 and KS02 to the north which have medium sensitivity.</p> <p>The preferred direction of employment growth in landscape terms is to the north.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land at Stanley Mills to the north of the village. Land to the north of Kings Stanley Primary School to the east of the village. Land rear of Borough Close to the south of the village.</p> <p>SALA sites KST001, KST003, KST004 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>Land at Brunsdons Yard to the north of the village.</p> <p>SALA site STR049 is part of a key employment site with scope for redevelopment.</p>

Stonehouse Cluster

Leonard Stanley

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There are no significant physical constraints.</p> <p>There are a number of listed buildings within and to the south west of the village.</p> <p>The River Frome Key Wildlife Site lies beyond the village to the north.</p> <p>The Cotswolds AONB lies beyond the south of the village.</p> <p>There are protected open spaces with the settlement.</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates the “smallest” number of jobs.</p> <p>The settlement has no retail facilities and relies on those within neighbouring Kings Stanley. There is a reasonable range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated “fair”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in 1 zone: LS01 to the south west. There is high/medium landscape sensitivity in 1 zone: LS03 to the north.</p> <p>There is medium landscape sensitivity in 1 zone: LS02 to the northwest.</p> <p>The preferred direction of housing growth in landscape terms is to the north and northwest.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land to the north of Bath Road adjacent to the community hall and to the northwest at Severn Waters.</p> <p>SALA sites LE001 and LE004 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at Leonard Stanley.</p>

Stonehouse Cluster

Stonehouse

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain to the north of the village along the River Frome valley.</p> <p>The Industrial Heritage Conservation Area adjoins the southern edge of the town. There are a number of listed buildings within the town and on the rural boundaries.</p> <p>The River Frome and Verney Meadows Key Wildlife Sites lie along the southern and eastern edges of the town respectively.</p> <p>The Cotswolds AONB lies adjacent to the eastern and northern edge of the town.</p> <p>There are protected open spaces with the town.</p> <p>The town is identified in the Local Plan as a First Tier settlement and has settlement development limits.</p>	<p>The town is identified as an Accessible Local Service Centre in the Local Plan.</p> <p>The settlement accommodates the “largest” number of jobs.</p> <p>The settlement offers a reasonable range of strategic facilities as well as a full range of local services. Accessibility to services is not as good as Stroud, Dursley or Cam (e.g. access to a minor injuries unit / 6th form and further education facilities).</p> <p>The town has a strong community role in meeting the needs of other settlements.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in 4 zones: ST01, ST02 to the south and ST10, ST11 to the east. There is high/medium landscape sensitivity in 4 zones: ST03, ST06 to the northwest, ST09 to the north and ST12 to the southeast. There is medium landscape sensitivity in 4 zones: ST04 to the west, ST07 and ST08 to the northwest, ST13 to the southwest. There is medium/low landscape sensitivity in 1 zone: ST05 to the west</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones except: high/medium in ST08 to the northwest and ST12 to the southeast; medium in ST07 to the northwest and ST13 to the southwest; medium/low in ST05 to the west.</p> <p>The preferred direction of housing and employment growth in landscape terms is to the west and/or to the north.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u> Land south of Bristol Road to the south; land to the north/north west of Stonehouse (west of B4008 and Stagholt Farm) to the north and land at Chipmans Platt to the west.</p> <p>SALA sites STO006, STO015, STO016, STO017 and EAS008 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u> Land south of Bristol Road, land to the north west of Stonehouse and land at M5 junction 13.</p> <p>SALA sites STO006, STO016, EAS007 may provide future potential.</p>

Cam and Dursley

Cam

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>Physical constraints include the floodplain that runs along the River Cam, together with the topography of the valley sides to the east, and the Cotswold escarpment to the southeast and southwest.</p> <p>There are a number of listed buildings, primarily within Upper and Lower Cam.</p> <p>Westfield and Bownace Woods and Cam Peak and Longdown Key Wildlife Sites lie to the southwest and southeast of the town respectively.</p> <p>The Cotswolds AONB adjoins the southern edge of the town and lies to the southeast.</p> <p>There are protected open spaces within the settlement and to the northwest.</p> <p>The town is identified in the Local Plan as a First Tier settlement and has settlement development limits.</p>	<p>The town is identified as an Accessible Local Service Centre in the Local Plan.</p> <p>The settlement accommodates a “large” number of jobs.</p> <p>The settlement has a very strong local retail role. The main line rail station is the only strategic facility but there is very good accessibility to most key services and facilities, within the town and elsewhere.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in four zones: C01, to the southeast, C6 to the northeast and C11 and C15 to the south.</p> <p>There is high/medium landscape sensitivity in seven zones: C2 and C04 to the east and C09, C10, C12, C13 and C14 to the west.</p> <p>There is medium landscape sensitivity in three zones: C03, C05 and C07 to the northeast and north. C08, to the north, is medium/ low landscape sensitivity.</p> <p>The preferred direction for housing growth in landscape terms is to the north/north east and east.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones except: C03 and C07, to the east and north, are high/medium sensitivity. C08 to the north is medium landscape sensitivity.</p> <p>The preferred direction for employment growth in landscape terms is to the north/northeast.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land west of Draycott, adjoining Jubilee Playing Field, and land north of Box Road to the north together with land adjoining the current strategic allocation at NE Cam.</p> <p>SALA sites CAM011, CAM013, CAM014, CAM015 and CAM016, to the north, and CAM018 and CAM021, to the northeast, outside settlement development limits, may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>SALA sites CAM014, CAM015, CAM018 and CAM021 may provide limited future potential.</p>

Cam and Dursley

Coaley

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There are no significant physical constraints.</p> <p>There are listed buildings within the north of the settlement, clustered around Grade II St Bartholomews Church. There are listed buildings at Betworthy Farm and Field Farm, immediately south of the settlement edge.</p> <p>The recreation ground, north of The Street, and the open space off The Close (in the Betworthy Estate) are both protected outdoor play spaces.</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates the “smallest” number of jobs.</p> <p>Coaley has a basic level of local retail provision but a good range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated “very poor”.</p>	<p><u>Housing</u></p> <p>There is high/medium landscape sensitivity in all zones except CO05 in the south, which has medium sensitivity.</p> <p>The preferred direction of housing growth in landscape terms is to the south.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land between Betworthy Farm and the Betworthy Estate.</p> <p>SALA site COA001, outside settlement development limits, may provide future potential, subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at Coaley.</p>

Cam and Dursley

Dursley

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>Physical constraints include the floodplain that runs along the River Ewelme, the topography of the valley sides to the east, and the Cotswold escarpment to the south and southwest.</p> <p>Dursley Conservation Area lies at the centre of the town with Woodmancote Conservation Area to the south. There are a number of listed buildings within the built up area and to the east.</p> <p>Hermitage Wood, Gravelpits Wood and Dursley Woods Key Wildlife Sites follow the Cotswold escarpment to the south west and south.</p> <p>The Cotswolds AONB encloses the town to the west and south.</p> <p>There are protected open spaces within the settlement.</p> <p>The town is identified in the Local Plan as a First Tier settlement and has settlement development limits.</p>	<p>The town is identified as an Accessible Local Service Centre in the Local Plan.</p> <p>The settlement accommodates a “very large” number of jobs.</p> <p>The town performs a strategic role, offering an extensive range of services and facilities. There is very good accessibility to most key services and facilities.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in four zones: D01 and D02, to the west and south, and D04 and D05 to the east.</p> <p>There is high/medium landscape sensitivity in one zone: D06 to the northeast.</p> <p>There is medium landscape sensitivity in one zone: D03 to the southeast.</p> <p>The preferred direction for housing growth in landscape terms is to the southeast.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land north of Ganzell Lane to the southeast.</p> <p>SALA sites DUR010, DUR011, DUR012 and DUR013, to the southeast, outside settlement development limits, may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations on the edge of Dursley.</p> <p>SALA sites DUR003, DUR004, DUR007, DUR017 and DUR022, within settlement development limits, may provide opportunities for employment uses.</p>

Cam and Dursley

Uley

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>Physical constraints include the floodplain along the River Ewelme and the topography of the Cotswold escarpment to the north and west.</p> <p>Uley Conservation Area covers most of the village. There are a number of listed buildings within the village and beyond to the west and south. Uley Bury to the north of the village is a scheduled ancient monument.</p> <p>Key Wildlife Site is Uley Bury to the north of the village. There are TPOs on the western and eastern edges of the village.</p> <p>The Cotswolds AONB designation covers all of the village and surrounding land.</p> <p>There are three protected outdoor play space to the west, east and south of the village.</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “small” number of jobs.</p> <p>There is a basic level of local retail provision but a good range of local services and facilities.</p> <p>Access to services and facilities elsewhere is rated “good”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in all zones.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or employment allocation in terms of landscape and visual factors.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>There are no identified locations at Uley.</p> <p><u>Employment</u></p> <p>There are no identified locations at Uley.</p>

Gloucester fringe

Hardwicke

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain within and to the south, northwest and west of the settlement.</p> <p>There are a number of listed buildings within the original village to the south.</p> <p>The Gloucester Sharpness Canal Key Wildlife Site provides the western edge to the identified settlement and TPOs lie within and in wider rural area.</p> <p>There are protected open spaces within and adjoining the identified settlement limits.</p> <p>Hardwicke is identified in the Local Plan as a Third Tier settlement. However, Hardwicke adjoins Gloucester City. When completed, Hunts Grove to the east will have sufficient facilities to form a second tier settlement.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “large” number of jobs.</p> <p>Hardwicke has a basic level of local retail provision and a limited range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated “fair”.</p>	<p><u>Housing</u></p> <p>There is high/medium landscape sensitivity in one zone: HA01 to the west beyond the canal.</p> <p>There is medium landscape sensitivity in two zones: HA02 to the southwest and HA04 further to the south.</p> <p>There is medium/low landscape sensitivity in 2 zones: HA03 immediately to the south and HA05 to the east adjoining the A38.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in one zone HA04 to the west beyond the canal.</p> <p>There is: high/medium sensitivity in three zones: HA02 to the south west; HA03 immediately to the south; and HA05 to the east adjoining the A38.</p> <p>There is medium sensitivity in one zone: HA04 further south.</p> <p>The preferred directions of housing and employment growth adjacent to the settlement in landscape terms are to the south and east.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing and Employment</u></p> <p>Land south of Green Lane; land west of Church Lane; land at Hunts Grove; land east of Waterwells Park.</p> <p>SALA sites HAR001, HAR002, HAR004, HAR005 outside settlement development limits may provide some future potential subject to further consideration through the review of the Local Plan. Options for further development on the fringes of Gloucester City will need to be considered on a comprehensive basis and to reflect cross boundary issues..</p>

Gloucester fringe

Upton St Leonards

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraints are the floodplain to the south west and north east of the settlement and the proximity to the M5 to the west.</p> <p>There are a few listed buildings within village centre. A notable cluster exists at Nuthill around Bowden House and parkland setting on the north eastern edge of the town.</p> <p>To the east the Cotswold Beechwoods SAC. A significant group of TPO's exist at Nuthill and on southern development limits. SSSI at Hucclecote Meadows to the north.</p> <p>The Cotswolds AONB adjoins the settlement to the south, and is adjacent to the east.</p> <p>There are 3 protected open spaces with and on settlement edge The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a "medium" number of jobs.</p> <p>Upton has a basic level of local retail provision, but a good range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated "fair".</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in 1 zone: US02 to the north east. There is high/medium landscape sensitivity in 2 zones: US03 to the east and US05 to the south. There is medium landscape sensitivity in 2 zones: US01 to the north and US04 to the southeast.</p> <p>The preferred direction for housing growth in landscape terms is to the southeast to improve the settlement edge to become better screened and indented. There is also potential west of Upton Lane in an enclosed field, away from the AONB.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity to employment in four zones: US02 -05 inclusive. There is high/medium sensitivity In 1 zone US01.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u> Land off Bondend Road; land off the Stanley; land east of Perry orchard; land south of Hucclecote Meadows.</p> <p>SALA sites UPT002, UPT003, UPT004, and UPT006 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p>Options for further development on the fringes of Gloucester City will need to be considered on a comprehensive basis and to reflect cross boundary issues.</p> <p><u>Employment</u> There are no identified locations at Upton St Leonards.</p>

Berkeley cluster

Berkeley

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain to the south west and east of the settlement.</p> <p>The Conservation Area covers the town centre and south eastern part of the town. There are a number of listed buildings within the town centre and on the south eastern edge of the town.</p> <p>The Berkeley Heath Key Wildlife Site lies beyond the village to the north east.</p> <p>There are protected open spaces with the settlement.</p> <p>The town is identified in the Local Plan as a Second Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as a Local Service Centre in the Local Plan.</p> <p>The settlement accommodates a “small” number of jobs.</p> <p>The town has a very limited strategic role but it offers an excellent level of local services.</p> <p>Access to services and facilities elsewhere is rated “poor”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in 3 zones: BE02 to the west, BE03 to the south east and BE04 to the south west.</p> <p>There is high/medium landscape sensitivity in 2 zones: BE01 to the west and BE07 to the north.</p> <p>There is medium landscape sensitivity in 2 zones: BE05 to the west and BE06 to the north west.</p> <p>The preferred direction of housing growth in landscape terms is to the north west and west.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There may be a very limited opportunity for small scale employment use to the north of the town, south of the Station Road employment area.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land off Fitzhardinge Way; land south west of the bypass; and land between B4066 and Station Road to the north west.</p> <p>SALA sites BER005, BER006 and BER011 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There may be a very limited opportunity for small scale employment use to the north of the town at Station Road.</p> <p>SALA site BER012 at Station Road may provide future potential.</p>

Berkeley cluster

Newtown / Sharpness

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the tidal floodplain to the west and southwest of the settlement.</p> <p>The Conservation Area covers the Sharpness Old Dock and Sharpness canal to the north. There are a few listed buildings within the Docks and within the surrounding rural area.</p> <p>The Severn Estuary to the west is a SAC/SPA/RAMSAR site. The Sharpness Docks Key Wildlife Site lies between Sharpness Docks and Newtown.</p> <p>There are protected open spaces with the settlement.</p> <p>The settlement is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “medium” number of jobs.</p> <p>The settlement has a basic level of local retail provision and a good range of local community services.</p> <p>Access to services and facilities elsewhere is rated “very poor”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in 1 zone: Sh05 to the southwest. There is high/medium landscape sensitivity in 1 zone: Sh02 to the north. There is medium landscape sensitivity in 2 zones: Sh03 to the east and Sh04 to the southeast. There is medium/low sensitivity in 1 zone: Sh01 to the north.</p> <p>The preferred direction of housing growth in landscape terms is to the southeast and east.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing and Employment</u></p> <p>Land at Sharpness Docks; land south and east of Sharpness Docks and Newtown.</p> <p>SALA sites NEW002, NEW003a and NEW003b outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p>

Berkeley cluster

Slimbridge

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the Severn floodplain, which lies to the north of the village and wraps around to the east and west (at approximately 0.4km – 1km distance).</p> <p>The Severn Estuary (Ramsar, SPA, SAC) lies approximately 1.5km north of the settlement.</p> <p>There are several listed buildings within the village, most clustered around the Church. There is also a Scheduled moated site within the settlement, on its eastern edge.</p> <p>There is protected outdoor play space adjoining the southwest settlement edge.</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “medium” number of jobs.</p> <p>Slimbridge has no significant retail role, but provides a good range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated “poor”.</p>	<p><u>Housing</u></p> <p>There is high/medium landscape sensitivity in all zones except SL03 to the southwest, which has medium sensitivity.</p> <p>The preferred direction of housing growth in landscape terms is to the southwest.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones except SL02 and SL03 to the south, which have high/medium sensitivity.</p> <p>There may be some very limited opportunity for growth to the south, closest to the A38.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land to the south west of the village, north of the school playing field (to the rear of Tynning Crescent / off Moorend Lane).</p> <p>No SALA sites outside the settlement development limits here have been identified as likely to provide an opportunity for future growth, subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at Slimbridge.</p>

Severn Vale

Frampton on Severn

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraints are the tidal floodplain to the west of the settlement and the floodplain to the north and east of the village along the River Frome.</p> <p>The Frampton Conservation Area covers the centre of the village. The Industrial Heritage Conservation Area lies to the north of the settlement. There are numerous listed buildings within the conservation areas.</p> <p>The Gloucester and Sharpness Canal Key Wildlife Site follows the canal to the west of the settlement and links to the River Frome Key Wildlife Site to the north and east of the village.</p> <p>There are protected open spaces within and to the north west of the village.</p> <p>The village is identified in the Local Plan as a Second Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as a Local Service Centre in the Local Plan.</p> <p>The settlement accommodates a “large” number of jobs.</p> <p>The village has a very limited strategic role but it offers a good level of local services and facilities. The settlement has a very minimal retail role.</p> <p>Accessibility to key services and facilities elsewhere is rated “very poor”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in four zones: F01 and F02 to the west, F05 to the east and F07 to the northwest.</p> <p>There is high/medium landscape sensitivity in two zones: F03 and F04 to the southeast.</p> <p>There is medium landscape sensitivity in one zone: KS01 to the northeast.</p> <p>The preferred direction of housing growth in landscape terms is to the northeast. There may be some small opportunities to the southeast.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones except F06 to the north east which has high/medium sensitivity.</p> <p>The preferred direction of employment growth in landscape terms is to the northeast.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>There are no identified locations on the edge of Frampton.</p> <p>SALA site FRA001 south of the cricket ground on Whitminster Lane, within settlement development limits, may provide an opportunity for housing.</p> <p><u>Employment</u></p> <p>There may be an opportunity for small scale employment growth to the north of Oatfield.</p> <p>SALA site FRA002 at Church Lane and FRA003 at Netherhills Depot, outside settlement development limits, may provide future potential subject to further consideration through the review of the Local Plan.</p>

Severn Vale

Whitminster

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There are no significant physical constraints.</p> <p>There are a number of listed buildings within and to the north and south east of the village.</p> <p>The River Frome Key Wildlife Site abuts the village to the south west.</p> <p>There are protected open spaces within and on the western edge of the settlement.</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “medium” number of jobs.</p> <p>There is a good, diverse level of local retail provision and a good range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated “fair”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in one zone: Wh02 to the west. There is high/medium landscape sensitivity in two zones: Wh05 to the north and Wh07 to the south east. There is medium landscape sensitivity in four zones: Wh01 to the west, Wh03 to the northwest and Wh04 and Wh06 to the north and northeast.</p> <p>The preferred directions of housing growth in landscape terms are to the northeast and northwest.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones except Wh01, to the south west, which has high/medium landscape sensitivity and Wh07, to the south east, which has medium landscape sensitivity.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land north and south of Whitminster Playing Field to the west of the village and land east of School Lane to the north.</p> <p>SALA sites WHI001, WHI004 and WHI005 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at Whitminster.</p>

Wotton cluster

Kingswood

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain to the north of the village along the Ozleworth Brook.</p> <p>The Kingswood Conservation Area covers the centre of the village. There are a number of listed buildings within and to the north of the village.</p> <p>Ozleworth Brook is identified as a Key Wildlife Site.</p> <p>There are protected open spaces within and on the western edge of the settlement.</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “large” number of jobs.</p> <p>There is a basic level of local retail provision and a limited range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated “fair”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in one zone: K06 to the north. There is high/medium landscape sensitivity in four zones: K01 and K02 to the east, K05 to the northeast and K07 to the northwest. There is medium landscape sensitivity in two zones: K03 to the south and K04 to the southwest.</p> <p>The preferred directions of housing growth in landscape terms are to the southwest and to the southeast.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land southeast of Wickwar Road to the south.</p> <p>SALA site KIN005, outside settlement development limits, may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at Kingswood.</p>

Wotton cluster

North Nibley

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the steep topography to the north (either side of New Road), and to the southeast (foot slopes of Nibley Knoll).</p> <p>There are several listed buildings, mostly grouped along The Street and at the foot of Barrs Lane. Outside the settlement, the Grade II* listed Tyndale Monument on Nibley Knoll is a local landmark.</p> <p>Nibley Knoll, to the immediate southeast of the village, has multiple designations: Site of Special Scientific Interest (SSSI) status, an extensive tree belt (TPOs) and two Key Wildlife Sites, linking to Ancient Woodland.</p> <p>The village is entirely within and surrounded by the Cotswolds AONB.</p> <p>North Nibley is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates the “smallest” number of jobs.</p> <p>North Nibley has no significant retail role but provides a good range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated “fair”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in all zones except two in the northeast: NN02, which has high/medium sensitivity, and NN04, which has medium sensitivity.</p> <p>The preferred direction of housing growth in landscape terms is to the northeast, north of Innocks Estate.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land to the north of Innocks Estate and to the rear of Lowerhouse Lane.</p> <p>SALA site NIB002, outside settlement development limits, may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at North Nibley.</p>

Wotton cluster

Wotton under Edge

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain through the centre of the settlement.</p> <p>There are many listed buildings In the town centre.</p> <p>There are three Key Wildlife Sites within close proximity to the settlement: Hentley Wood to the east; Conygre Wood & Westridge Wood (south) to the north. There is a swathe of land to the north covered by Coombe SSSI & Wotton SSSI.</p> <p>The settlement is within the Cotswolds AONB.</p> <p>There are three protected open spaces within the settlement, one adjoining the settlement development limit to the south and one at Katharine Lady Berkeley's school.</p> <p>The settlement is identified in the Local Plan as a Second Tier settlement and has settlement development limits.</p>	<p>The town is identified as a Local Service Centre in the Local Plan.</p> <p>The settlement accommodates a "large" number of jobs.</p> <p>Wotton offers a reasonable range of "strategic" facilities, as well as a full range of "local" services and it has a strong community role in meeting the needs of other settlements.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in four zones: Wo06 to the north, Woo2 to the west, Wo03 to the south and Wo04 to the east.</p> <p>There is high/medium landscape sensitivity in three zones: zone Wo05 to the north east, zone Wo07 to the north west and Wo01 to the south</p> <p>The only land parcels with slightly less sensitivity in landscape terms are to north east and north west.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land to the north of Court Meadow</p> <p>SALA site WUE001 outside settlement development limits may provide future potential subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at Wotton under Edge.</p>

Cotswold cluster

Bisley

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The Bisley Conservation Area covers the southern half of the village and extends further to the south, into countryside. There are numerous listed buildings, concentrated within central and southern parts of the settlement.</p> <p>The extensive designated Historic Park and Garden of Lypiatt Park lies 0.5km west of the settlement.</p> <p>Bisley is entirely within and surrounded by the Cotswolds AONB.</p> <p>There is protected outdoor play space adjoining the east side of the settlement (off Van De Breen Street).</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The village is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates a “small” number of jobs.</p> <p>Bisley has no significant retail role, but provides a good range of local community services and facilities.</p> <p>Access to services and facilities elsewhere is rated “very poor”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in four zones: Bi03, Bi04, Bi05 and Bi06, wrapping round the south and west of the village. There is high/medium landscape sensitivity in one zone: Bi07, to the northwest.</p> <p>To the northeast, there is medium landscape sensitivity in one zone (Bi02) and medium/low sensitivity in one zone (Bi01).</p> <p>The preferred direction of housing growth in landscape terms is to the northeast.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones except Bi07 to the northwest and Bi01 in the northeast, which have high/medium sensitivity.</p> <p>There may be a very limited opportunity for small scale employment use to the north of the village (south of an existing commercial premises).</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land off Calfway Lane, to the northeast of the village.</p> <p>No SALA sites outside the settlement development limits here have been identified as likely to provide an opportunity for future growth, subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations.</p>

Cotswold cluster

Oakridge Lynch

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>Physical constraints include the steep topography on the valley sides to the south and west and woods to the south.</p> <p>There are a number of listed buildings within the village.</p> <p>Strawberry Banks Site of Special Scientific Interest (SSSI) lies beyond the western edge of the village. The Oakridge Recreation Ground Key Wildlife Site (KWS) is on the eastern edge of the village. The Valley, Moley & Great Moley KWS is beyond the village to the south.</p> <p>The Cotswolds AONB designation covers all of the village and surrounding land.</p> <p>There is protected outdoor play space adjoining the east side of the village.</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as an Accessible Settlement with Limited Facilities in the Local Plan.</p> <p>The settlement accommodates the “smallest” number of jobs.</p> <p>There is no significant retail role but provides a good range of local services and facilities.</p> <p>Access to services and facilities elsewhere is rated “poor”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in four zones: OL02 and OL03 to the south; and OL05 and OL05 to the west.</p> <p>There is medium landscape sensitivity in one zone: OL01 to the north and northeast.</p> <p>The preferred direction of housing growth in landscape terms is to the north of The Crescent.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>The landscape parcels around the settlement are all considered to be of high sensitivity to employment uses and do not offer any opportunity for employment allocation in terms of landscape and visual factors.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land to the north of The Crescent.</p> <p>No SALA sites outside the settlement development limits here have been identified as likely to provide an opportunity for future growth, subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at Oakridge Lynch.</p>

Cotswold cluster

Painswick

Planning constraints and designations	Accessibility	Landscape Sensitivity	Conclusions
<p>A physical constraint is the Painswick Stream floodplain to the south and south east of the settlement.</p> <p>The Painswick Conservation Area covers most of the town. Gyde House Conservation Area lies to the north. The town contains a significant number of listed buildings.</p> <p>Bulls Cross/Frith Wood Site of Special Scientific Interest (SSSI) lies beyond the village to the east. The Cotswolds Beechwoods SSSI/SAC lies beyond to the north. The town contains a number of TPOs.</p> <p>The Cotswolds AONB designation covers all of the town and surroundings.</p> <p>There are protected open spaces with the settlement.</p> <p>The village is identified in the Local Plan as a Third Tier settlement and has settlement development limits.</p>	<p>The settlement is identified as a Local Service Centre in the Local Plan.</p> <p>The settlement accommodates a “large” number of jobs.</p> <p>The town has a quite limited strategic role but it offers a good level of local services and facilities including to surrounding rural hamlets and villages.</p> <p>Access to services and facilities elsewhere is rated “good”.</p>	<p><u>Housing</u></p> <p>There is high landscape sensitivity in 4 zones: PO1 & PO6 on the northeast and PO3 & PO4 on the southwest side. There is high/medium landscape sensitivity in 3 remaining zones: PO2 to the north west and PO5 & PO7 to the south.</p> <p>There is limited potential within or on the north edge of the town for housing growth in landscape terms.</p> <p><u>Employment</u></p> <p>There is high landscape sensitivity in all zones.</p> <p>There is no identified preferred direction of employment growth in landscape terms.</p>	<p>The consideration of constraints, designations, accessibility and landscape indicates that there may be the following broad locations for further growth around the settlement.</p> <p><u>Housing</u></p> <p>Land at Washwells Fields.</p> <p>SALA site PAI004 outside settlement development limits may provide future potential, subject to further consideration through the review of the Local Plan.</p> <p><u>Employment</u></p> <p>There are no identified locations at Painswick.</p>

The Planning Strategy Team
Development Services
Stroud District Council
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

01453 754143
local.plan@stroud.gov.uk

visit www.stroud.gov.uk/localplan

