



# Stroud District Local Plan Review

Issues and Options Consultation Report

February 2018

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# 1. Issues & Options Consultation

1.1 The Issues and Options consultation represents the first formal stage of the Stroud District Local Plan Review process; rolling forward the Plan adopted in November 2015 to meet future needs for the 20 year period 2016 – 2036. This stage of the process sets out to gather stakeholder opinion on:

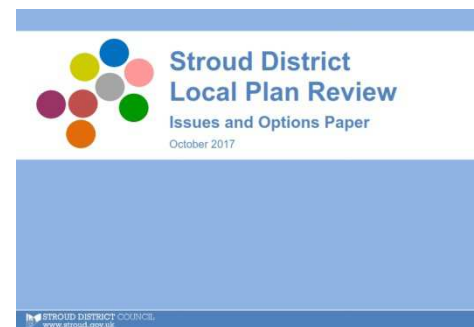
- Key issues of particular concern in Stroud District today
- The matters most likely to grow in importance over the next 20 years
- Options for addressing key issues and providing for future needs

1.2 The public consultation on the Issues and Options document took place over a period of eight weeks from 11<sup>th</sup> October 2017 until 5<sup>th</sup> December 2017.

## Consultation document

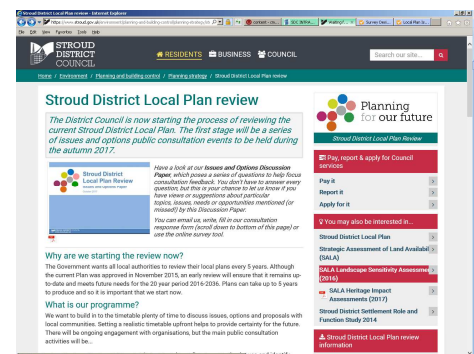
1.3 The Issues and Options Discussion Paper posed a series of questions to help focus consultation feedback across a range of topics:

- **Key issues** - What are the top issues, challenges and concerns facing the District?
- **Needs** – How should we plan to meet local needs for jobs, town centres, housing, green spaces and community facilities?
- **Future growth strategy** – How and where should development be distributed across the District?
- **Evidence and information** – What additional studies will be required to inform the Local Plan Review?



1.4 The main document was made available in paper copy to view at the 25 deposit point locations throughout the District, including Stroud District Council offices at Ebley Mill, town and parish council offices open to the public, public libraries, and the Tourist Information Centre (TIC) in Stroud.

1.5 The discussion paper was published on the Council's website, [www.stroud.gov.uk/Stroud District Local Plan review](http://www.stroud.gov.uk/Stroud-District-Local-Plan-review) along with links to a range of background information and relevant online resources.



# Making representations

1.6 Feedback to the Issues and Options Discussion Paper was invited in a range of formats:

- An interactive Issues and Options online survey replicating the questions posed in the discussion paper
- An interactive downloadable response form and call for sites: site submission form
- A printable response form and call for sites: site submission form
- By email
- By letter



# Publicity

1.7 Advance publicity of the forthcoming public consultation was included in the SDC News; the Council’s annual newsletter sent to every household in the District in September 2017.

1.8 The eight week consultation was advertised in the local press in October 2017 and was also the subject of additional media coverage online and in print.



1.9 Posters and leaflets were sent to all town and parish councils, deposit point libraries and the TIC in Stroud to give local publicity to the consultation and associated public exhibitions.

# Notification

1.10 An email notification was sent to all statutory consultees, together with interest groups, local organisations, businesses, land agents, developers and local residents listed on the Planning Strategy consultation database, who have expressed a desire to be kept informed of the Local Plan process.



## Public engagement

- 1.11 In line with the Council’s Statement of Community Involvement (SCI), a wide variety of methods were used to promote the consultation and engage with interested parties:

### Public exhibitions

- 1.12 Ten public exhibitions, at least one in each cluster, were held around the District during October and early November 2017, the first half of the 8 week consultation period. They were located in town and parish offices or community halls and were held on weekdays or Saturday mornings to enable people who work full time to attend. The exhibitions were designed for people to drop-in and read more about the Local Plan Review process, talk to officers and also to informally feed-back their views. Table 1 below lists the date, time and location of the 10 public exhibitions.

Date	Time	Venue	No. of people
Saturday 21/10/17	09:30 – 12:30	Wotton Town Hall	105
Thursday 26/10/17	15:00 – 18:30	Hardwicke Village Hall	18
Saturday 28/10/17	09:30 – 12:30	Stroud Sub Rooms	95
Thursday 02/11/17	15:00 – 18:30	Berkeley Town Hall	29
Saturday 04/11/17	09:30 – 12:30	Stonehouse Town Hall	72
Wednesday 08/11/17	15:00 – 18:00	Nailsworth Library	99
Thursday 09/11/17	15:00 – 18:30	Frampton Village Hall	40
Saturday 11/11/17	09:30 – 12:30	Dursley Methodist Hall	73
Tuesday 14/11/17	15:00 – 18:30	Painswick Town Hall	75
Thursday 16/11/17	15:00 – 18:30	Cam Parish Council Office	41
<b>Total</b>			<b>647</b>

**Table 1: List of public exhibitions**

- 1.13 Printed panels were set up at each exhibition, detailing key issues, local needs, growth strategy options and broad locations for growth. These were interspersed with interactive activities where people could leave comments on post-it notes. All comments will be analysed over the forthcoming months. Each venue had a large map of the main settlement in the cluster, where they could write and identify areas people would like to see protected and areas for potential development. There was a ballot box stationed at each venue for people to anonymously submit their preferred strategy. The results of this ballot can be seen in section 3.26 of this report.



- 1.14 The exhibition was also on display at the Cam Parish Open Day and Christmas Fair, on 25<sup>th</sup> November 2017, at the request of Cam Parish Council providing further opportunity for feedback.



## Town and Parish Council cluster meetings

- 1.15 Meetings were held with Town and Parish Councils in each of the 8 parish clusters. The meetings included a presentation by the Planning Strategy Team followed by structured discussion sessions, facilitated by Gloucestershire Rural Community Council (GRCC), revisiting the vision and guiding principles for each particular parish cluster area, as set out in the adopted Local Plan, to identify new or future issues and reflect emerging and made neighbourhood plans. Table 2 lists the date and locations of the 8 parish cluster meetings:

Cluster	Date	Representatives attended from
Stroud Valleys	Wednesday 25/10/17	Chalford, Horlsey, Minchinhampton, Nailsworth, Rodborough, Woodchester
Gloucester Fringe	Thursday 26/10/17	Brookthorpe, Hardwicke, Harescombe, Upton St Leonards
Stonehouse	Tuesday 31/10/17	Eastington, Kings Stanley, Leonard Stanley, Standish, Stonehouse
Berkeley	Thursday 02/11/17	Alkington, Berkeley, Ham & Stone, Hamfallow, Hinton, Slimbridge
Wotton	Monday 06/11/17	Hillesley & Tresham, Kingswood, Wotton under Edge
Severn Vale	Thursday 09/11/17	Arlingham, Frampton on Severn, Fretherne with Saul, Longney & Epney, Whitminster
Cotswold	Tuesday 14/11/17	Bisley, Painswick
Cam & Dursley	Thursday 16/11/17	Cam, Dursley, Stinchcombe, Uley

**Table 2: List of Town and Parish cluster meetings**

- 1.16 The meetings were used as an opportunity for town and parish councils to view the public exhibition, vote on the growth strategy options. The comments raised at the meetings will be analysed over the forthcoming months and taken into account when the Council draws together the preferred options in autumn 2018.
- 1.17 Parish and Town Councils were encouraged, but not restricted, to attend their own cluster event.
- 1.18 Additional presentations were given, by request, to Horsley Parish Council on 24 October 2017 and to Upton St Leonards Parish Council on 4th December 2017 as part of scheduled Parish Council meetings.



◀ **Parish Councillors**  
The Stroud valleys parish cluster meeting, held at the Subscription Rooms.



## Stakeholder meetings

- 1.19 The Council arranged individual meetings with a range of statutory consultees and other interested bodies as part of the consultation to brief them on the Local Plan review process and encourage their engagement at the issues and options stage. A full list is provided below:

Association of Severn Estuary Relevant Authorities (ASERA)

Council for the Protection of Rural England (CPRE)

Federation of Small Businesses (FSB)

Gloucestershire County Council (GCC)

Highways England

Historic England

Local Nature Partnership (LNP)

Local Strategic Partnership (LSP)

National Farmers Union (NFU)

Strategic Economic Partnership (SEP)

Stroud Building, Design and Architecture (BDA)

## Other groups

- 1.20 A workshop was held with the Stroud District Youth Council (SDYC) on 8<sup>th</sup> January 2018, specifically targeting views on the key issues and particular needs of young people in the District.
- 1.21 Following a presentation by the Planning Strategy Team to the school council on 12th January 2018, Katherine Lady Berkeley's (KLB) School pupils designed their own questionnaire, based on the Issues and Options Discussion Paper, to circulate and get feedback from the wider school community. Opportunities to roll out the questionnaire to other students across the District, in liaison with the SDYC, are currently being explored.



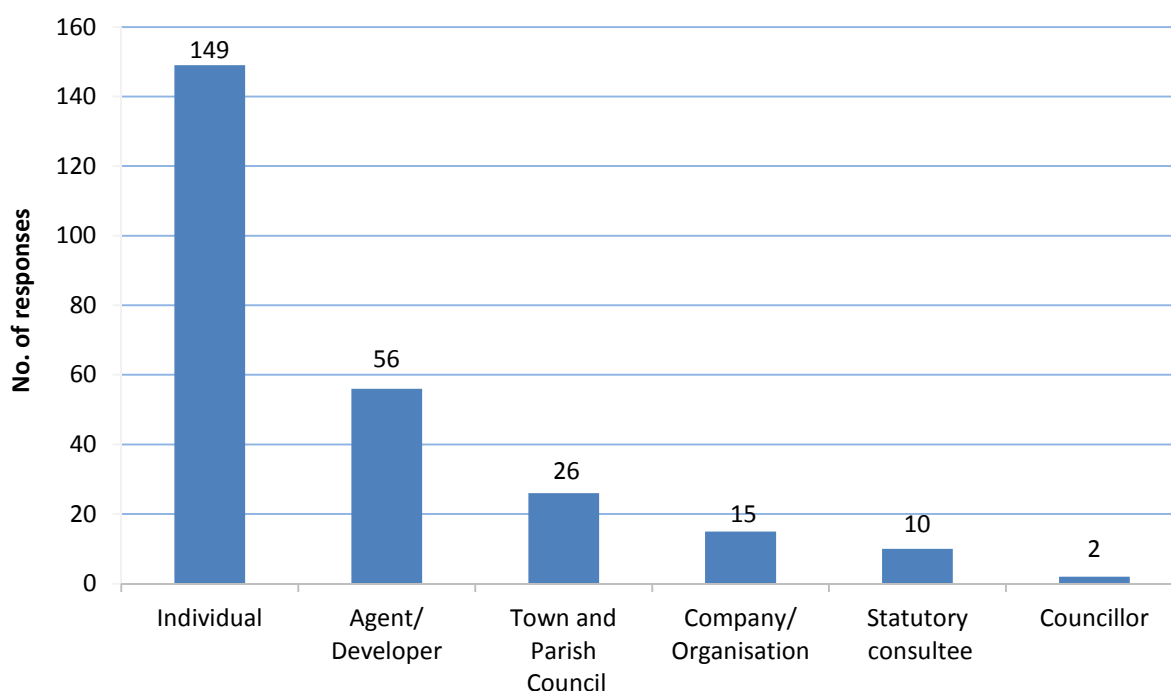
### ◀ Youth Council

*The Stroud District Youth Council workshop took place in January 2018.*

# 2. Overview of the responses

## Level of response

- 2.1 Over the 8 week consultation period there were 2,031 visits to the Local Plan Review webpage. In total, the Council received 258 formal responses to the consultation. While some formal responses to the consultation cover views on a range of questions others were submitted in response to a single question or site. This figure does not take account of comments written on post it note activities during the public exhibitions or discussions held at stakeholder workshops. These comments will be analysed over the forthcoming months and will feed into the preferred options.
- 2.2 Responses were received from a variety of stakeholders including individuals, town and parish councils, councillors, statutory and non statutory organisations, landowners and developers. The majority (almost 60%) of responses submitted were made by individuals. The full breakdown of responses is shown in Figure 1.



**Figure 1: Type of response**

- 2.3 Representations were received from 10 statutory consultees:

Environment Agency	Network Rail
Gloucestershire County Council (2 responses)	NHS
Highways England	Severn Trent Water
Joint Core Strategy (JCS)	South Gloucestershire Council
Natural England	



2.4 Representations were received from 26 town and parish councils:

Arlingham Parish Council	Leonard Stanley Parish council
Bisley with Lypiatt Ward	Minchinhampton Parish Council
Chalford Parish Council	Nailsworth Town Council
Dursley Town Council	North Nibley Parish Council
Eastcombe Ward	Oakridge Ward
Eastington Parish Council	Painswick Parish Council
Frampton Parish Council	Randwick and Westrip Parish Council
Harescombe Parish Council	Slimbridge Parish Council
Haresfield Parish Council	Stonehouse Town Council
Hillesley and Tresham Parish Council	Stroud Town Council
Hinton Parish Council	Upton St Leonards Parish Council
Horsley Parish Council	Whitminster Parish Council
Kingswood Parish Council	Woodchester Parish Council

2.5 Representations were received from 15 companies or organisations:

Cope sales and marketing	SGS Commercial Services Ltd
Campaign to Protect Rural England	Sport England
Ecotricity	Stagecoach West
Gfirst LEP	The Charity of the Ancient Parish of Bisley
Graduate Gardeners Ltd	The Wildfowl & Wetlands Trust (WWT)
Heyweather Films	Tuffley Matters
Home Builders Federation	Woodland Trust
National Trust	

2.6 Representations were received from 208 agents, developers, councillors and individuals.

## Method of response

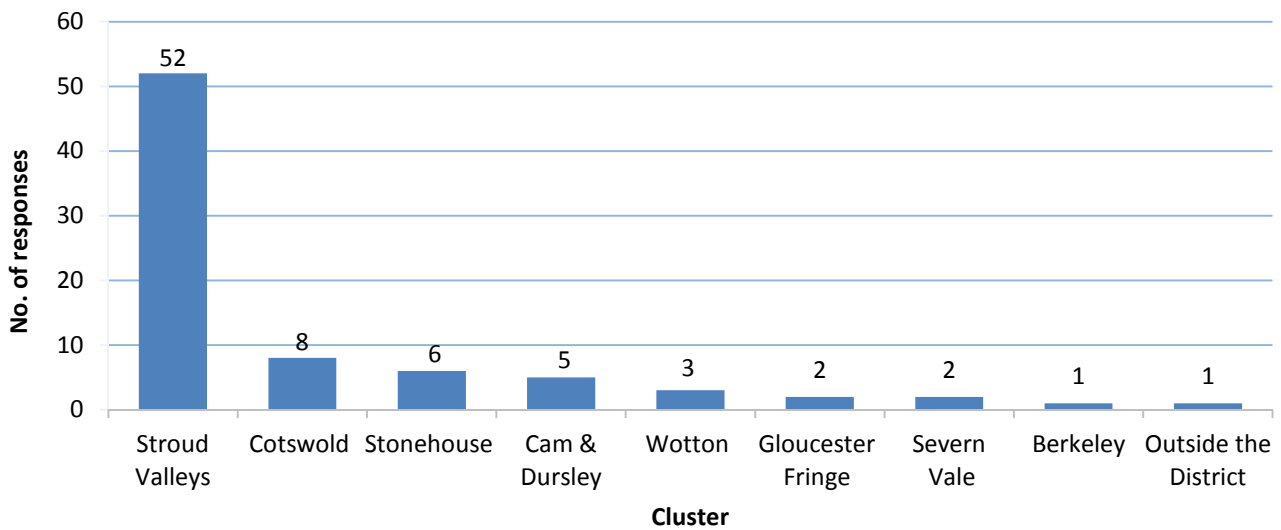
2.7 The submitted responses and comments were received in a variety of formats including online, by e-mail and by letter. Over half (149 out of 258) of the responses were sent by e-mail, with just over 30% of people filling in the online questionnaire. The remaining respondents submitted their comments by post. The total number and format of responses received during the 8 week consultation period is detailed in Table 3 below:

Method	No. of responses
Online questionnaire	80 (30.9%)
Emailed comments	149 (57.8%)
Letters	29 (11.2%)
<b>Total</b>	<b>258</b>

**Table 3: Method of response**



2.8 The 80 people who filled in the online questionnaire were asked which cluster within the District they identified most with i.e. live, work or visit. A full breakdown of the results is shown below in Figure 2.



**Figure 2: The cluster online respondents felt they identified most with**

2.9 Significantly more people (52 out of 80) identified themselves with Stroud Valleys than with any other cluster in the District. The cluster with which the second largest number of people identified most with was the Cotswolds Cluster, although the actual number (8 out of 80 people) was relatively low. Only one online response came from someone who lived outside of the District.

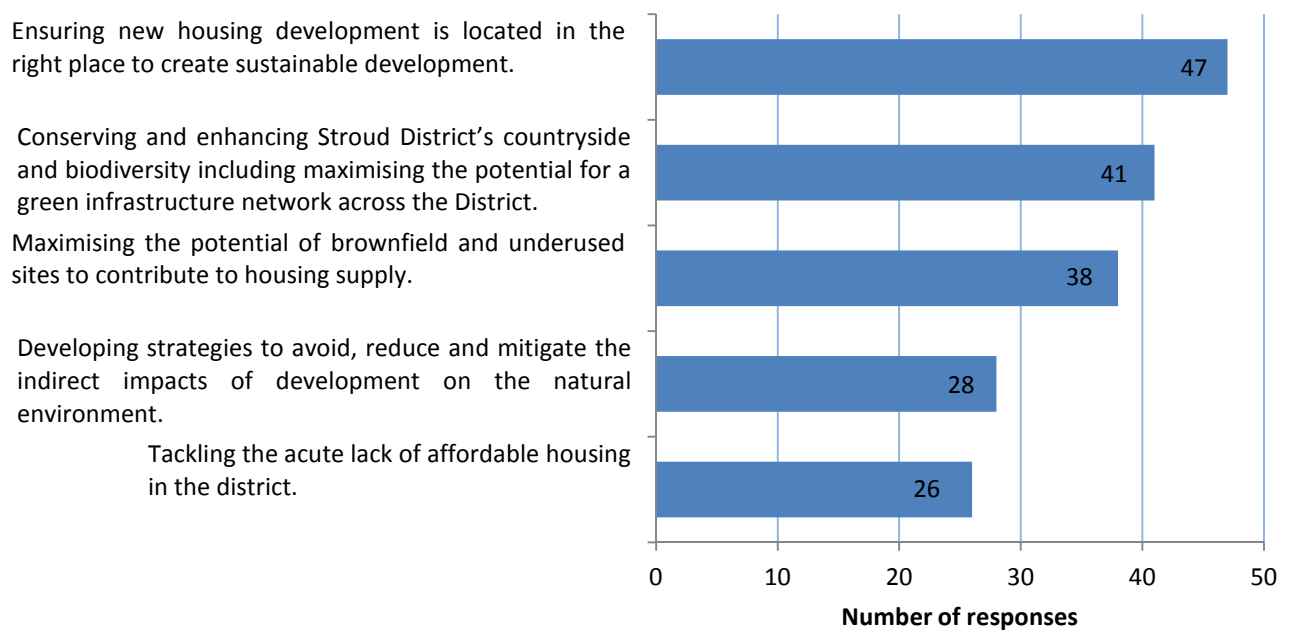


# 3. What people told us...

- 3.1 This part of the report highlights the key findings and some of the main points raised from the 258 formally submitted responses. It is a high level summary report which will not show the results of every question asked in the consultation document but intends to cover a broad range of subjects. Full analysis of responses will be undertaken, along with the commissioning of other evidence studies, over the next few months, in preparation for the Preferred Options, which will be published for consultation in Autumn 2018. The full timetable can be seen in Table 9.
- 3.2 With the exception of Section 3.26 of this report, which refers to the results of the ballot box exercise held at each exhibition, this report does not report on comments collected during public exhibitions or stakeholder meetings and events mentioned in Chapter 1. The detailed analysis of these comments will be undertaken over the forthcoming months.

## Key issues

- 3.3 The preparation of the current Local Plan involved the identification of a series of 40 key issues, challenges and needs. Section 1 of the Issues and Options consultation sought to understand which of the 40 issues identified are still of particular concern in Stroud District today and which are likely to grow in importance over the next 20 years.
- 3.4 The results from the comments received are shown in Figure 3 and show that ensuring new housing development is located in sustainable locations is the key issue, challenge and concern for the Local Plan to address, with 47 people ranking it in their top five.



**Figure 3: Top 5 issues, challenges and concerns**

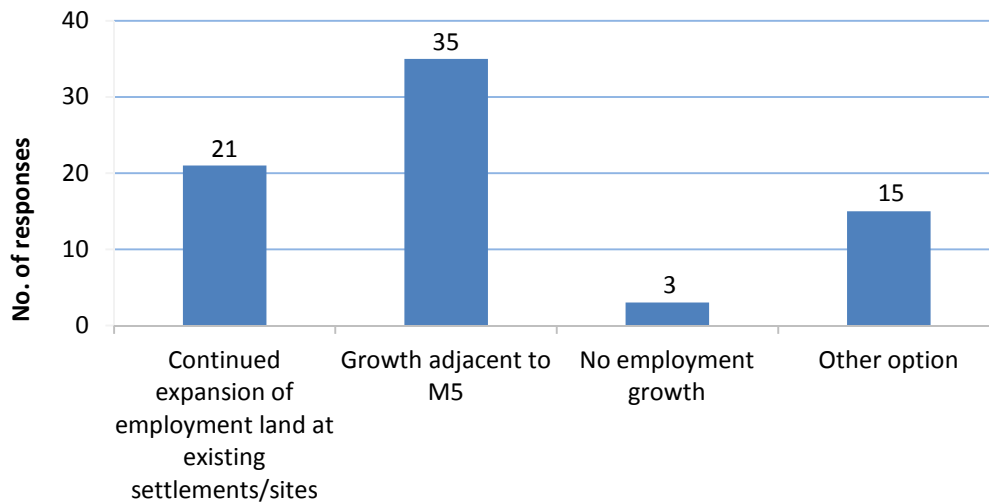


- 3.5 Conserving and enhancing the District’s countryside and biodiversity was ranked second highest, with 41 people ranking it in their top five. Maximising the potential of brownfield sites, developing strategies to avoid, reduce and mitigate the indirect impacts of development on the natural environment and tackling the lack of affordable housing were ranked third, fourth and fifth.
- 3.6 Any new issues which arose in response to the Issues and Options consultation and ideas/suggestions made as to how the Local Plan might tackle particular issues will be collated and analysed further.

## Local Economy and jobs

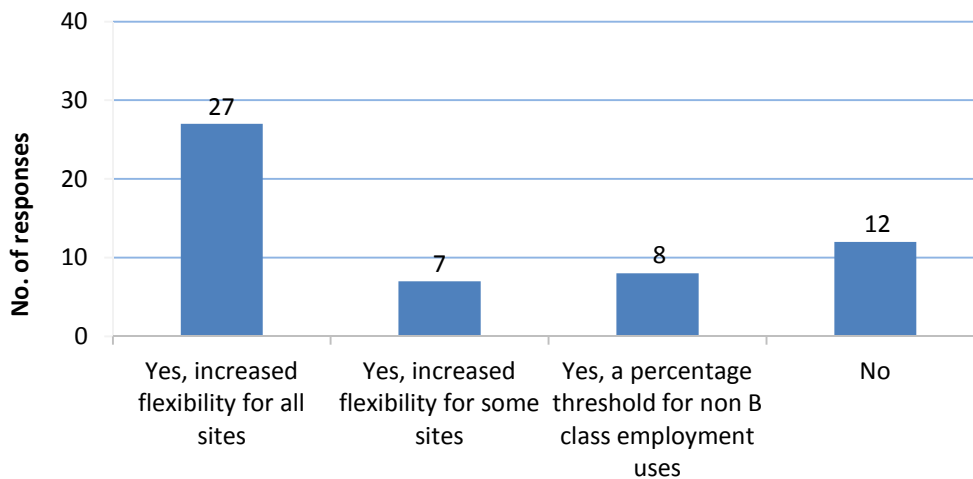
- 3.7 Stroud District Council has a strong and prosperous economy and is home to world class companies and an innovative, resilient and successful small business sector. The Council has a commitment to work closely with the business community to grow the local economy and increase employment.
- 3.8 To help the Council plan for business needs up to 2036 Section 2.1 of the consultation document asked for feedback on the challenges facing the future of Gloucestershire’s local economy and on more specific questions relating to the need for employment allocations, location of growth, home working and farm diversification. The following results are taken from the 80 online responses only. Full analysis of all comments made regarding local employment and jobs, including those submitted by email and letter will be undertaken in the forthcoming months along with the commissioning of a strategic employment land review.
- 3.9 The Council asked people to state which option they felt should reflect Stroud District’s future approach to the local economy and jobs. 48 (83%) out of the 58 people who responded to this question, felt that the Council has a specific role to play, relating to business start ups and specialist technologies, whereas 10 people (17%) felt that the Council should seek to compete with other locations for growth.
- 3.10 The current Local Plan identifies 36 existing ‘key employment sites’ that are to be retained for office, industrial or warehousing only. Another 9 sites are identified as potential regeneration sites, where mixed use redevelopment would be allowed. Through the Issues and Options consultation the Council asked if people felt that there is a need for further employment allocations. 26 (47%) out of the 57 people who response to this question responded that there was a need and 29 people (53%) answered that there was not a need.
- 3.11 Regarding the location for future employment growth, the Council asked whether there was support for growth adjacent to M5 junctions or for continuing the expansion of employment land at existing settlements and sites. The results in Table 4 show that there was more support (47%) for growth adjacent to the M5 than for continued expansion of employment land at existing settlements and sites. Only 3 people stated that there should be no employment growth.





**Figure 4: Location for future employment growth**

3.12 While there is a need to ensure that existing sites can cater for the requirements of businesses in the B Use Classes, Section 2.1 raised the possibility of relaxing restrictions further to allow other employment generating uses on more employment sites. Figure 5 shows that there was general support for this approach, with 27 (50%) of the 54 people who responded to the question, supporting flexibility for all sites. 7 people supported flexibility on some sites and 8 people supported a percentage threshold for non B Class employment uses.



**Figure 5: Increased flexibility for non B Class employment uses**

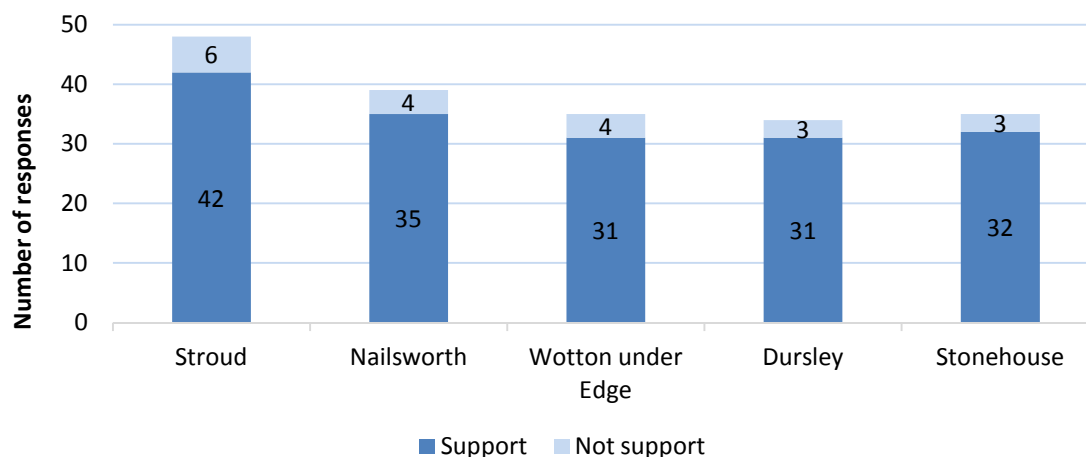
3.13 Stroud District has an above average level of self employment and home working. When asked whether the Local Plan should promote further home working, encourage development of live-work units and co-working facilities, 61 (91%) of the 67 people who responded to the question said yes and 6 people (9%) said no.

3.14 Structural changes to the pattern of farming have seen many farms diversify to include other employment enterprises on site. When asked whether the Local Plan should promote further

farm diversification, 24 (35%) of the 69 people who responded to the question felt it should whereas 45 (65%) felt that the Local Plan should help to control patterns of rural development to avoid adverse impacts on the countryside, landscape and local communities.

## Our town centres

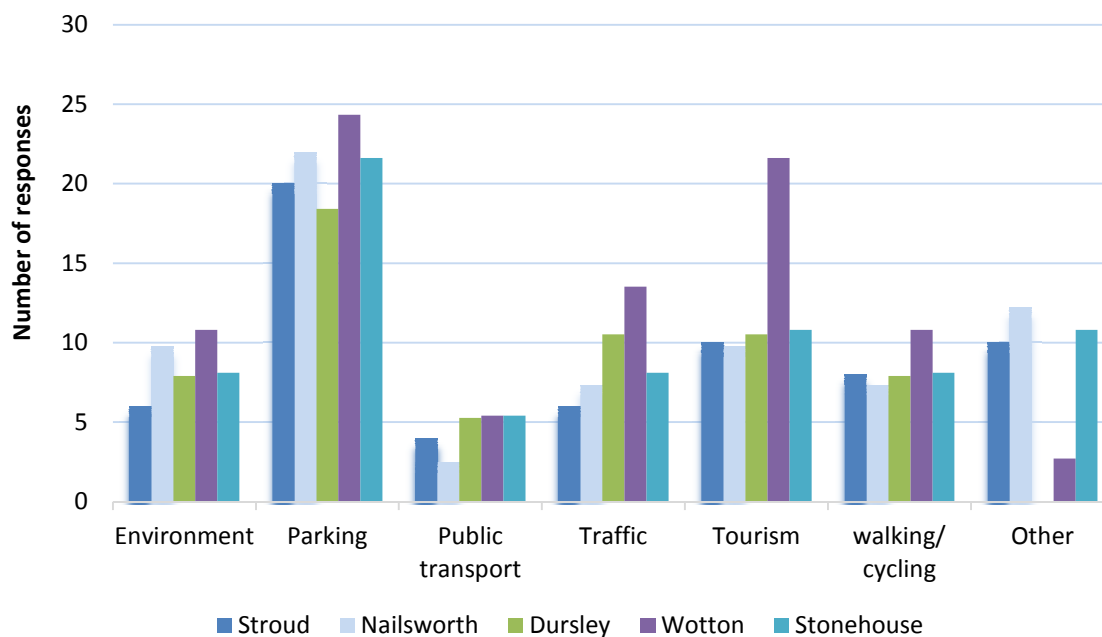
3.15 The current Local Plan identifies Stroud, Dursley, Stonehouse, Nailsworth and Wotton-under – Edge as the District’s main town centres. Section 2.2 of the Issues and Options document set out the current role and character of each of these town centres and suggested possible options for their improvement to ensure they remain vibrant and are able to meet the challenges of the changing high street environment. Comments were then welcomed on these improvements. Figure 6 shows the overall support shown for the options the Council set out in the consultation document for improving each of the five main town centres.



**Figure 6: Support for the Council’s suggestions for town centre improvements**

3.16 The consultation document also asked people to consider the most important actions to be undertaken in the town centres. The results shown in Figure 7 identify the need to address parking provision as the most important action across the District’s five town centres, with a slightly higher number of comments made regarding Wotton under Edge. There was also general consensus that measures to maximise the character and attractiveness of the town centre environment, improve traffic management, capitalise on tourism, and promote cycling/walking were also important actions to improve all five of the District’s main town centres. The need to promote tourism was considerably higher in Wotton under Edge than in the other town centres. Although the need for better provision of public transport was raised, the number of responses to this issue was lower than for other named actions.

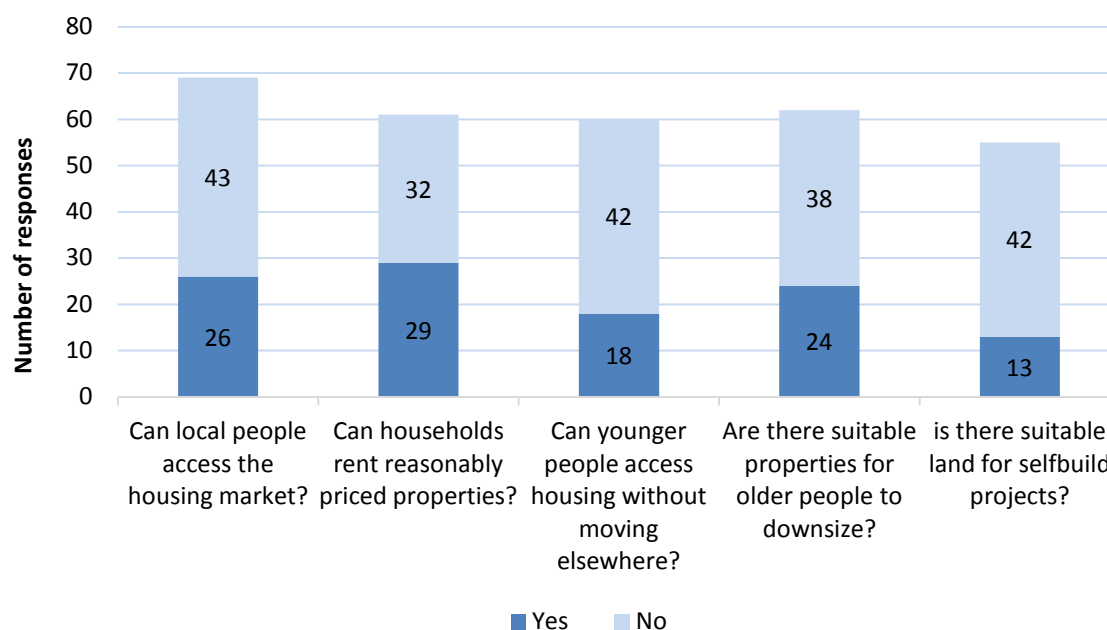




**Figure 7: Identified issues within town centres**

## A local need for housing

3.17 Reviewing the Local Plan provides the opportunity to consider whether there are housing needs in local neighbourhoods that are not currently being met by the market. Section 2.3 of the Issues and Options document raised questions on housing needs and opportunities, focusing particularly on access to the housing market, renting opportunities, assess for younger and older people and opportunities for self build.



**Figure 8: Housing needs and opportunities**

- 3.18 The results in Figure 8 show that across all areas more people felt that housing needs in local neighbourhoods were not currently being catered for by the market, than those who felt they were. This is particularly evident in people’s views of whether younger people can access housing without moving elsewhere and whether there is suitable land available for self build projects
- 3.19 Further questions were asked regarding other unmet need in local neighbourhoods and local influence of housing need surveys and there was also an opportunity for people to list suitable land for development to meet the housing needs. These results will be subject to analysis and will help to inform the development of future housing policies.

## Local green spaces and community facilities

- 3.20 The review of the Local Plan provides the opportunity to consider whether there are local community needs within the existing towns and villages that are not currently being provided for. Section 2.4 of the consultation document asked people whether their neighbourhood lacks a particular form of community facility, open space or sports facility. Table 4 provides a full list of responses.

Settlement	Community facility
Bisley	Children’s play area, sports facilities, refurbishment of sports pavilion
Dursley	Skate park, allotments
Frampton	Children’s play area
Hardwicke	Identified in NDP
Haresfield	Children’s play area, larger village hall
Horsley	Post office
Kingswood	Extension to village playing field, youth club, toilets for playing field, expansion to school
Leonard Stanley	Sports facilities
Nailsworth	Children’s play area, small mini plots for allotments, swimming pool, playing fields
Stonehouse	Larger community space for local events, additional sporting facilities, park for walking dogs
Stroud	New cemetery, sports fields, GP and health services, primary school, community shopping facilities, local play parks, community hall, bakery
Wotton under Edge	Green spaces within the town
No area specified	Children’s play area Velodrome Tennis courts Recreational facilities attached to potential sites

**Table 4: Local community needs**

- 3.21 The most listed community facility currently in need locally was children’s play facilities. These were said to be needed in Bisley, Frampton, Haresfield, Kingswood and Nailsworth.
- 3.22 A further question asked was whether there are existing facilities or local spaces that people consider important for protection. The data collected from this question will be analysed in more detail over the forthcoming months and will feed into the preparation of the preferred strategy and/or future open space policies.

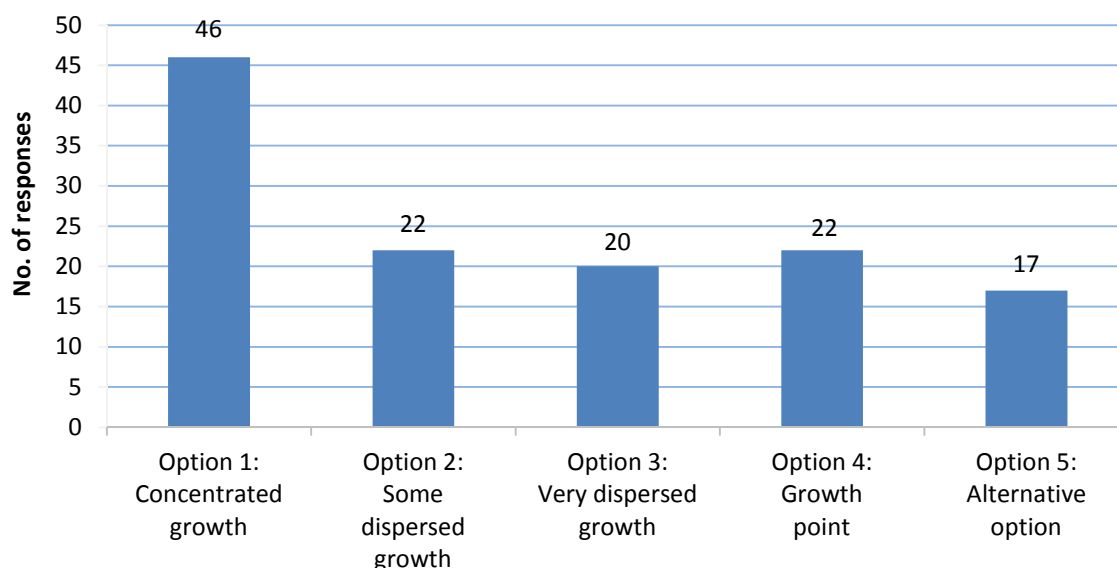


## Future growth strategy

3.23 The current Local Plan allocates land for housing and employment development on the edge of Cam, south of Gloucester, at Stonehouse, at Sharpness and in the Stroud Valleys. In Section 3.1, the Issues and Options document detailed four alternative patterns for future growth in the District up to 2036 and views were welcomed on which option was preferred or whether a combination of the options would be supported. It also gave an opportunity for people to suggest an alternative strategy for new development. The four options were:

- **Option 1:** Continue to concentrate housing and employment development at a few large sites located adjacent to the main towns in the District
- **Option 2:** Take a more dispersed approach with some medium sized housing and employment sites on the edge of the larger villages, as well as towns
- **Option 3:** Disperse development across the District with most villages including at least one small to medium site allocated to meet local needs
- **Option 4:** Identify a growth point in the District to include significant growth, either as an expansion of an existing settlement, or to create a new settlement

3.24 This questions was answered by 127 people and the results displayed in Figure 9 show that the greatest support was for concentrated growth, with 46 people selecting it as their preferred option. 22 people supported some dispersed growth or a growth point and 20 people supported very dispersed growth.



**Figure 9: Future growth strategy options**

3.25 17 people suggested an alternative option for future new development, of which 9 supported a hybrid approach of two or more of the above four options. Other suggestions for a future growth strategy included focusing development:



- along the major transport corridors
- close to employment areas
- on brownfield land

3.26 A ballot box was located at each public exhibition where people were asked to anonymously identify their preferred option for growth. The results have been attributed to the location of each exhibition. Table 5 lists the number of people that supported each option.

Exhibition location	Option 1	Option 2	Option 3	Option 4	Option 5	All
Wotton Cluster	10	7	6	12	12	47
Gloucester Fringe Cluster	1	0	0	1	9	11
Stroud Valleys Cluster - Stroud	10	0	4	2	5	21
Berkeley Cluster	1	6	6	0	6	19
Stonehouse cluster	6	2	2	0	3	13
Stroud Valleys Cluster - Nailsworth	16	5	0	3	2	26
Severn Vale Cluster	4	4	12	1	4	25
Cam and Dursley Cluster - Dursley	2	1	4	1	2	10
Cotswold Cluster Cluster - Painswick	4	0	0	0	0	4
Cam and Dursley Cluster - Cam	7	3	3	1	9	23
All clusters	61	28	37	21	52	199

**Table 5: Ballot box – preferred option for growth**

The future growth option with greatest support from the ballot exercise was Option 1 – concentrated development, the preferred option in five (Stonehouse, Stroud, Nailsworth and Painswick) of the ten exhibitions. The option with least support was option 4 – a growth point. Those who chose option 5 suggested combinations of two or more of the other options. The most popular combinations were options 2+3 (13), options 1+2 (8) and options 1+3 (7).

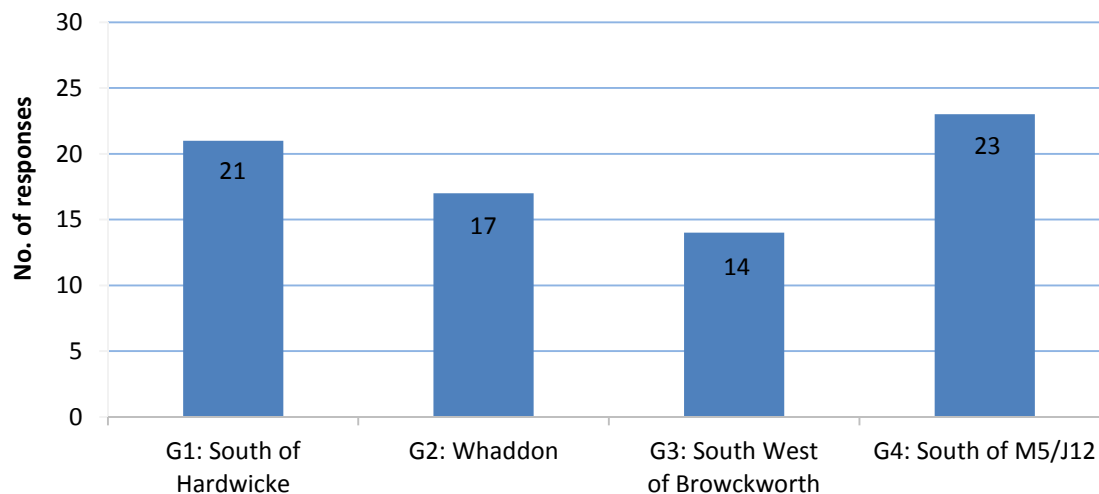
## Gloucester’s fringe

3.27 The very northern part of the District, including the settlements of Hardwicke and Upton St Leonards, adjoins the city of Gloucester. There is a close relationship between the two areas, with many of the facilities and services that support residents living within the District located within or on the southern edge of Gloucester. In Section 3.2, the Issues and Options document welcomed views on four possible broad locations where growth is being promoted on Gloucester’s fringe and invited suggestions on alternatives. The four broad locations are:

- *G1 South of Hardwicke (housing/community uses)*
- *G2 Whaddon (for housing/ employment/ community uses)*
- *G3 South west of Brockworth (for housing/ community uses)*
- *G4 South of M5/J12 (for employment uses)*



3.28 The results, displayed in Figure, 10 show that there was support for each option for development growth on Gloucester’s fringe, however more people voted for employment growth south of M5/Junction 12 than the other options. More detailed analysis, including comments from those who did not support development on Gloucester’s fringe will be undertaken in the forthcoming months.



**Figure 10: Support for broad locations on Gloucester’s Fringe**

3.29 Further questions were asked on the impact of further development on Gloucester’s southern boundary and also if there were any specific community needs arising from Hardwicke, Haresfield, Brookthorpe, Whaddon or Upton St Leonards. The results from these detailed questions will be analysed in full over the forthcoming months and will feed into the preparation of the preferred strategy

## South of the District

3.30 Section 3.3 of the Issues and Options document welcomed views on specific questions relating to the south of the District. These included whether there are opportunities to improve transport links within Stroud District and South Gloucestershire, Bristol and beyond, the most appropriate location for housing and employment growth, the potential for further growth at Sharpness/Newtown and safeguards that could be put in place to protect the local character and setting of existing villages.

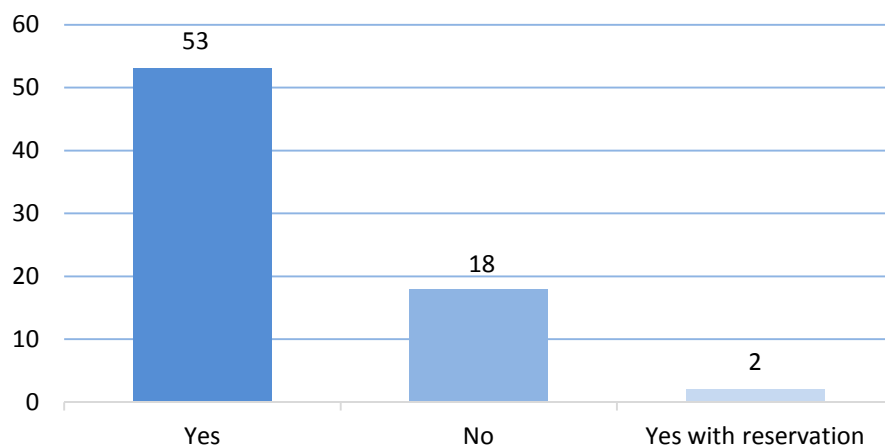
3.31 In terms of opportunities to improve transport links with South Gloucestershire, Bristol and beyond, responses identified many opportunities for strategic infrastructure improvement including a new Severn crossing, new M5 motorway junction 13A and re-opening the Sharpness rail line in association with growth at Sharpness/ Newtown. This was together with opportunities to secure local transport improvements, regeneration, flood alleviation and leisure/tourism growth. Poor accessibility and infrastructure, environmental sustainability and lack of market support were identified by respondents as potential barriers to growth in this location.

- 3.32 Only 12 of the 27 responses to Section 3.3 expressed an opinion on the most appropriate locations for housing and employment growth in the south of the District, identifying equal support for Berkeley and Sharpness as the most appropriate locations with some support for growth close to the M5/ A38 as an alternative location.
- 3.33 The current Local Plan identifies land at Sharpness Docks both for new employment growth and for new housing to support a tourism and leisure related regeneration scheme for the northern docks. Beyond this, there may be opportunities for further housing and employment growth at this location. Section 3.3 of the Issues and Options document asked whether people considered there is more potential for future growth at Sharpness/Newtown. Of the 40 people who responded to this question, 34 (85%) felt there was more potential in this location whereas 15% felt there was no potential.
- 3.34 Responses to questions regarding specific local needs and suggested safeguards arising from further growth at Sharpness/ Newtown will be analysed in full over the forthcoming months and will feed into the preparation of the preferred options.

## Settlement hierarchy

- 3.35 The current Local Plan identifies a hierarchy of settlements, with the largest towns considered to be the most appropriate locations for significant levels of new homes and jobs. By contrast, the smallest are not identified to receive any growth, other than specific needs identified in Neighbourhood Plans.
- 3.36 Section 3.4 of the Issues and Options document asked whether the current hierarchy-based approach towards identifying settlements suitable for different levels of development, remains the most appropriate to take forward. The results in Figure 11 show that of the 73 people that responded to this question 53 people (73%) agreed with the current hierarchy-based approach, 2 people (3%) agreed with some reservation and 18 (25%) did not agree with the approach.





**Figure 11: Support for settlement hierarchy-based approach**

3.37 Section 3.4 also provided a follow up question to provide an opportunity for those who did not support the hierarchy-based approach to identify a different approach. Suggested alternatives were for approaches that:

- Specify a number to each settlement
- Reflect environmental constraints
- Achieve an employment growth point
- Allow villages more of a say if and where development is necessary

3.38 The Local Plan Review provides an opportunity to look at whether settlements should remain in the same tier as they are in the 2015 adopted Local Plan or whether there is evidence to show that they should be moved to a higher or lower tier. Table 6 lists settlements which people felt should be reviewed and either moved to a higher or lower tier in the settlement hierarchy.

3.39 The 2014 Stroud District Role and Function Study was part of the evidence base supporting the settlement hierarchy in the 2015 Local Plan. This study will be updated as part of the Local Plan Review and the results from the Issues and Option consultation will be assessed in further detail and will feed into the preparation of the preferred strategy.

Settlement	Settlement hierarchy (2015 Local Plan)	No. of responses
Cam	1	1
Dursley	1	2
Stonehouse	1	1
Stroud	1	1
Berkeley	2	1
Frampton	2	4
Hunts Grove	2	1
Minchinhampton	2	4
Slimbridge	2	1
Wotton	2	2
Brimscombe	3	1
Chalford	3	3
Hardwicke	3	1
Horsley	3	21
Leonard Stanley	3	3
Manor Village	3	1
North Woodchester	3	1
Oakridge Lynch	3	4
Sharpness	3	1
Bussage	4	1
Cambridge	4	1
France Lynch	4	1
South Woodchester	4	1
Thrupp	4	1

**Table 6: Settlements needing to be reviewed**

## Settlement boundaries

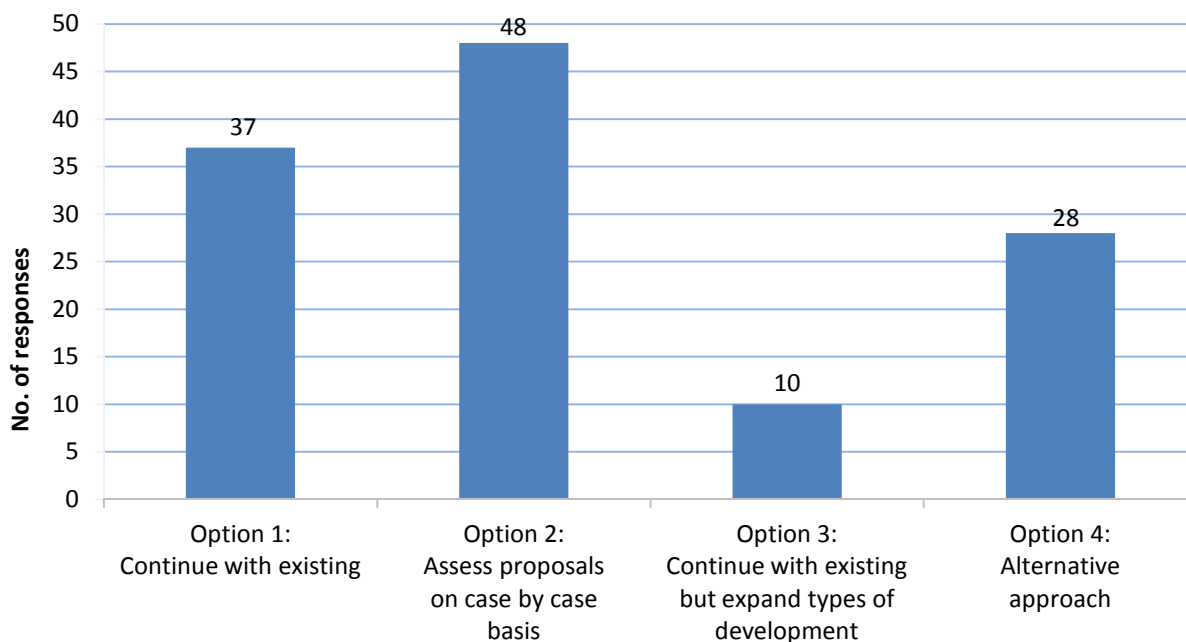
3.40 The current Local Plan manages growth on the edge of settlements by supporting development within tightly defined settlement development limits but resisting most forms of development beyond, except for a limited range of types of development defined as acceptable within the countryside. Section 3.5 of the Issues and Options consultation document asked for comments on three suggested ways in which development proposals on the edge of towns and villages could be managed and also provided an opportunity to list an alternative. The three options were:

- **Option 1:** Continue with existing settlement development limits amended as necessary
- **Option 2:** Assess proposals on a case by case basis using broader criteria (e.g. landscape impact; form of settlement, proximity to services, etc.)
- **Option 3:** Continue with settlement development limits but expand the types of development that are allowed beyond them in the countryside





3.41 The results shown in Figure 12 demonstrate that out of the 123 people who gave their preference for managing growth on the edge of settlements, 37 people (30%) support continuing with the existing method. There was more support (48 out of 123 people) for assessing proposals on a case by case basis. Only 10 people supported continuing with the existing process but expanding the types of development allowed in the countryside.



**Figure 12: Options to manage development proposals on edges of towns and villages**

3.42 From those people who supported an alternative approach to manage development proposals on the edge of towns and villages, suggestions were for approaches that:

- are flexible and reviewed constantly
- are linked to neighbourhood plans
- maintaining current settlement development limits but expand the types of development allowed beyond them, on a case by case basis.

3.43 An opportunity was given for people to suggest any changes to existing settlement development limits. Settlement limits that people would like to see changed include:

Berkeley	Dursley	Minchinhampton
Bisley	Hardwicke	Nailsworth
Cam	Horsley	Oakridge Lynch
Chalford	Manor Village	

These comments will be assessed over the forthcoming months as part of a more detailed settlement boundary review.

## Broad locations

- 3.44 In preparation for the Issues and Options consultation, the District Council undertook an initial broad assessment of land around the main towns and villages within Stroud District - those identified in the current Local Plan as Tier 1, Tier 2 and Tier 3.
- 3.45 There were 76 sites in total. Section 3.6 of the Issues and Options document welcomed views on whether, if future housing, employment or community uses were required, the Council had identified the best sites or whether there were better alternative or additional locations or sites.

Cluster	Settlement	Site Ref.	No. of comments
The Stroud Valleys	<i>Brimscombe</i>	BRI A	19
		BRI B	21
		BRI C	17
		BRI D	10
	<i>Chalford</i>	CHA A	13
	<i>Horsley</i>	HOR A	19
	<i>Manor Village</i>	MAN A	10
	<i>Minchinhampton</i>	MIN A	18
		MIN B	19
	<i>Nailsworth</i>	NAI A	13
		NAI B	9
		NAI C	15
	<i>North Woodchester</i>	NWO A	9
		NWO B	14
	<i>Stroud</i>	STR A1	17
		STR A2	17
		STR B1	17
		STR B2	18
STR C		11	
STR D		10	
Stonehouse	<i>Eastington</i>	EAS A	12
		EAS B1	14
		EAS B2	11
	<i>Kings Stanley</i>	KST A	11
		KST B	8
		KST C	8
		KST D	12
	<i>Leonard Stanley</i>	LEO A	4
		LEO B	11
	<i>Stonehouse</i>	STO A	8
		STO B1	8
		STO B2	12
		STO C	8
		STO D1	15
STO D2		23	



Cluster	Settlement	Site Ref.	No. of comments
Cam & Dursley	<i>Cam</i>	CAM A	4
		CAM B	10
		CAM C	13
		CAM D	12
		CAM E	11
	<i>Coaley</i>	COA A	4
<i>Dursley</i>	DUR A	14	
The Gloucester Fringe	<i>Hardwicke</i>	HAR A1	3
		HAR A2	8
		HAR A3	9
		HAR A4	10
		HAR B	6
		HAR C	9
	<i>Upton St Leonards</i>	UPT A1	3
		UPT A2	9
Berkeley	<i>Berkeley</i>	BER A	5
		BER B	12
		BER C	14
	<i>Newtown &amp; Sharpness</i>	NEW A1	4
		NEW A2	10
		NEW A3	9
		NEW A4	9
		NEW A5	10
	<i>Slimbridge</i>	SLI A	3
The Severn Vale	<i>Frampton</i>	FRA A	4
		FRA B	11
		FRA C	9
	<i>Whitminster</i>	WHI A	6
		WHI B	10
		WHI C	8
		WHI D	12
		WHI E	9
	Wotton	<i>Kingswood</i>	KIN A
KIN B			9
<i>North Nibley</i>		NIB A	3
<i>Wotton</i>		WUE A	1
Cotswold	<i>Bisley</i>	BIS A	3
		BIS B	14
	<i>Oakridge Lynch</i>	OAK A	8
	<i>Painswick</i>	PAI A	17
		PAI B	10

**Table 7: Comments received by broad location reference**

3.46 Table 7 lists the number of comments submitted for each broad location. Full analysis of the responses will be undertaken over the forthcoming months and will feed into the preferred options consultation later in the year.



3.47 30 new sites were submitted to the Council for consideration through the Issues and Option consultation and they are all listed in Table 8 below. All new sites will be assessed in more detail over the forthcoming months.

Site name	Settlement	Promoter
Street Farm, Cam	Cam	Neon Homes llp
Land adjacent to Orchard Leaze	Cam	Millar Howard Workshop
Land at Bowlers Lea	Cam	Merriman Property Ltd
Land NW Cam	Cam	Pegasus
Land rear of Caterham House	Cambridge	Chris Gosling
Land at Cambridge/ Coaley B	Coaley	Gloucestershire County Council
Land at Coaley	Coaley	Gloucestershire County Council
Land at Claypits	Eastington	Gloucestershire County Council
Land north of Groves Close	Edge	Individual
Fields northwest of Whitminster Lane	Frampton on Severn	Individual
Mayos Land Phase 3, Hardwicke	Hardwicke	Newbridge Construction
Land at Quadrant Distribution Centre	Hardwicke	McGough Planning Consultants Ltd
Fields south of Wormwood Hill	Horsley	Individual
Land and yard at Walk Mill Lane	Kingswood	David James and Partners
Land at Leonard Stanley	Leonard Stanley	Gloucestershire County Council
Land north of Nymphsfield Road/Nortonwood Junction	Nailsworth	Bruton Knowles
Land adjacent 38 Barrs Lane	North Nibley	Nigel Cant Planning
Birds Frith Farm	Oakridge Lynch	Individual
Bisley Road, Oakridge Lynch	Oakridge Lynch	North & Letherby Chartered Surveyors
Land to the east of Stamages Lane	Painswick	Bruton Knowles
Fretherne Nurseries, Saul	Saul	Faybrook Limited
Land at Cambridge/ Coaley A	Slimbridge	Gloucestershire County Council
Land parcel north west of Stanley Mills	Stonehouse	North & Letherby Chartered Surveyors
Land at Stroud Green	Stonehouse	Gloucestershire County Council
Land off Meadow Lane	Stroud	David Scott
Land south of Bisley Road	Stroud	Bruton Knowles
Land at Woodhouse Farm, Stroud	Stroud	Mark Snook Planning
Field south of Fieldway	Upton St Leonards	Individual
Land to west of Paynes Meadow	Whitminster	Evans Jones
Grove End Farm	Whitminster	Nigel Cant Planning

**Table 8: New sites submitted**



# What's next?

- 3.48 Over the next six months, the Council will be carrying out a detailed analysis of all of the representations received as part of the Issues and Options consultation, together with assessing the suitability, availability and achievability of further sites submitted for consideration. The Council will be commissioning various technical studies to identify and assess development requirements for the period 2016-36, assessing strategy and site options and identifying preferred options.
- 3.49 A further version of this report of consultation will be published in the Autumn 2018 identifying how comments received have informed the preparation of the Preferred Options document.
- 3.50 The next main public consultation stage will take place in Autumn 2018 in accordance with the published timetable for the Stroud District Local Plan Review:

Stage	Timing	Details
Issues and options consultation	Autumn 2017	<i>An opportunity to discuss emerging issues and identify ways of distributing and managing future development needs</i>
Preferred options consultation	Autumn 2018	<i>We should know much more about quantifying development needs by this time and about future preferred options and alternatives</i>
Final draft plan consultation	Autumn 2019	<i>A final chance to check that we have the right draft plan in place</i>
Pre-submission consultation	Autumn 2020	<i>The formal stages of making representations on the plan</i>
Modifications	Summer 2021	<i>Consultation on any proposed modifications to the plan</i>
Adoption	Winter 2021/22	<i>Adoption</i>

**Table 9: Local Plan Review timetable**





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