

Making Places

The Berkeley cluster



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

"...Growing two new villages and boosting vitality by making the most of our natural resources, leisure and tourism"

In the parishes of Berkeley, Ham and Stone, Alkington, Hamfallow, Hinton, Slimbridge

Berkeley is one of the District's historic market towns, a Tier 2 "Local Service Centre" (in terms of the Draft Plan's **settlement hierarchy**). The development strategy for the surrounding parishes combines some very large **strategic site allocations** (which will contribute towards meeting the District's growth and development needs) with some smaller **local sites**. This includes the creation of two entirely new settlements.

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

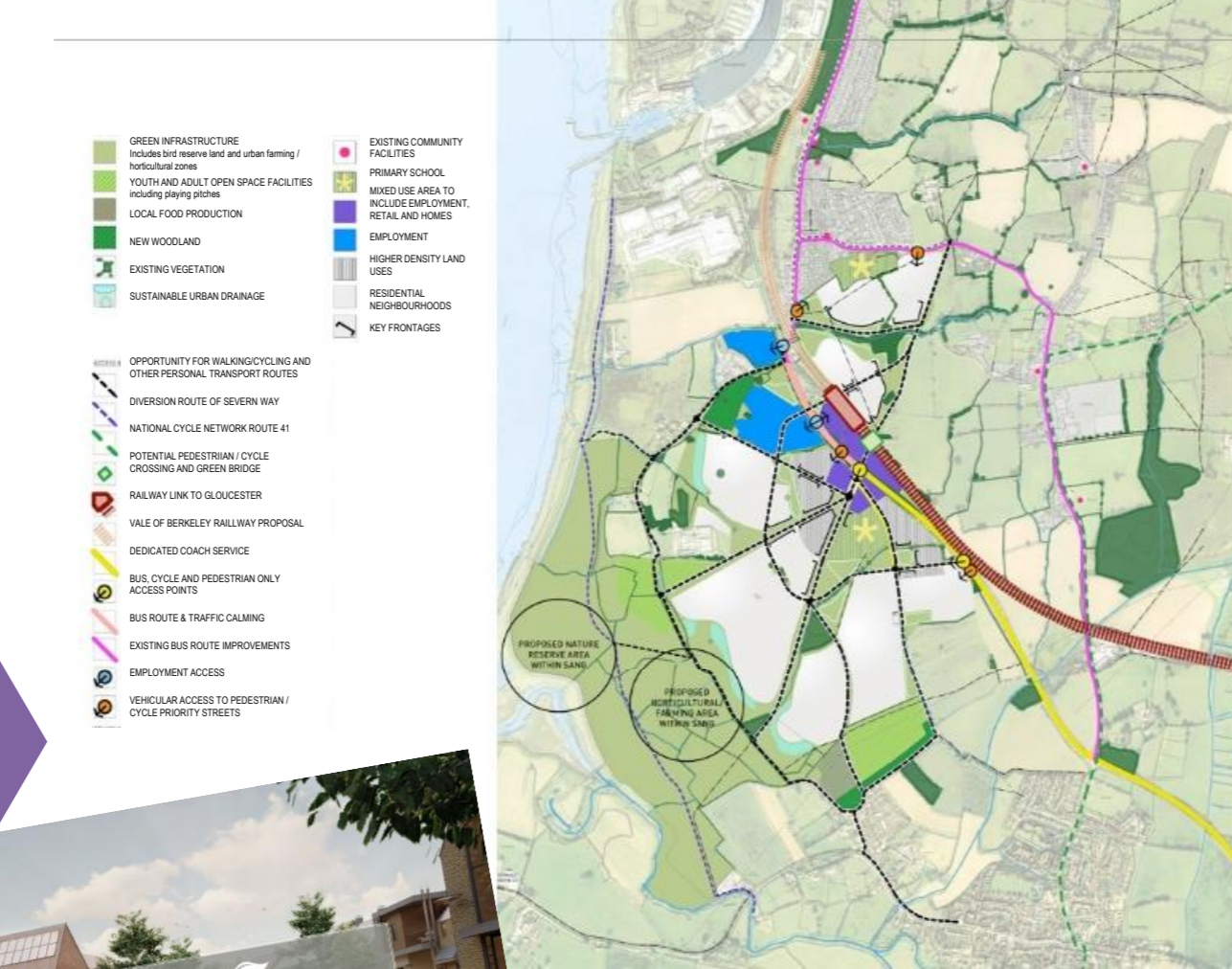
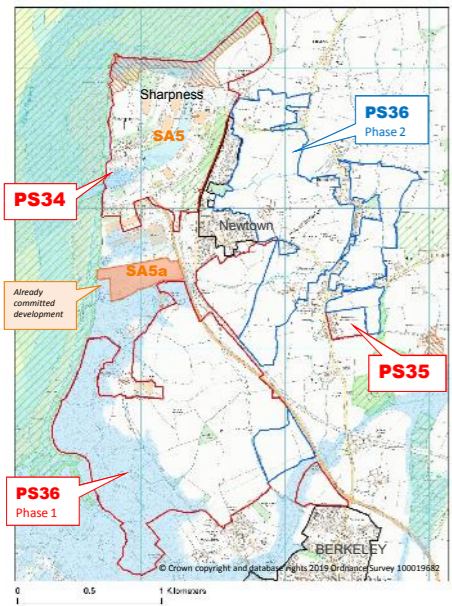
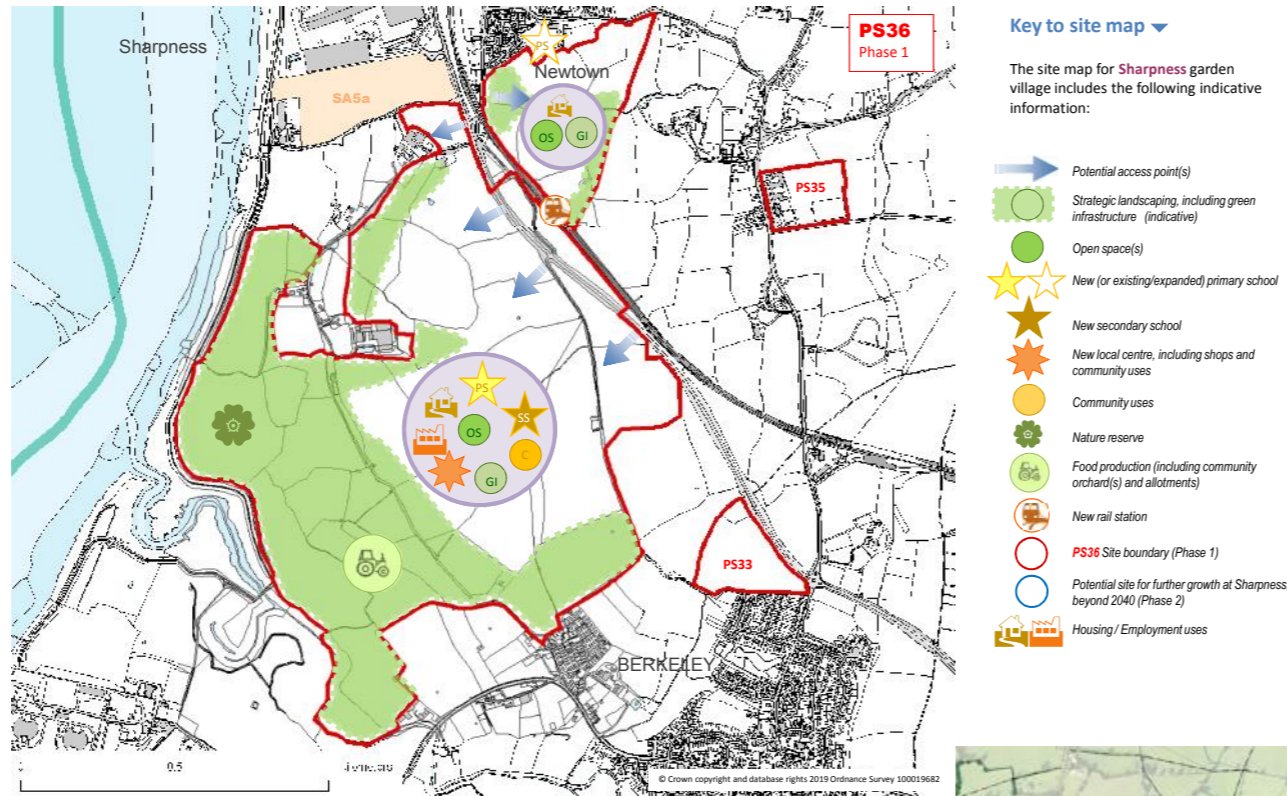
The Berkeley cluster | Strategic site allocations

...Sharpness Garden Village

Draft site allocation

PS36 New settlement at Sharpness:
Land south and east of Newtown and Sharpness, as identified on the policies map, is allocated for a new garden community comprising 10ha employment, 2,400 dwellings by 2040 (5,000 by 2050 in Phase 2), local centre including shops and community uses, primary school(s) and secondary school, associated community and open space uses and strategic green infrastructure and landscaping. The development will prioritise walking, cycling and public transport over the use of the private car and will include high quality pedestrian and cycle routes through the development, a new rail station enabling rail services to Cam and Gloucester and rapid bus services to the nearest main settlements. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements.

A range of tools including a community engagement and stewardship strategy, design codes and a spatial masterplan and implementation plan, to be approved by the District Council, will detail the way in which the new community, land uses and infrastructure will be developed in an integrated and co-ordinated manner. Development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with Garden City Principles



The promoters of this site have produced a concept document and several thematic plans that illustrate how this new settlement might be laid out and accessed. It sets out some indicative 'zones' for various potential land uses (including extensive green open space), and shows how the proposed allocation (Phase 1) might relate to a potential Phase 2 in the future.



The Draft Plan anticipates that Sharpness "Garden Village" will function as a new **Local Service Centre** (a Tier 2 settlement) once complete, with access to services and employment opportunities within the development itself, as well as in other settlements to which there will be good access.

The concept document, produced by the promoters of "Sharpness Vale", is available on the Local Plan Review pages of our website.

Berkeley
Berkeley is a **Tier 2** settlement and has a Settlement Development Limit (SDL). In addition to the allocated sites [outlined in red on the map], infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the town's role and function as a strategic Local Service Centre.

PS33 Northwest of Berkeley

Newtown & Sharpness
Newtown & Sharpness is a **Tier 3a** settlement and has a Settlement Development Limit (SDL). In addition to the allocated sites [outlined in red on the map], limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Newtown & Sharpness's role and function as an accessible settlement with local facilities.

PS34 Sharpness Docks: This is an existing site allocation in the current Local Plan (SAS).
PS35 Land at Focus School, Wanswell

The proposed strategic site allocation **PS36** is not envisaged as an extension to the existing settlement of Newtown & Sharpness, but as a distinct new settlement in its own right. Further details of the proposed Sharpness "Garden Village" are set out on these exhibition boards and within our consultation document.

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

There are no site allocations at Slimbridge village (although **PS37** is within the parish).

Cambridge, Newport
Cambridge and Newport are **Tier 4a** settlements and have Settlement Development Limits (SDL), [outlined in black on the map]. Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing their role, function and accessibility as accessible settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Cambridge or Newport.

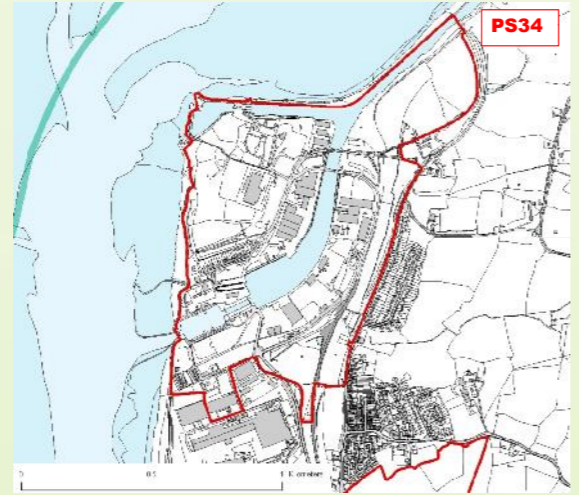
The proposed strategic site allocation **PS37** is not envisaged as an extension to the existing settlement of Cambridge, but as a distinct new settlement in its own right. Further details of the proposed Wisloe "Garden Village" are set out on these exhibition boards and within our consultation document.

The Berkeley cluster | Strategic site allocations

...Sharpness Docks

Draft site allocation

PS36 Sharpness Docks:
Land at Sharpness Docks, as identified on the policies map, is allocated for a mixed use development, comprising dock uses and dock related industrial and distribution uses, including 7 ha expansion land, to the south and a mix of tourism, leisure and recreational development including up to 300 dwellings to the north, as set out in the current Local Plan Sharpness Docks strategic allocation. Detailed policy criteria are set out in the current Local Plan Policy SAS, to highlight specific mitigation measures and infrastructure requirements. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.



The site identified as **PS34** is already an allocation in the current (2015) Local Plan (SAS), which the Draft Plan proposed to carry forward.

Although the site has yet to receive Planning Permission, the Canal & River Trust have previously published some concept material and held public consultation exhibitions.

Proposals for the site will continue to evolve through this Local Plan Review process and future planning applications.



Stone
Stone is a **Tier 4b** settlement and has Settlement Development Limits (SDL). Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Stone's role and function as a settlement with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Stone.

Have your say...

Do you know of particular issues or constraints relating to these proposed sites?
How should specific constraints, needs or opportunities be reflected in the final site allocation policies and supporting text?
Visit our website to make comments online.

Find out more...
Have a look at the **Development Strategy** board to see how these sites fit into the overall strategy. Preliminary **concept material** relating to the strategic sites (produced by the respective site promoters) is available on our website. There are supporting documents for you to look at here today if you would like to find out more about the **settlement hierarchy**, **policies**, the **vision** for this area and **evidence** behind the Draft Plan. Or visit our website for full information.