

Stonehouse Town Council Response to Stroud District Council consultation on Local Plan review, Emerging Strategy Paper, response provided 22 January 2019.

1. Key issues

Question 1.0a Have we identified the top 5 issues for you?

- a) A clearer statement should be made as the first issue regarding the District Council's commitment to tackling climate change by achieving a zero carbon district.
- b) Current issues 1 and 5 could be combined.
- c) Current issue 1: The term "infrastructure" should be defined as services, sustainable transport and community infrastructure."
- d) Current issue 3: Should refer to regeneration initiatives generally as well as housing e.g. "to contribute to housing supply and regeneration initiatives".

Question 1.0b Do you agree with the ways we intend to tackle these issues?

- e) Issue 1: ways of tackling
Develop housing where there is existing infrastructure or where there is potential to improve infrastructure including public transport links. Require cycle storage for all new developments.
- f) Issue 2: ways of tackling:
Add planning new development around a network of green infrastructure to provide green corridors for wildlife and green transport routes for pedestrians and cyclists.
- g) Issue 4 needs to specifically include the need to combat climate change.
A major issue relating to the above is the need to reduce motor traffic. The need for development to include proposals for sustainable transport including cyclist and pedestrian only routes and additional public transport, in particular additional railway stations should be acknowledged in the key issues and ways of tackling them.

2. Local economy and jobs

2.1a Do you agree with the ways in which the emerging Strategy intends to support the local economy and the creation of jobs?

2.1b Do you support an alternative approach? Or have we missed anything?

- a) Strategy of concentrating economic growth and additional jobs on existing employment sites and M5/A38 growth corridor has consequences for Stonehouse as in car commuting causes congestion and pollution. Air quality in Stonehouse should be measured. Sustainable transport needed and potential of railways should be maximised. The local plan strategy should commit to supporting the re-opening of Bristol Road station. It was noted at the Local Plan Review conference of 8 January that representatives from across the Stroud District supported the re-opening of Bristol Road Station.
- b) Training for local people to take up local jobs should be supported.
- c) Planning policy should allow for change of use in some circumstance from employment to other uses which support employment for example education and training centres, day nurseries and creches, gyms and other sporting facilities.

3. Town Centres

2.2a Do you agree with the ways in which the emerging Strategy intends to support the District's town centres?

2.2b Do you support an alternative approach? Or have we missed anything?

- a) Proposals for Stonehouse are supported including promoting walking and cycling links and improved public transport so that growth in housing in Stonehouse doesn't add to traffic congestion.
- b) Need to be careful about relying on tourism as a source of employment as it tends to provide low paid, seasonal jobs and the associated traffic puts a strain on the road network. However, there is potential to develop sustainable tourism by promoting the rail network and Stonehouse Station as an access to the canal corridor and the Cotswold Way.
- c) Proposals for Stonehouse Town Centre should include links to the Cotswold Way as well as to the Canal and an optional diversion of the Cotswold Way through Stonehouse Town centre should be promoted in line with the suggestion in Stonehouse Neighbourhood Plan.
- d) The sustainability appraisal identifies the need to support town centres 'as economic drivers and employment supporters in a sustainable manner'. However, it is important to remember that the primary role of a town centre is as a facility for local people, even though the ways in which they use that facility are changing.
- e) There may be a need more flexibility on change of use in primary shopping frontages.

4. Emerging growth Strategy

4.2a Do you support the broad approach of the emerging growth strategy, in terms of distributing the growth required by national policy for Stroud District?

4.2b Do you support an alternative strategy approach?

4.2c Have we identified the right towns and villages for growth? Or do other settlements have growth potential?

4.2d Do you support our approach to addressing Gloucester's housing needs?

4.2e Do you support an alternative approach to addressing Gloucester's housing needs?

- a) The balance of locations for proposed development is supported although any new sites must bring benefits to existing communities. The Town Council's main concern regarding new developments is that planning policy ensures that conditions are set to ensure that there are good links to existing settlements. Such conditions should include good public transport and good cycling and walking links to town centres.
- b) Some provision for further new housing development around Stonehouse is supported subject to planning conditions to ensure good links to the town.
- c) Crucial to District's aim to be Carbon Neutral by 2030 is the need to allocate land for renewable energy production, which will also contribute towards Green Jobs in the District
- d) Strategy for Stonehouse mentions regenerating brownfield sites (p.34); a good aim, but there are very few sites currently in Stonehouse.

5. Settlement Boundaries

4.4a Do you support the emerging Strategy's approach towards maintaining settlement development limits?

4.4b Or do you support an alternative approach?

4.4c Do you support the proposals to allow some limited development beyond settlement development limits?

4.4d Or do you support an alternative approach?

4.4e Do you support the specific changes to existing settlement development limits that are set out in Appendix A? (Please clearly specify which settlement(s) your comment(s) relate to, and use the map's boundary change reference where relevant).

4.4f Do you support any other changes to settlement development limits, not listed in Appendix A? Please specify.

- a) The Town Council supports maintaining settlement development limits.
- b) The wording of any policy which allows development outside the settlement boundary is important; development which results in benefit to the community through provision of community facilities should be allowed subject to meeting environmental and design criteria.
- c) The change to Stonehouse's settlement boundary shown at Appendix A (SDL-STO01) is supported.
- d) Stonehouse Town Council proposes an additional change to Stonehouse's settlement development limit (See map 1 below and attached) to include a site (which has planning permission (18/0982/FUL) for an employment site) to the West of the railway line at Oldends Lane and the car park and site of Magpies Social Club at Oldends Lane Recreation Ground.



- e) Consideration should be given to including the West of Stonehouse development within settlement development limits.

6. Stonehouse Cluster: Potential sites

a) PS17 Magpies Site, Oldends Lane

Stonehouse Town Council supports this site allocation as it will allow for new community hall at Oldends Lane. A revision is suggested to the proposed site boundary as the one shown doesn't include any of car park which is needed for current proposal (see map 2 below and attached).



b) PS18 Land to rear of Regent Street (up to 20 dwellings plus open space)

Stonehouse Town Council does not support this site allocation unless perhaps any development was designed as car free, as access is poor in an area which can already become congested. In addition to housing there are two schools and a doctors' surgery on Regent St. Also, this site is thought to be a former orchard so development could lead to a reduction in biodiversity and loss of habitat. Another former orchard in Stonehouse, at The Grove Farm is a Gloucestershire Wildlife Trust Priority Habitat

c) PS19 a & b North/northwest of Stonehouse (500 dwellings, 5ha employment space, 150 dwellings and open space)

No objection to these potential sites subject to both sites being designed with good cycling and pedestrian links to Stonehouse including possible foot/cycle bridge. Stagholt Lane may have potential as a cycle and pedestrian link route to Stonehouse.

d) PS20 M5 Junction 13 (10 ha employment space, canal, open space, 18ha sports stadium, community use)

No objection subject to conditions to benefit Stonehouse and neighbouring settlements which would include good public transport to include bus routes, support for re-opening of Bristol Road station and good pedestrian and cycle links.

e) Some sites assessed by the District Council during their Strategic Assessment of Land Availability (SALA) are shown on the map at p.67 as alternative sites even though SDC has assessed them as unsuitable for development e.g STO013 (Land at Horsemarling Farm) STR047 (Tily's Field), STR048 & 46, Fields at Ebley Road). As they are not suitable for development they should not be shown on a map as alternative sites.

f) STO006 (Land South of Bristol Rd and Avenue Terrace) has been assessed as having future potential but with significant heritage constraints. Its location is important as a large area of undeveloped land close to former Bristol Road station. Stonehouse Town Council request that the District Council consider earmarking this site for station parking/bus service or similar to support the re-opening of Bristol Road station..

g) Please note that since the SALA was carried out, Stonehouse Neighbourhood Plan has been made and includes allocation of Local Green Space which would be a constraint on development of some sites included in the SALA.

