

## Bisley with Lypiatt Parish Council

### Response to the Local Plan Review

We would like first of all to applaud this Review of the District's Local Plan, welcoming the recognition of the challenges facing the District and the decisions that you have consulted on and are recommending in policy changes. We particularly welcome the 'scene setting' context well described in Chapter 1, and especially the integration of climate change at the heart of strategic policy for the District.

Amongst other key issues we support the aim to ensure net gains for the natural environment by extending, enhancing and delivering green infrastructure. We also support the need for 'affordable' housing for the young and elderly.

In our response we are, in the main, only commenting on policies or text we either disagree with or feel should be strengthened. We suggest additional policies and wording where we feel it is important in *italics/red*. All other policies please take it that we give them our support.

#### OUR RESPONSES:

**Chapter 2: Making Places/ Vision to 2040 p22:** We support this but would like to add to the vision statement: *"Our District has a vibrant and supportive agricultural community, supporting many community food projects and allotment growers, supplementing the commercial growers, and our District grows most of its own food"*.

**Strategic Objective SO2 p 23:** Please omit the word "growth" here and wherever it is used in the document (e.g. 2.6 p36-9) "Growth" is a term that inherently contradicts a carbon neutral economy (even prefaced by 'balanced'); we would prefer simply *"a balanced intelligent economy enabling people to thrive and respectful of Carbon Neutral targets"*. The Economic Needs assessment for Gloucestershire appears (from para 2.51 p36) to be making the 'growth' assumption. We hope this will unravel given the overarching priority of climate change.

**Meeting Gloucester's Needs 2.30-2.31 and The South of the District 2.33, p29** We **object** to Stroud offering sites to other authorities. We

believe the District will be unable to meet its own quota of housing, never mind accepting more housing from north and south. If this happens we believe Stroud will lose its local distinctiveness and precious rural characteristics.

**Meeting Stroud District's Community and Green Space needs p46:**  
Please strengthen:

- continued protection *and enhancement* of identified areas of biodiversity, landscape and heritage importance.

### **CORE POLICIES**

**DCP1 p47:** We **STRONGLY** support this new policy. It is particularly challenging to rural areas like ours where supporting village services, developing local food production and supplies, supporting community infrastructure and finding innovative ways to reduce transport emissions, energy imports, and improving community care and facilities for those most vulnerable without compromising the environment of the AONB, is critical.

**Core Policy CP5 p54: Environmental development principles for strategic sites**

Strategic sites will:

Add 6: *1. Conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors and catchments*  
*2. Open up any culverted watercourse where safe and practicable to create an asset of community value*  
*3. Improve water efficiency through incorporating appropriate water conservation techniques including rainwater harvesting and grey water recycling*

Add to E: Minimising energy consumption and improving energy performance *through maximising insulation ideally to Passivhaus standard*

**The Stroud Valleys p 79**

*p.79 EASTCOMBE should be classified with The Cotswold Cluster see below as it is part of Bisley-with-Lypiatt Parish Council as referenced on page 59*

**The Cotswold Cluster pp 142/144**

*p.142: Bisley offers well over 300 local jobs ranging from a circus to market gardening, so it is factually wrong to say it “has no significant employment role”.*

*Please add the following to the list of thriving services: Post Office and Tea Shop, The Farm Shop (market garden), Holbrook Garage & Petrol Station, The Green Shop, Graduate Gardeners, Bear and Stirrup Cup Inns*

*Please add the following to the local community facilities: Bisley Community Composting Scheme, Bisley Community Orchard, Allotments.*

*p.144: Oakridge: Please add 2 Allotment sites and Tennis Courts and Butcher’s Arms pub to the list of community facilities*

*Ref to p.59 Add Eastcombe facilities: Allotments, Village Green, Sports Pitch and Recreation Ground, Village PO and Shop, Hairdressers, Lamb Inn, Scout and Guide Hall.*

## HOMES & COMMUNITIES

**Core Policy CP8 p151** supported with the addition of *3. Have...and community facilities such as allotments, community orchards, community composting schemes that are.... etc”*

**New Core Policy DHC2 p.153** supported with the addition of:

*6. The proposal enables local land workers to plan long term to live and work on their holding, the permission conditional on continued land activity.*

**Delivery Policy HC4 p.154** Local Housing need (exception sites): Supported with amendment *6. The proposed construction meets sustainability requirements for new build dwellings and appropriate additional measures to enhance the energy efficiency of the existing dwelling or unit are undertaken*

**Delivery Policy HC5 p.157:** Add *6. Replacement dwellings must meet or exceed latest energy and water efficiency and renewable criteria.*

**Delivery Policy HC8 p.158:** Amend 4: “the proposed construction meets....*and appropriate additional measures* to enhance the energy efficiency ...*are taken...*”

**New Delivery Policy DHC5** p.159 (Wellbeing and healthy communities) is supported with the addition of in 1. will provide “access to healthy, fresh and locally produced food *including provision of allotments*”

**New Delivery Policy DCH6** p. 159 protecting existing green spaces but this policy should be stronger and *should improve and enhance green spaces ESPECIALLY green corridors. Green spaces should not be reduced due to development. Open spaces are an intrinsic part of the character and setting of our communities*”. We welcome the role of the Neighbourhood Development Plan in designating these spaces.

**We recommend a NEW POLICY in this HOMES & COMMUNITIES SECTION to control Air B&B’s/temporary unlicensed Holiday lets (Policy suggestion in Economy & Infrastructure /Tourism EI10):**

*In our area and many rural areas houses are being bought and used as an investment for city money and then changed/adapted for a holiday lets/AirB&B. We need a policy to control/limit this. When a dwelling becomes a permanent holiday let/AirB&B it should require **a change of use to a commercial category** because it is no longer a “residential site” –it is a commercial business with transient occupation. It has a different impact on the surroundings more like that of a commercial operation. Holiday occupants will not contribute to supporting a local school, Doctors surgery, allotments, or any local community facility, therefore the house is not a residence. Furthermore, it will not be available as home for local people, raising house prices artificially and reducing the number of homes available to rural people.*

## Economy and Infrastructure

**Delivery Policy EI10** p.171 Provision of New Tourism Opportunities: We strongly recommend a new policy to control Air B’n’B-type lettings:

*“Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, other than replacement dwellings will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.*

*Principal Residences are defined as those occupied as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home.*

*This Policy will apply to new dwellings and reuse of disused agricultural buildings*

*The same will apply to succession dwellings for rural workers. These will be supported providing there is a provable family connection existing for more than 10 years of permanent residency.*

*(adapted from Megavissey (Cornwall) Parish Neighbourhood Development Plan Policy HO1 Open Market Homes for Principal Residence)*

**Delivery Policy EI10** p.171.: Add to 3. “the scale.....would not detract from, *but will enhance and improve* the acknowledged biodiversity interest, character .....would not be detrimental to the amenities of residential areas *nor interfere with the neighbouring residents’ quiet enjoyment of their property*”.

## Our Environment and Surroundings

**Core Policy CP14** p178-9: High quality sustainable development: Add to 9:

“...and amenity space *such as allotments, community orchards, community composting schemes* provision...”

**CP15 p 179: ADD criteria 10.** *Maintains the use and occupation of the land enabling the continuity of a local family within the community.*

**Delivery Policy ES1** p.181: Sustainable construction & design: Add *10: Major development applications, even building change, must include proposals for generation of renewable energy to contribute at least 50% of the building’s energy use*

**Delivery Policy ES2** p.182: Renewable or low carbon generation: Add *“All rooftops encouraged to have renewable generation from solar”*

**Delivery Policy ES4** p 183: Water Resources, Quality and Flood Risk: We object. Requirements 1 -6 are not strong enough and need modification/deletion with suggested substitution:  
*New development in areas with known ground and surface water flooding issues will not be permitted due to risk on this site and additional exacerbated risk further down the catchment*

Flooding areas are exacerbated by runoff water further up the catchment. This policy must be integrated throughout the Plan.

**Delivery Policy DES1** p.185: Conversion of redundant agricultural or forestry buildings: We support on condition that *“Wildlife and biodiversity is not harmed but protected, encouraged and enhanced by the conversion”* (Ref Policy ES6)

**Delivery Policy ES10** p.188: Valuing our Historic environment and assets:

It is unlikely that Listed Buildings will be exempt from the proposed 2030 ban on the use of fossil fuels so we will need to make provisions. In order to keep Heritage Listed dwellings in good condition and keep them occupied with at least minimum comfort and affordability levels, plus ensuring they are kept as dwellings and do not become empty “ancient monuments”. We suggest a Policy addition as follows:

*Energy upgrades on Listed Buildings will be supported providing the following conditions are met: -*

- 1. The energy efficiency measure is reversible when no longer necessary.*
- 2. The change does not compromise the Listing Schedule.*
- 3. The installation of double glazing will be encouraged but the frames must be made from sustainable materials and be of sympathetic design.*
- 4. The installation of internal wall, ceiling and roof insulation will be encouraged as long as it does not harm the interior Listed features of the building.*
- 5. Permission to install renewable generation measures would be encouraged as long it does not cause harm to the fabric or historic character of the building or cluster of buildings and their setting.*
- 6. Where the Listed Building has a space, either on a roof or on the ground, that is not visible in the main building vista, installation of renewable measures will be encouraged.*

**Delivery Policy DES2** p 190: Green Infrastructure: We strongly support this and recommend strengthening it to:

*All development proposals should: etc*  
**(delete ‘where possible’ and ‘appropriate’)**

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