

Making Places The Stroud Valleys

At this stage, the Draft Plan identifies **site outlines** and includes some **draft policy wording** for each proposed site allocation. 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.

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.

“...Regeneration, creativity and cultural blossoming in the green valleys”

In the parishes of Stroud, Whiteshill & Ruscombe, Randwick, Cainscross, Rodborough, Brimscombe & Thrupp, Chalford, Woodchester, Minchinhampton, Horsley, Nailsworth

This is the most populous part of the District, yet it retains a distinctly rural character, with a network of towns and larger villages, supporting smaller rural communities. **Stroud** is the District’s principal town and main provider of strategic services, facilities and employment, while **Nailsworth** and **Minchinhampton** have important supporting roles as “Tier 2” local service centres.

The development strategy for this area includes some quite large local sites, to meet local needs. But there is limited opportunity for large **strategic site allocations**, which would contribute towards meeting the District’s growth and development needs, due to landscape and environmental constraints around the larger settlements, including the AONB designation.

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

The Stroud valleys | Local site allocations

...Stroud and Brimscombe & Thrupp

Draft site allocations

Town Centre sites:
The following sites, as identified on the policies map, are allocated for the following development:

PS10 Railway land / car parks, Cheapside: up to 75 dwellings and town centre uses.

PS11 Merrywalks Arches, Merrywalks: up to 25 dwellings and town centre uses.

PS12 Police station / Magistrates court, Parliament Street: up to 45 dwellings and town centre uses.

Detailed policy criteria will be developed where necessary to highlight specific mitigation measures and infrastructure requirements. Development briefs incorporating indicative masterplans, 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.

PS13 Central river / canal corridor: Land within the central river/corridor, as identified on the policies map, is allocated for partial redevelopment and re-use to accommodate around 120 dwellings, canal related tourism, employment and community and open space uses. Detailed policy criteria will be developed where necessary 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.

Draft site allocations

PS01 Brimscombe Mill:
Land at Brimscombe Mill, as identified on the policies map, is allocated for a development comprising 40 dwellings and employment uses and associated community and open space uses, together with enabling infrastructure. Detailed policy criteria will be developed where necessary 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.

PS02 Brimscombe Port:
Land at Brimscombe Port, as identified on the policies map, is allocated for a development comprising 150 dwellings, canal related tourism development and employment uses and associated community and open space uses, together with enabling infrastructure. Detailed policy criteria will be developed where necessary 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.

Stroud

Stroud is a **Tier 1** settlement and has a Settlement Development Limit (SDL). Site allocations [outlined in red on the map] will meet local needs and will contribute towards meeting some of the District’s strategic growth and development needs:

- PS10 Railway land / car parks, Cheapside:** up to 75 dwellings and town centre uses.
- PS11 Merrywalks Arches, Merrywalks:** up to 25 dwellings and town centre uses.
- PS12 Police station / Magistrates court, Parliament Street:** up to 45 dwellings and town centre uses.
- PS13 Central river / canal corridor:** around 120 dwellings, canal related tourism and employment uses.

In addition to the allocated sites, 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 Stroud’s role and function as the District’s principal town and most important strategic service centre.

There are no proposed site allocations for very large scale development to meet the District’s strategic housing or employment needs, due to environmental constraints around Stroud.

The Stroud valleys | Local site allocations

...Minchinhampton and Nailsworth

Draft site allocations

Minchinhampton:

PS05 East of Tobacconist Road:
Land East of Tobacconist Road, as identified on the policies map, is allocated for a development comprising up to 80 dwellings, community building and associated open space uses and strategic landscaping. Detailed policy criteria will be developed where necessary 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.

Nailsworth:

PS06 The New Lawn, Nailsworth:
Land at New Lawn, as identified on the policies map, is allocated for a development comprising 80 dwellings and associated community and open space uses, together with enabling infrastructure, subject to the satisfactory relocation of Forest Green football club. Detailed policy criteria will be developed where necessary 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.

PS07 North of Nympsfield Road:
Land North of Nympsfield Road, as identified on the policies map, is allocated for a development comprising up to 25 dwellings and associated community and open space uses and strategic landscaping. Detailed policy criteria will be developed where necessary 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.

“Old” Bussage, Eastcombe, S. Woodchester

Bussage, Eastcombe and South Woodchester are defined as **Tier 4a** settlements and each have 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 their role, function and accessibility as accessible settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at any of these settlements.

Minchinhampton

Minchinhampton is a **Tier 2** settlement and has a Settlement Development Limit (SDL). In addition to the allocated site [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 Minchinhampton’s role and function as a Local Service Centre.

PS05 East of Tobacconist Road

Nailsworth

Nailsworth 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.

- PS06 The New Lawn, Nailsworth**
- PS07 North of Nympsfield Road**

Chalford and “Manor Village” (Bussage)

Chalford and Manor Village are defined as **Tier 3a** settlements and both have Settlement Development Limits (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 these villages’ roles and functions as accessible settlements with local facilities.

There are no site allocations at either Chalford or Manor Village.

North Woodchester

North Woodchester is a **Tier 3a** settlements 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 and function as an accessible settlement with local facilities.

Committed development at **Rookmoor Mill** (an existing planning permission for 54 dwellings plus employment uses) will provide for the future needs of the settlement. There are no site allocations here, due to environmental constraints around the settlement.

Amberley, Horsley, Whiteshill & Ruscombe

These are **Tier 3b** settlements and each 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 villages’ roles, functions and accessibility as settlements with local facilities.

There are no site allocations at any of these settlements, due to environmental constraints around them.

The Cotswolds AONB and natural environment constraints

Much of the eastern half of the District falls into the **Cotswold Area of Outstanding Natural Beauty (AONB)**, which covers just over 50% of the District’s total land area. The western half of the District, characterised by the low lying landscape of the **Severn Vale**, is bounded by the Severn Estuary and includes extensive areas of land liable to flooding which extend eastwards along the river corridors within the Stroud Valleys. The District contains **internationally important wildlife sites** at the Severn Estuary, at Rodborough Common (south of Stroud) and at beech woodland straddling the north eastern boundary of the District with Tewkesbury Borough.

Our District’s high quality natural environment places significant constraints on where strategic growth can be located. The **National Planning Policy Framework (NPPF)** establishes particularly stringent controls in terms of growth and development within an AONB, placing specific emphasis on meeting locally-generated housing, employment and community infrastructure needs. Generally, development that is considered to be ‘major development’ (including that which might meet the wider District’s needs) is not permissible within an AONB, except in exceptional circumstances where it can be demonstrated that the allocation would be in the public interest. The NPPF sets out several tests against which proposals should be assessed (Paragraph 172) in such cases.

