

**Public Consultation**

**on the**

**STONEHOUSE DESIGN STATEMENT**

**20<sup>th</sup> September to 1<sup>st</sup> November 2004**

## **INTRODUCTION**

A public consultation was conducted to seek the views of residents, businesses and other interested parties on the draft Design Statement prior to its finalisation. This started on 20<sup>th</sup> September 2004. Although it was nominally of 6 weeks duration, the Steering Group continued to accept comments for as long as practicable.

- (i) Strenuous efforts were made to advertise the consultation. Twenty five posters were distributed to shops and businesses in the centre of Town and almost 200 flyers to businesses, mainly those on the industrial estates. In addition, flyers were sent to 53 consultants in Gloucestershire and 32 in Bristol.
- (ii) The Citizen published an article on 14<sup>th</sup> October and there was a whole-page article in the October issue of Neighbourhood News (supplied free to all homes in Stonehouse and to those businesses within the Town).
- (iii) The draft Design Statement was available from the Internet. In addition, 54 paper copies were supplied by the Town Clerk.
- (iv) On Saturday 30<sup>th</sup> October a consultation session was held in the Town Council Offices to give residents and other interested parties an opportunity to discuss the content of the document, have their questions answered and have their views recorded. On the preceding Monday, 23 posters were delivered to shops and businesses in the centre of Town. These were focussed on the consultation session.
- (v) At the consultation session displays, comprising relevant photographs plus the recommendations in the draft Design Statement, illustrated each section of the document. Large-scale maps of Stonehouse and its surroundings were displayed for reference, including one which showed the protected areas in and around Town; another showed public footpaths.
- (vi) Approximately one hundred people participated in the session. A number of Town and District Councillors assisted, together with our County Councillor.
- (vii) On 11<sup>th</sup> November The Citizen published an article on the consultation session.

## **OUTCOME OF THE PUBLIC CONSULTATION**

The following tables summarise:

- A. the changes to the proposed Design Statement which have resulted from the public consultation;
- B. comments to the public consultation which have not resulted in changes to the proposed Design Statement.

**TABLE A: SUMMARY OF CHANGES TO THE PROPOSED  
STONEHOUSE DESIGN STATEMENT**

Page/Paragraph Reference	Text Proposed	Existing Text	Reason for Change	Respondents
Introduction, para. 7	The Design Statement is designed as a single document to provide supplementary planning <u>advice</u> .	The Design Statement is designed as a single document to provide supplementary planning <u>guidance</u> .	Since the new Planning & Compulsory Purchase Act came into effect in late 2004, supplementary planning <u>guidance</u> no longer exists. Following consultation with GOSW Bristol, the Countryside Agency and SDC officers, it was agreed that, since the public consultation on the Design Statement was in progress when the new regulations were introduced, it was appropriate to complete the document under the regulations which were in effect when the consultation started. The document will require to be reviewed after 3 years, in consultation with the Local Planning Authority, to bring it into line with the new regulations.	

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<b>Green Spaces, title</b>	<u>Green Spaces</u>	<u>Open Spaces</u>	Correction since “open” was being applied as an adjective to qualify spaces which “are not normally accessible to the public” i.e. not open.	
<b>Green Spaces, paras. 68, 69 &amp; 70</b>	<p><b>Court Farm Paddock</b></p> <p>This field is in a Conservation Area. To the north, it is bordered by the A419 and, to the south and east, by a historic group of Listed buildings in a rural setting. Ocean Lane, a private road leading to The Ocean (Site D in the Section on The Canal), passes along its eastern edge. The planned restoration of the Canal is to start from The Ocean.</p> <p>This field has been the subject of two recent planning applications for residential development. Both were refused by Stroud District Council. Appeals against these refusals were dismissed by the Planning Inspectorate in July 2003.</p> <p>Keeping this area green would help maintain the character and relationship of a group of the oldest buildings in Stonehouse [Reference 3; see Appendix 2 to this document]. For those travelling from Junction 13 of the M5, the open view from the A419 across Court Farm Paddock provides part of the splendid historic entrance to the Town and to the District.</p>	Text proposed is new i.e. not replacing existing text.	To retain this field as part of the historic entrance to Stonehouse and to the District.	<ul style="list-style-type: none"> <li>• Ted Pollard &amp; Audrey Sansom</li> <li>• R F Ault &amp; Mrs P J Ault</li> </ul>

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<p><b>The Canal, para. 91</b></p>	<p><b><u>Site B: The land on the north bank, between Hayward’s Bridge (which carries the Ebley Bypass over the Canal to Horsetrough Roundabout) and Site A.</u></b> The ownership of this site is split between Wycliffe College and Gloucestershire County Council. It contains the College’s old boathouse and an inviting tree-lined public footpath and cycleway (formerly the Midland Railway branch line to Nailsworth which includes a splendid iron bridge over the Canal). At present much of this area is overgrown and contains a few dilapidated and unused buildings. This site offers the same attractive route to the High Street as Site A. However Wycliffe College has planning permission for a new swimming pool and car parking on the site. The Town Council recommends that any development of this site should seek to capitalise on the benefits of the restoration of the Canal and enhance leisure facilities for residents and visitors. Ideally, this site should be planned comprehensively in conjunction with Site A.</p>	<p><b><u>Site B: The land on the north bank, between Hayward’s Bridge (which carries the Ebley Bypass over the Canal to Horsetrough Roundabout) and Stonehouse Bridge.</u></b> This site contains Wycliffe College’s old boathouse and an inviting tree-lined public footpath and cycleway (formerly the Midland Railway branch line to Nailsworth which includes a splendid iron bridge over the Canal). At present much of this area is overgrown and contains a few dilapidated buildings. This site offers the same attractive route to the High Street as the previous site. However, it is in private ownership. The Town Council recommends that any development of this site should be in harmony with and respect the Canal on its southern boundary and the public footpath and cycle route on its northern boundary.</p>	<p>To highlight the potential of this site, in conjunction with Site A, to provide enhanced leisure facilities for residents and visitors.</p>	<ul style="list-style-type: none"> <li>• Paul Fong of Hunter Page Planning</li> </ul>
<p><b>Recommendations Associated With The Canal, para. 98</b></p>	<p>The Town Council recommends that any development of Site B should seek to improve leisure facilities for the Town and be planned comprehensively in conjunction with Site A. The development should take maximum advantage of its canal-side location and accommodate the cycle route to</p>	<p>The Town Council recommends that any development of Site B should be in harmony with and respect the Canal on its southern boundary and the</p>	<p>As above.</p>	<ul style="list-style-type: none"> <li>• Paul Fong of Hunter Page Planning</li> </ul>

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	Nailsworth.	public footpath and cycle route on its northern boundary.		
<b>Recommendations Associated With The Canal, para. 99</b>	It is the view of the Town Council that neither Site C nor Site D is the best site for a Town Wharf and that other development on these sites would be inappropriate. If either Site C or Site D were to be considered for use as the new Town Wharf, the Town Council recommends that access difficulties to the Town centre would first have to be overcome.	If either Site C or Site D were considered for use as the new Town Wharf, the Town Council recommends that access difficulties to the Town centre would first have to be overcome.	Reinforcement of the inappropriateness of development of these site.	<ul style="list-style-type: none"> <li>• Ted Pollard &amp; Audrey Sansom</li> <li>• R F Ault &amp; Mrs P J Ault</li> </ul>
<b>Future Development, para. 106, bullet 2; also, Recommendations Associated With Future Development, para. 124, bullet 2</b>	use appropriate boundary treatments such as traditional hedges, walls and railings wherever possible and avoid substantial lengths of wooden fencing and walls, in excess of 1 metre high, fronting public highways and spaces;	Text proposed is new i.e. not replacing existing text.	To protect the character of Stonehouse and its surroundings.	<ul style="list-style-type: none"> <li>• Colin Knight</li> </ul>
<b>Future Development, para. 112; also, Recommendations Associated With Future Development, para. 127</b>	It is the recommendation of the Town Council that, where a new development is to include affordable houses, they are distributed through the development and not grouped together.	Text proposed is new i.e. not replacing existing text.	To avoid isolation of affordable housing within developments. Also to reflect national policy guidance.	<ul style="list-style-type: none"> <li>• Mrs Lesley Williams</li> </ul>
<b>Future Development, para. 118</b>	118. Today there are a number of industrial estates in the Town, mostly on the outskirts, particularly at and near Oldend Lane. Stroudwater Business Park has experienced extensive development in recent years. Stonehouse has the largest allocation of industrial development on green fields in Stroud District. With more than 150 businesses on the industrial estates, the Town Council has concerns that	Today there are a number of industrial estates in the Town, mostly on the outskirts, particularly at and near Oldend Lane. Stroudwater Business Park has experienced extensive development in recent years.	To protect the character of Stonehouse and its surroundings.	<ul style="list-style-type: none"> <li>• Chris Hancock</li> <li>• Mrs Weir</li> </ul>

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	Stonehouse has taken a disproportionate share of the industrial development within the District.	Stonehouse has the largest allocation of industrial development on green fields in Stroud District.		
<b>Future Development, para. 119</b>	119. The areas of land allocated for employment use will, when developed, have a significant impact on the setting of the Town. The areas adjacent to Nastend Farm and Oldend Farm are on rising land and development in these areas will be highly visible from vantage points such as Haresfield Beacon as well as local footpaths. The Town Council recommends strongly that the floor levels and heights of the new units are planned so as to minimize their impact on the landscape and that the colour of the cladding blends with the local landscape. The Town Council supports the inclusion of well planted landscape belts to soften the impact of the new units	Text proposed is new i.e. not replacing existing text.	To protect the character of Stonehouse and its surroundings.	<ul style="list-style-type: none"> <li>• Colin Knight</li> <li>• Mrs Weir</li> </ul>
<b>Future Development, para. 120</b>	120. The A419 Bristol Road is a major gateway into Stonehouse carrying 25,000 vehicles a day. It is the Town Council's view that development of the employment sites adjacent to this road represents an opportunity to create a quality gateway into the Town that is memorable and distinctive. The Town Council recommends that quality landscaping should be incorporated; this should build on existing features such as the avenue of lime trees to the west of Oldend Lane roundabout. Alternative boundary treatments such as hurdle fencing could also be considered. The Town Council recommends that service areas and car parks should not be clearly visible from Bristol Road.	Text proposed is new i.e. not replacing existing text.	To seek to enhance the gateway to Stonehouse and the District.	<ul style="list-style-type: none"> <li>• Colin Knight</li> </ul>



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<b>Future Development, para. 121</b>	121. The Town Council recommends that new industrial areas be laid out so as to allow permeability within the areas and to enhance walk and cycle links into Stonehouse and onto the National Cycle Network. Also that existing footpaths, bridle-paths and lanes should be retained and enhanced.	Text proposed is new i.e. not replacing existing text.	To enhance the extensive network of footpaths in the Town. Also to reflect national planning guidance and to minimise the use of private cars.	<ul style="list-style-type: none"> <li>Colin Knight</li> </ul>
<b>Recommendations Associated With Future Development, para. 129</b>	<p>In respect of industrial and commercial development, the Town Council recommends that:</p> <ul style="list-style-type: none"> <li>At Nastend Farm and Oldend Farm, the design of any new development should be such as to minimize the impact on the landscape through consideration of levels, heights and colour of cladding; thick well planted landscape belts should be included to reduce the impact of the development from vantage points and local footpaths.</li> <li>On sites adjacent to the A419 Bristol Road the opportunity should be taken to create high quality landmark buildings to create a distinctive gateway to the Town; in respect of landscaping the emphasis should be on quality rather than quantity and service areas and car parks should not be visible from the main road.</li> </ul> <p>In all cases walking and cycling links into the Town must be provided and existing rights of way protected and enhanced.</p>	Text proposed is new i.e. not replacing existing text.	To protect the character of the Town and to seek opportunities to enhance it. Also, the drawing together of content of new paras. 119, 120 & 121	

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<b>Recommendations For The Future, paras. 143 to 146</b>	<p>The Town Council would expect to review the Design Statement in 3 years:</p> <p>to bring it into line with new regulations, particularly the recent Planning &amp; Compulsory Purchase Act, in consultation with Stroud District Council;</p> <p>to incorporate the latest experience of the Town Council's Planning &amp; Transportation Committee;</p> <p>to check that it is in conformity with other SDC guidance and the future Local Development Framework e.g. its Green Spaces Strategy;</p> <p>to review design statements produced by other towns and villages for fresh ideas and experience.</p>	<p>Text proposed is new i.e. not replacing existing text.</p>	<p>To express the desirability of bringing the Design Statement into conformity with new regulations, particularly the recent Planning &amp; Compulsory Purchase Act. Also to take the opportunity to review the Design Statement in 3 years in order to take account of experience and other matters which might enhance its content.</p>	

**TABLE B: COMMENTS TO THE PUBLIC CONSULTATION  
WHICH HAVE NOT RESULTED IN CHANGE**

<b>Comments made</b>	<b>Respondents</b>	<b>Reasons for No Change</b>
Regarding the front doors of the new houses in the Bellway development on Gloucester Road, Stonehouse, that there should be some variation in either the pattern or colour.	Stanley Dicker	Already addressed to Stroud District Council which gave planning permission for the Bellway development. SDC has responded to Mr Dicker's comments.
The Town is too large. We were in a Cotswold village, now a town, and the development is ugly, much of it on green belt or flood zones.	Chris Hancock	The recommendations of the Design Statement support the preservation of green spaces, including some which are privately owned e.g. paras. 53 & 73. Also that no development should be allowed on the meadows by the River Frome (para. 78).
Homes should be small and affordable, for local workers. They should be in keeping with the original Stonehouse architecture.	Chris Hancock	The recommendations of the Design Statement include encouragement of affordable homes (paras. 125 & 126) and of the use of upper floors above shops & offices for residential purposes (para. 128). "Original Stonehouse architecture" gives no specific design suggestion.
You may wish to hold off on the formal adoption of your design statement until the Stroud District Local Plan is adopted. At present the deposit draft Local Plan does not have any statutory force but the Inspector's report on the Local Plan is currently with the Council and therefore the Plan may be adopted shortly.	Paul Fong of Hunter Page Planning	The SDLP is at an advanced stage and, having received the Inspector's report, is nearing adoption. It therefore has significant weight in reaching planning decisions.
Reinstating our Pub and incorporating a Provisions Store (in Bridgend).	Mrs P Weyman	Not a design suggestion. Furthermore, the Town Council has no means of persuading any person or business to provide a pub or provisions store if they could not expect to make a living from it.
Amenities for the youth of Stonehouse	Mrs P Weyman	Not about design. This important matter is being addressed by Stonehouse Partnership.

Comments made	Respondents	Reasons for No Change
More variety of shopping. A food hall to compete with the Coop.	Mrs P Weyman	Not about design. Furthermore, the Town Council has no means of persuading any person or business to provide a pub or provisions store if they could not expect to make a living from it.
Parking in Bridgend is hazardous. Homes that have driveways should be made to use them and not park on the narrow roads. Lack of garaging to both the east and west of the Wharfdale Estate. Speed deterrents.	Mrs P Weyman	Not about design.
Lighting along the towpath. More dog bins are vital for the towpath. The Canal bank needs to be addressed annually. The Canal needs a good clean. A general clear up of the Canal bank is needed. The tow path is a Public Path and should remain as that. The incorporation of a cycle track should not be pursued.	Mrs P Weyman	As discussed in para. 83, the success of British Waterway's bid to the Heritage Lottery Fund should ensure considerable improvement to the Canal, its bank and its towpath in the near future.
More Police presence is required for the elderly on the (Wharfdale) estate.	Mrs P Weyman	Not about design.
Did you take account of the recommendations in the Town Appraisal Support Group's report from 1997-98.	Ron Williams	This report was one of those considered initially by the Design Statement Steering Group.