



Stroud District Local Plan Review

Draft Plan | Additional housing options

Public Consultation - October 2020

Development Services
Stroud District Council
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

The Planning Strategy Team
local.plan@stroud.gov.uk



#stroud2040

visit www.stroud.gov.uk/localplanreview



Planning
for our future

Local Plan Review | Why an extra consultation?

The Local Plan Review

The District Council is producing a new **Stroud District Local Plan**. When finalised, it will identify the housing, employment and community development that is required within Stroud District to meet needs over the next 20 years.

The Council started the process in 2017 and consulted on a **Draft Local Plan** in November 2019, which set out the council's preferred strategy and sites for distributing development within the District, alongside policies for shaping future development and protecting and conserving the natural and built environment. Since January 2020, the Council has been analysing the responses we received to the **Draft Local Plan** public consultation, developing further evidence to inform the Plan and considering the contents of the final Draft Plan.

Unfortunately, the Covid-19 pandemic has resulted in a delay to the current published timetable, and the longer term effects of the pandemic need further consideration. The

intention now is for the **final Draft Local Plan** to be approved in February 2021, with the final formal 6 weeks' public consultation commencing shortly afterwards, and the Plan **submitted** to Government for examination by May 2021.

Focused consultation

Whilst work on the Local Plan continues, the Council would like to seek views on one particular issue which will help inform the final Plan. We are therefore launching an eight week public consultation on the contents of this document.

This consultation is intended to have a narrow focus on the **spatial** and **site options** set out in this document.

Whilst we encourage responses to this consultation, *please do not repeat comments that you may have made previously on other policies or sites which formed part of the **Draft Local Plan**, but which do not form part of this focussed consultation.* These previous comments will be

taken into consideration and a report of consultation will accompany the **final Draft Local Plan** when it is considered in 2021.

Future housing requirements

In August 2020, the Government published a consultation document which proposed changes to the way the Government calculates the **minimum housing requirement** for each local authority area in the country. This revised standard method has proposed increasing the requirement for Stroud District from the level set out in the 2019 **Draft Local Plan** of 638 homes per annum, to 786 homes per annum. If this new revised method is confirmed, a revised **Draft Local Plan** may have to identify further land within the District for housing. Current monitoring indicates that we may have to find land for an additional 1,050 – 2,400 homes between now and 2040.

Table 1, over the page, shows how we have reached this figure.



A	Number of houses with permission minus undeliverable sites, as at 1 April 2020	4,595
B	Minimum requirement using Government revised standard method (786 homes per annum x 20 years)	15,720
C	Minimum residual housing requirement to 2040 (= B - A)	11,125
D	Allocated sites in Draft Local Plan (2019)	8,725
E	Small sites (windfall) allowance (75 homes per annum x 20 years)	1,350
F	Total housing supply in Draft Local Plan (= D + E)	10,075
	Potential shortfall in planned housing supply (minimum = C – F)	1,050-2,400

▲ Table 1 ... calculating Stroud District's residual housing requirement up to 2040

Furthermore, if the Council decides to remove or reduce the numbers at any of the proposed site allocations that were set out in the 2019 **Draft Local Plan**, further land to replace this supply will also be required, as the Government requires the Council to meet the nationally determined minimum housing levels.

A reserve housing supply

In addition to the above, in the **Emerging Strategy** we published in 2018, we identified that Government requirements would mean the delivery of housing at a rate well beyond anything seen in Stroud District's living memory. The figures shown in **Table 1** will increase this challenge. Delivery rates are vulnerable to changes in economic cycles, brownfield sites can be complex and expensive to develop and the creation of new settlements is an ambitious undertaking. We may need to identify additional reserve sites, to ensure that the portfolio of sites in the Local Plan guarantees housing at the delivery rates required. If we don't identify a reserve supply, an undersupply may result in speculative planning applications for housing development elsewhere and would trigger the need for an immediate plan review.

Spatial options

We would therefore like your views on where additional housing land could be found, if it proves necessary for us to identify it in the Local Plan; and whether and where a reserve housing

supply should be identified, in the event that we need it in the future. We invite comments on four possible options that we have identified, plus suggestions for any further alternative options.

What do we want to know?

The purpose of this extra consultation is to understand: -

- ▶ *What is the best strategy for identifying where to accommodate additional housing, if necessary?*
- ▶ *Whether and where a reserve housing supply should be identified, in the event that we need it in the future*
- ▶ *Are there issues or constraints associated with some specific sites, which our assessments suggest may have future potential, depending upon which strategy option we go for?*
- ▶ *Are there any other sites that may have future potential?*



How can I get involved?

Due to the risks associated with the ongoing Covid-19 pandemic, this consultation will be carried out primarily online.



Visit our webpage:

www.stroud.gov.uk/localplanreview

You will be able to find the following:

- ✓ This consultation paper
- ✓ An online questionnaire (for making your response)
- ✓ Background documents
- ✓ Audio visual presentation

We will also be publicising the consultation via social media, newspapers and local posters

In addition, we will be holding the following events:

- An online event with town and parish councils
- We will be happy to attend online parish council meetings in those locations where the new sites are being consulted upon.

Don't have internet access?



We have a limited number of printed copies of this document, available to anyone who is genuinely unable to access this consultation online. If you know someone who does not have access to the internet but who would like to comment, you may be able to help them complete an online questionnaire. Or use our **Local Plan hotline** or **email address** to provide us with contact details (address) so we can send them a hard copy of this document.



email us at: local.plan@stroud.gov.uk



phone 01453 754143
(this is a dedicated hotline for contact details / document requests only)

We will be asking Town and Parish Councils to help us publicise this service locally. However, we regret that due to resources we will be unable to offer this service to those who can access the online material.

How to make comments

We would be very grateful if you are able to submit your views to us via the **online questionnaire**, particularly given the logistics associated with current workplace restrictions. You can attach / upload documents via the questionnaire, if this helps you to provide your response online.



Alternatively, you can email us:
local.plan@stroud.gov.uk

Or send your response to:



Local Plan Review,
The Planning Strategy Team,
Stroud District Council,
Ebley Mill, GL5 4UB

**Please respond by the closing date of
Wednesday 16th December 2020.**



#stroud2040



1. Additional housing options | Spatial options

We would like your views on where additional housing land could be found, if it proves necessary for us to identify it in the Local Plan, and whether and where a reserve housing supply should be identified, in the event that we need it in the future.

Four broad spatial options have been identified in consultation with our **Sustainability Appraisal** consultants. Depending upon the final housing numbers that may be required, they all have the potential to meet some or all of the additional requirements. We would like your views on which of these would be the most sustainable option. You may also wish to suggest a combination of these options, or you can suggest an alternative option if it is not set out here.

Option A – Intensify...

Additional housing within the boundaries of sites already identified within the **Draft Local Plan**. Some of the sites may have potential to increase densities whilst delivering well designed places

Option B – Towns and villages...

Look for further housing sites at the smaller towns and larger villages in the District, thereby distributing a greater proportion of the housing required to **Tier 2** and **Tier 3** settlements.

Option C – Additional growth point...

A new growth point, potentially located along one of the main movement corridors within the District (A38, A419, A4135), where most future transport improvements will be located.

Option D – Wider dispersal...

Identify a range of additional housing sites, not just at **Tier 2** and **Tier 3** settlements, but extending to small sites at **Tier 4** villages.

Settlement Hierarchy... ▶

*Last year's **Draft Local Plan** consultation set out a proposed Settlement Hierarchy for the District's defined settlements.*

Settlements...

Tier 1 – Main settlements

Stroud, Cam and Dursley, Stonehouse

Tier 2 – Local Service Centres

Berkeley, Minchinhampton, Nailsworth, Painswick, Wotton-Under-Edge; Hunts Grove (anticipated)

Tier 3a – Accessible Settlements with Local Facilities

Hardwicke, Chalford, Manor Village (Bussage), Brimscombe & Thrupp, Eastington, Kings Stanley, Leonard Stanley, Frampton-on-Severn, Newtown & Sharpness, Kingswood, Whitminster, North Woodchester

Tier 3b – Settlements with Local Facilities

Whiteshill & Ruscombe, Upton St Leonards, Uley, Slimbridge, Bisley, Coaley, North Nibley, Oakridge Lynch, Amberley, Horsley, Miserden

Tier 4a – Accessible Settlements with Basic Facilities

“Old” Bussage, Cambridge, Eastcombe, Newport, Nymphsfield, Selsley, South Woodchester

Tier 4b – Settlements with Basic Facilities

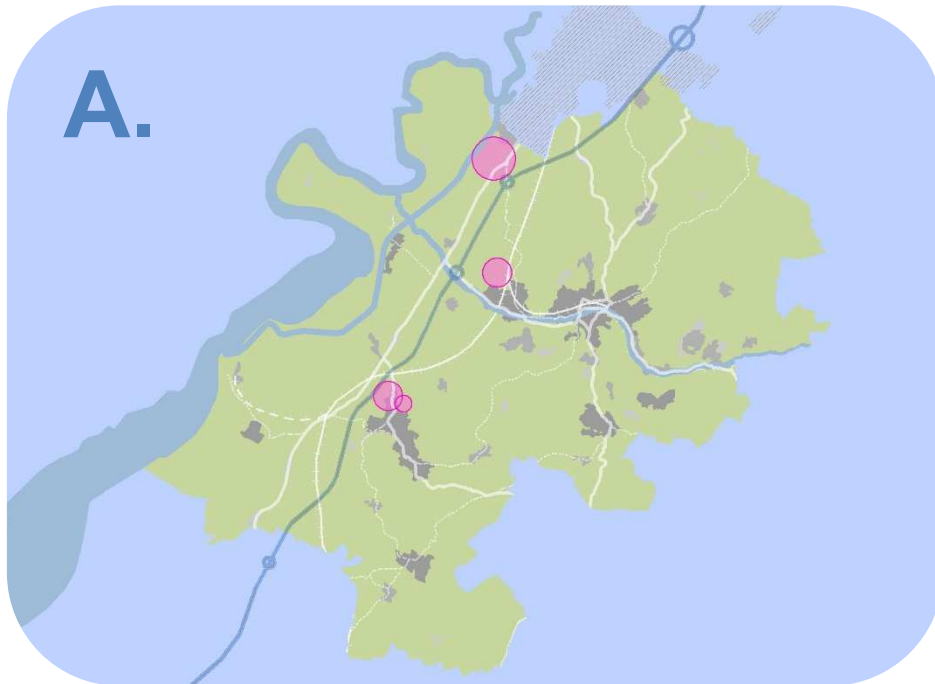
Arlingham, Box, Brookthorpe, Cranham, France Lynch, Haresfield, Hillesley, Longney, Middleyard, Randwick, Saul, Sheepscombe, Stinchcombe, Stone



Option A – Intensify?

Additional housing within the boundaries of the **strategic urban extension sites** already identified in the **Draft Local Plan**.

Some of the current urban extension sites in the **Draft Local Plan** have planned average densities of less than 30 dwellings per hectare. There may therefore be potential to increase densities in some locations whilst delivering well designed places reflecting the existing local character. We have considered whether there is any potential to extend existing allocated sites onto adjacent land, but there are limited opportunities to do this, to the extent that it may not be a reasonable alternative spatial option.



Option B – Towns and villages?

Look for further housing sites at the smaller **Tier 2** towns and **Tier 3** larger villages in the District.

Whilst the **Draft Local Plan** does allocate some smaller housing sites at **Tier 2** and **Tier 3a** settlements, there were a number of sites considered at the previous **Issues and Options** stage that were not taken forward, which could be reconsidered, together with additional sites promoted at the **Draft Local Plan** stage. In addition, making allocations at **Tier 3b** settlements could be reconsidered. Any further sites promoted at this stage could be added to the mix. Combined, this would deliver a greater proportion of the housing required to **Tier 2** and **3** settlements, thereby increasing, albeit modestly, a dispersal focus.



Option C – Additional growth point?

A **new growth point**, potentially located along one of the main movement corridors within the District (A38, A419, A4135) where most future transport improvements will be located.

This could be an entirely new settlement or a very large addition to an existing smaller settlement with a full range of land uses including employment as well as housing. We have re-examined all of the land assessed to date to identify potential locations. **Major movement corridors** (A38, A419, A4135) offer locations with good accessibility to the wider area – but much of the land within the A419 and A4135 corridors is either already built upon, is subject to environmental constraints or has already been assessed as potential urban extensions to our towns. However, there is more potential along the A38 corridor and this consultation identifies two particular locations which may have potential (see page 13, **PGP1** and **PGP2**)



Option D – Wider dispersal?

Wider dispersal of new housing to include small sites at **Tier 4** villages, as well as identifying additional sites at **Tier 2** and **Tier 3** settlements.

To achieve a wider dispersal option, we would need to reconsider not only those additional sites that have already been assessed at **Tier 2** and **Tier 3** settlements, but to assess a number of other sites that have previously been put forward at smaller **Tier 4** settlements. These are sites that have not been assessed before now, as the current **Draft Local Plan** includes a strategy that does not promote wider dispersal to the district's smaller and/or more remote settlements. However, if this option were to be selected at this stage, these sites would need to be assessed and further consultation may be necessary.



Questions...

1.1 Spatial Options | additional housing land:

Question 1

Which strategy option(s) would you support, if additional housing land is required?

- Q 1a Option A – Intensify** *yes/no? please explain your reasons*
Q 1b Option B – Towns and villages *yes/no? please explain your reasons*
Q 1c Option C – Additional growth point *yes/no? please explain your reasons*
Q 1d Option D – Wider dispersal *yes/no? please explain your reasons*
- Q 1e Option E – Would you support a hybrid / combination option? (see Q2)**
Q 1f Option F – Can you suggest another strategy / spatial option for the identification of additional housing land? Please describe it

Question 2

If you answered yes to **Q1e** above, please explain which of the spatial options (A-D) you would like to see combined in a hybrid strategy, and why?

1.2 Spatial Options | a reserve housing supply:

Question 3

Do you support the approach of identifying a reserve site or sites, if housing development on the sites that will be allocated in the Local Plan should fail to come forward as envisaged?

- ▶ Yes
- ▶ No – you should start an immediate review of the Local Plan instead
- ▶ No – other option (please specify)

Question 4

Which strategy option(s) would you support, if a reserve site (or sites) is required?

Note: Option A – Intensify cannot be used as a means of identifying an additional reserve site.

- Q 4b Option B – Towns and villages** *yes/no? please explain your reasons*
Q 4c Option C – Additional growth point *yes/no? please explain your reasons*
Q 4d Option D – Wider dispersal *yes/no? please explain your reasons*
- Q 4e Option E – Would you support a hybrid / combination option? (see Q5)**
Q 4f Option F – Can you suggest another strategy / spatial option for the identification of a reserve site / sites? Please describe it

Question 5

If you answered yes to **Q4e** above, please explain which of the spatial options (B-D) you would like to see combined in a hybrid strategy, and why?

Question 6

If a site in the Local Plan does not come forward for development as expected, then a reserve site(s) may be required. However, the “trigger” for allowing a reserve site or sites to receive planning permission needs to be clearly set out in the Plan, to avoid doubt or uncertainty. There could be a variety of triggers / reasons for bringing a reserve site into play.

What should trigger a reserve site (or sites) coming forward?

- ▶ A delay in an allocated Local Plan site receiving planning permission? *yes/no*
- ▶ Failure to deliver housing at the build rates set out in the Local Plan? *yes/no*
- ▶ Another trigger (please specify)

Please explain your reasons.



2. Additional housing options | Potential sites

Once we have selected the best spatial option, we will then need to identify specific sites that meet that approach.

A number of potential sites were identified during the **Issues and Options** consultation stage in 2017. *We do not intend to consult again on these sites*, as we received public feedback on them previously.

Sites at Tier 4 settlements

Throughout the course of the **Local Plan Review**, a number of small sites at **Tier 4** settlements have been suggested to us. Formerly, these sites have not been assessed, as the current **Draft Local Plan**'s overarching development strategy does not support wider housing dispersal to small and rural settlements. However, if **Spatial Option D** ("Wider dispersal") were to be selected at this stage, those sites would need to be assessed and further consultation may be necessary.

2.1 New housing sites ▶

New sites have been put forward by promoters during the public consultation on the **Draft Local Plan** in 2019/20.

The Council has made an initial assessment through the **Strategic Assessment of Land Availability (SALA)** of all sites and the following new sites have been identified as having future potential, depending upon which spatial option is chosen.

We would like your views on these sites, irrespective of the final spatial options chosen, particularly whether there are any physical constraints (e.g. topography, flooding, access) or potential impacts (e.g. visual / landscape, heritage, ecology, traffic) that would make them unsuitable for development.

These five sites are mapped over the following four pages.

The Berkeley cluster

- **Hook Street Farm, Lynch Road, Berkeley** (site ref. BER016) *Potential for 45 dwellings*
- **Bevans Hill Farm, Lynch Road, Berkeley** (site ref. BER017) *Potential for 15 dwellings*

Gloucester's rural fringe

- **Land at Sellars Road, Hardwicke** (site ref. HAR017) *Potential for 15 dwellings*

The Stroud Valleys

- **Beeches Green Health Centre, Stroud** (site ref. STR065) *Potential for 20 dwellings, healthcare and extra care accommodation*

The Severn Vale

- **Land south of Hyde Lane, Whitminster** (site ref. WHI012) *Potential for 20 dwellings*

Where can I see the evidence ▶
behind the site assessments?

You can find links to our Strategic Assessment of Land Availability (SALA) and the technical studies that supported it on our Local Plan Review web page www.stroud.gov.uk/localplanreview





Berkeley

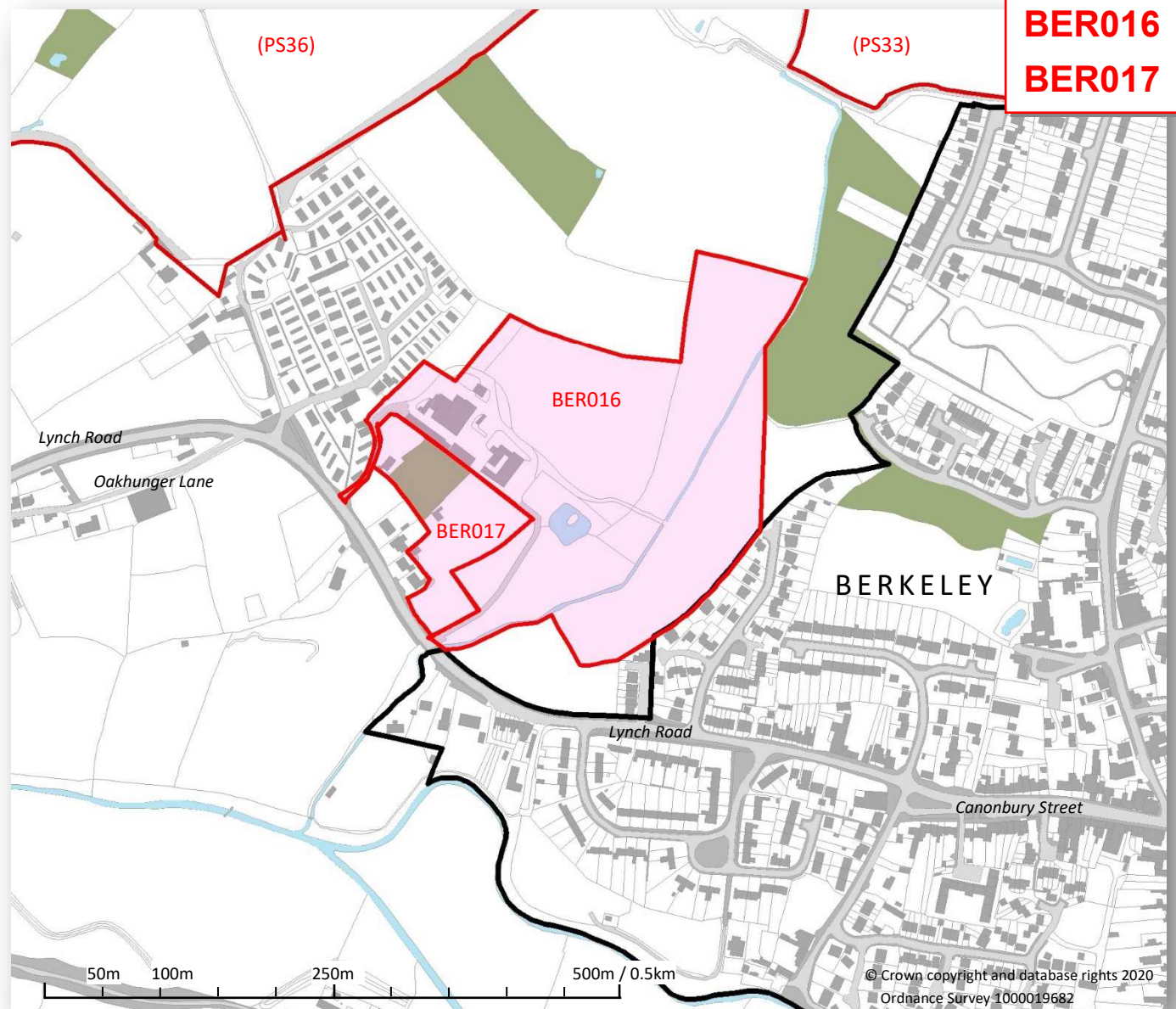
BER016 Hook Street Farm, Lynch Road:

Assessment suggests that there may be potential for 45 dwellings here (the north western part of the site only)

BER017 Bevans Hill Farm, Lynch Road:

Assessment suggests that there may be potential for 15 dwellings here.

The Berkeley cluster | Potential sites



-  New potential sites
-  Proposed site allocations in the Draft Local Plan (2019). These nearby sites have already been subject to public consultation.
-  The Berkeley Settlement Development Limit (SDL)







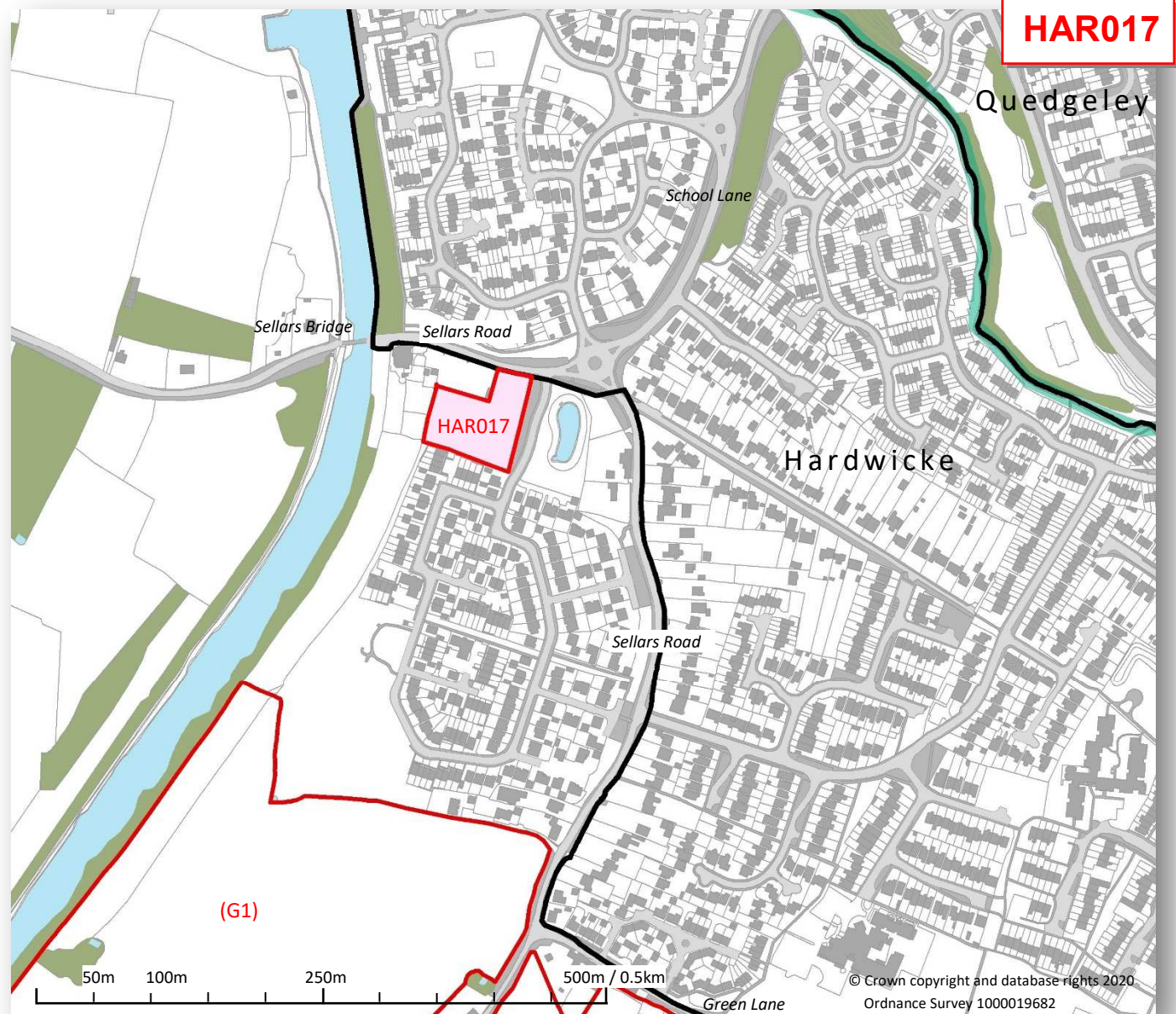
Hardwicke

HAR017 Land at Sellars Road:

Assessment suggests that there may be potential for 15 dwellings here.

Gloucester's rural fringe | Potential sites

-  New potential site
-  Site G1 may have potential to contribute towards future housing needs and was included in the Draft Local Plan (2019); it has already been subject to public consultation.
-  The Hardwicke Settlement Development Limit (SDL)
-  Stroud District boundary with Gloucester



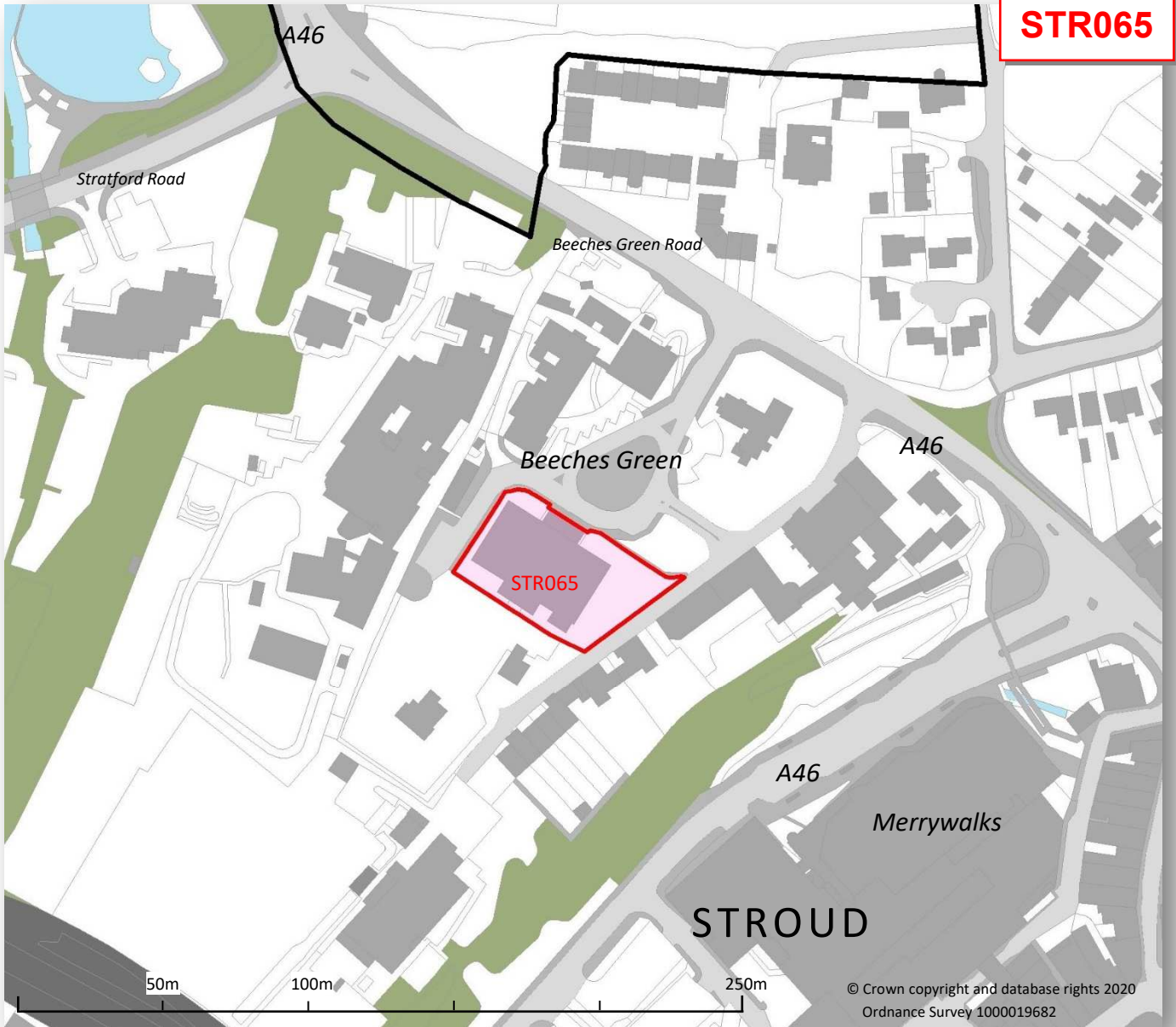




The Stroud valleys | Potential sites

Stroud

STR065 Beeches Green Health Centre:

Assessment suggests that there may be potential for 20 dwellings here, plus healthcare and extra care accommodation



-  New potential site
-  The Stroud Settlement Development Limit (SDL)



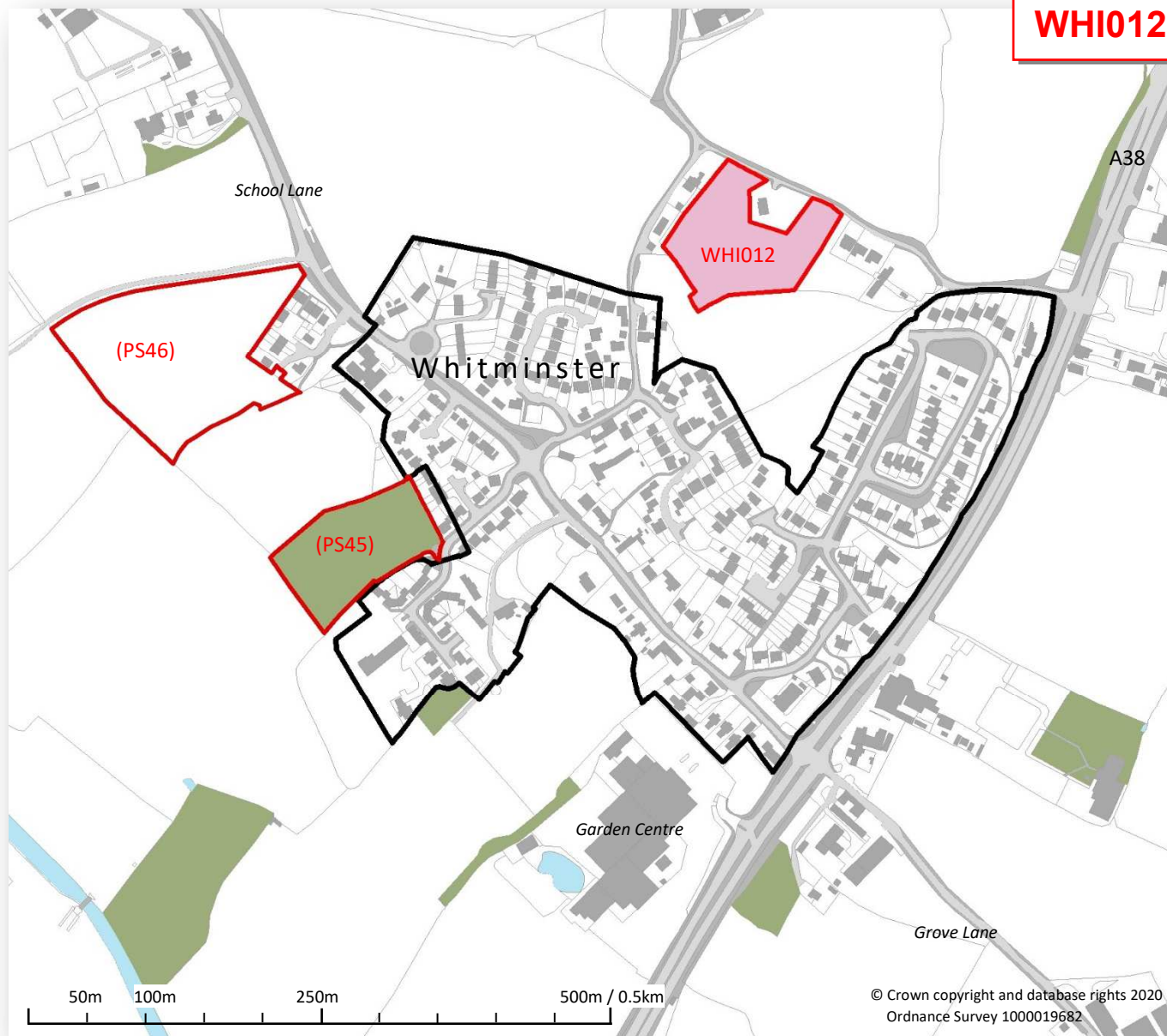
Whitminster

WHI012 Land south of Hyde Lane:

Assessment suggests that there may be potential for 20 dwellings here.

The Severn Vale | Potential sites

WHI012



-  New potential site
-  Proposed site allocations in the Draft Local Plan (2019). These nearby sites have already been subject to public consultation.
-  The Whitminster Settlement Development Limit (SDL)



Questions...

2.1 New housing sites:

Question 7

Do you support or object to the development of the sites identified?

- 7a **BER016** Hook Street Farm, Berkeley
- 7b **BER017** Bevans Hill Farm, Berkeley
- 7c **HAR017** Land at Sellars Road, Hardwicke
- 7d **STR065** Beeches Green Health Centre
- 7e **WHI012** South of Hyde Lane, Whitminster

Please explain why you **support** or **object** to the development of each.

Question 8

Are there any other sites that you would like to be considered for future housing development?

- ▶ Yes, I would like to suggest a site

Please describe the location and/or identify it on a map (which can be uploaded via our online questionnaire) and explain your reasons. Although we are keen to identify any sites with future potential, the Council has limited scope to pursue sites that are not actively promoted to us by a landowner or developer.

- ▶ Yes, I am a landowner / agent / developer and I would like to submit a new site

If you would like to promote an alternative site that has not previously been considered as part of the Local Plan Review or Strategic Assessment of Land Availability (SALA), please fill in the **Site Submission Form** that can be found at www.stroud.gov.uk/localplanreview.

2.2 Potential growth points ▶

Spatial Option C involves the identification of a new “growth point”, potentially located along the main movement corridors within the District (A38, A419, A4135), where most future transport improvements will be located. A growth point could be an entirely new settlement or a very large addition to an existing smaller settlement, with a full range of land uses including employment as well as housing.

We have re-examined all of the land assessed to date and two broad locations have been identified within the A38 corridor, where sites have been promoted to us through previous rounds of public consultation. These are locations where there are very large sites and/or a collection of smaller individual sites which could be combined and developed cohesively.

Other potential locations

We would welcome views on any other broad locations within the District, particularly along the main movement corridors (A38, A419, A4135), which may have potential as an additional growth point.

The Severn Vale

- **Land at Grove End Farm, Whitminster** (site ref. WHI014)

Potential for up to 2,250 dwellings, 13 hectares employment, local centre, primary school, community facilities and open space.

The Severn Vale

Gloucester’s rural fringe

- **Broad location at Moreton Valence / Hardwicke** (site ref. HAR006 – HAR009 and HAR015 – HAR016)

Potential for up to 1,500 dwellings, employment land, local centre, primary school, community facilities and open space.

Where can I see the evidence behind the site assessments? ▶

You can find links to our Strategic Assessment of Land Availability (SALA) and the technical studies that supported it on our Local Plan [Review web page](#).

www.stroud.gov.uk/localplanreview







Whitminster

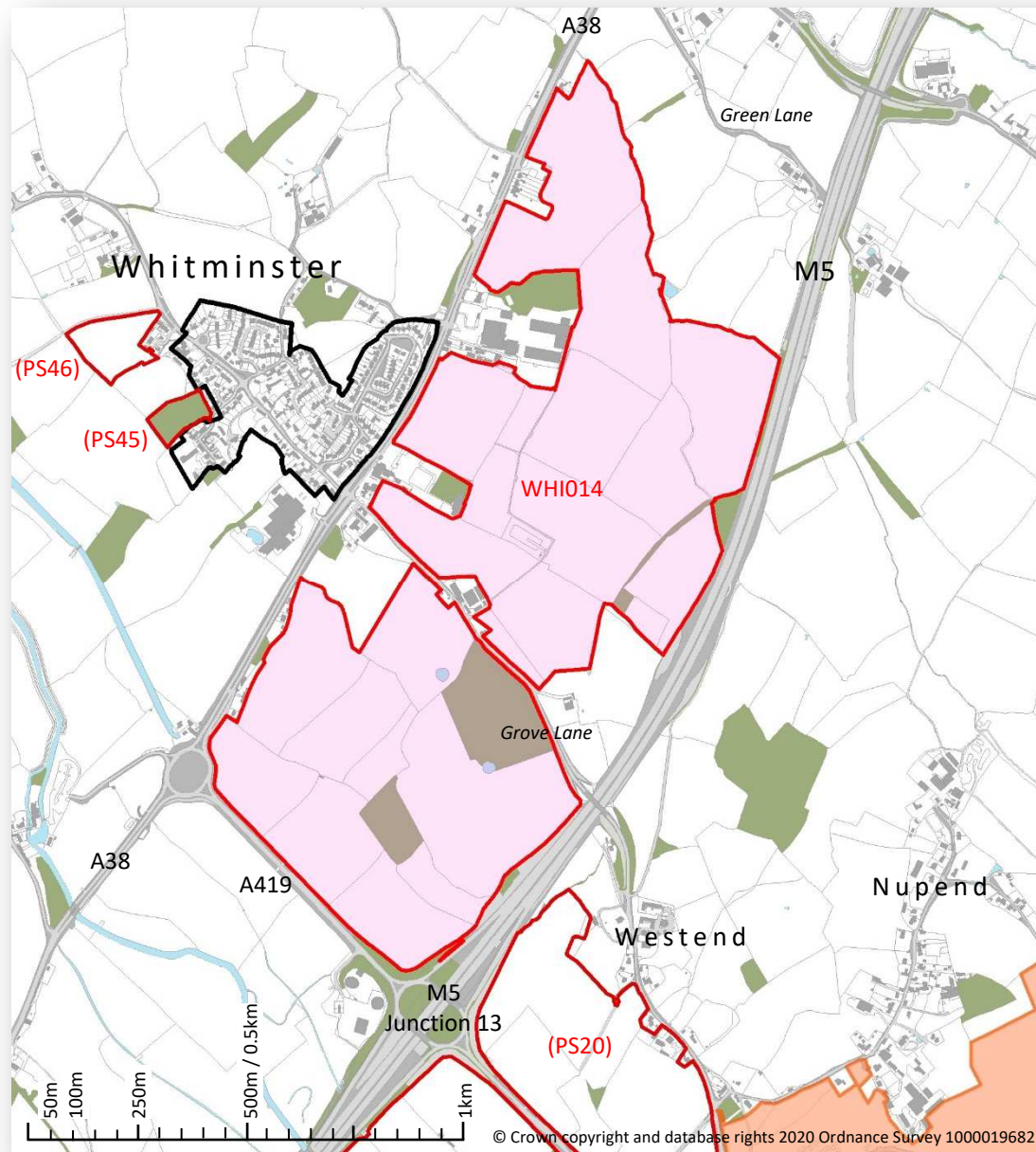
WHI014 Land at Grove End Farm:

Potential for up to 2,250 dwellings, 13 hectares employment, local centre, primary school, community facilities and open space.

A large site has been promoted for a new growth point adjacent to Whitminster at Grove End Farm, at the junction of the A38 with the A419. The development could provide for a new local centre adjacent to the existing village. You can see promotional literature provided by the promoter on our Local Plan Review [webpage](#).

-  New potential site
-  Proposed site allocations in the Draft Local Plan (2019). These nearby sites have already been subject to public consultation.
-  The Whitminster Settlement Development Limit (SDL)
-  Committed development: Great Oldbury (site allocation SA2 "West of Stonehouse" in the current Local Plan) is a major urban extension, currently being built out.

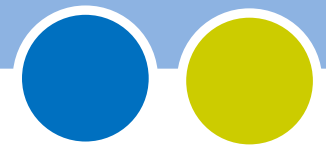
Whitminster | Potential growth point



PGP 1

◀ The WHI014 site, which is being promoted as a single growth point, incorporates a site that was previously submitted and assessed as part of the 2018 SALA: WHI007, the parcel of land to the southwest of Grove Lane.





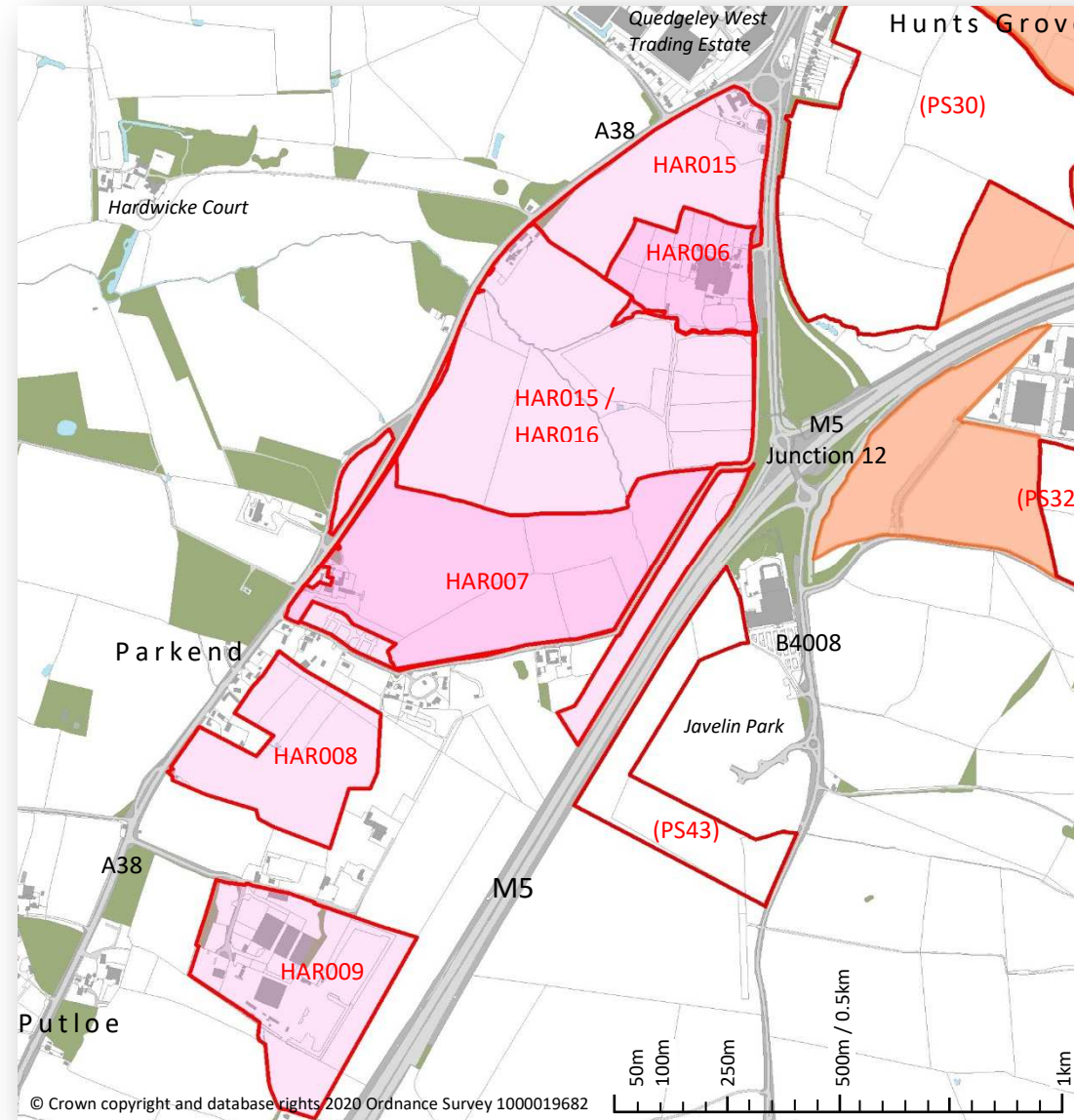
**Moreton Valence
Hardwicke**

HAR006-HAR009 and **HAR015-HAR016**
Broad location at Moreton Valence /
Hardwicke:

*Potential for up to 1,500 dwellings,
employment land, local centre, primary
school, community facilities and open
space*

Whilst a number of sites in the Moreton
Valence / Hardwicke area have previously
been assessed on an individual basis,
there may be potential for some or all of
the sites to be combined and for
additional small sites to be found, in order
to form a cohesive growth point in the
north of the District.




Moreton Valence | Hardwicke | Potential growth point



PGP 2

◀ This potential growth point includes several separate and overlapping sites (n.b. the areas of overlap appear as slightly deeper pink).

Sites **HAR006, 007, 008** and **009** were assessed through the 2016 SALA; Sites **HAR015** and **HAR016** were assessed in 2019.

-  New potential sites
-  Proposed site allocations in the Draft Local Plan (2019). These nearby sites have already been subject to public consultation.
-  Committed development: south of the M5, Quedgeley East is an employment allocation (SA4a) in the current (2015) Local Plan; north of the M5, Hunts Grove (a new settlement, allocated in the 2005 Local Plan) is currently being built out.



2.2 Potential growth points:

Question 9

Do you support or object to the development of the potential growth points identified, or any sites therein?

- 9a PGP1** Land at Grove End Farm, Whitminster. Including SALA sites WHI007 and WHI014.
- 9b PGP2** Broad location at Moreton Valence / Hardwicke. Including SALA sites HAR015, HAR016, HAR006, HAR007, HAR008 and HAR009.

Please explain why you support or object to the development of these broad locations. If your comments relate to a specific site within the broad growth point area, please reference the SALA site number(s).

Question 10

Are there any other sites that you would like to be considered as a future growth point?

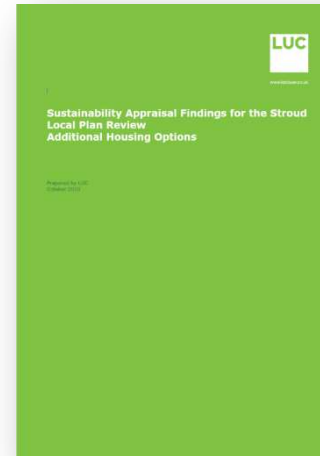
- ▶ *Yes, I would like to suggest a location that I think you should consider*
- Please describe the location and/or identify it on a map (which can be uploaded via our online questionnaire) and explain your reasons. Although we are keen to identify any sites with future potential, the Council has limited scope to pursue sites that are not actively promoted to us by a landowner or developer.
- ▶ *Yes, I am a landowner / agent / developer and I would like to submit a new site*

If you would like to promote an alternative site that has not previously been considered as part of the Local Plan Review or Strategic Assessment of Land Availability (SALA), please fill in the **Site Submission Form** that can be found at www.stroud.gov.uk/localplanreview.

3. Additional housing options | Sustainability Appraisal (SA)

Our consultants have independently assessed the spatial options and the site options set out in this paper. You can see their report on our **Local Plan Review** [webpage](#).

If you have any views on the **Sustainability Appraisal** that has been published to accompany this consultation, we would like to hear from you.



◀ You can find links to our Sustainability Appraisal (SA) on our Local Plan Review web page.

www.stroud.gov.uk/localplanreview

3. Sustainability Appraisal (SA):

Question 11

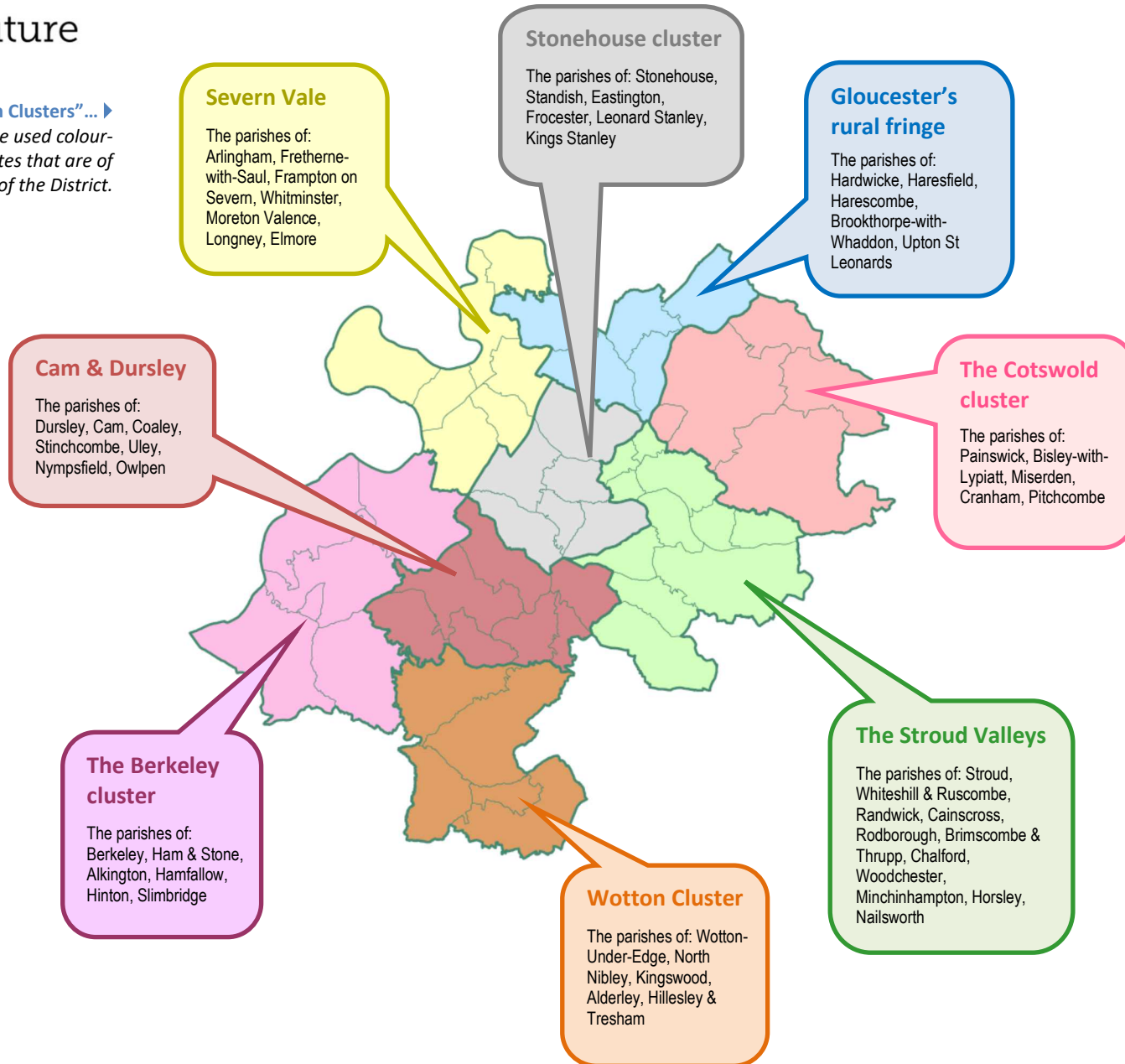
Do you have any comments to make about the Sustainability Appraisal that accompanies this consultation document?



Planning for our future

“Parish Clusters”... ▶

Throughout the Local Plan Review, we have used colour-coding to help flag up proposals and sites that are of particular relevance to distinct parts of the District.



Development Services
Stroud District Council
Ebley Mill
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GL5 4UB

The Planning Strategy Team
local.plan@stroud.gov.uk

visit www.stroud.gov.uk/localplanreview

