

[Redacted]

From: Kingswood Parish Clerk [clerk@kingswoodparishcouncil.gov.uk]
Sent: 06 December 2017 11:15
To: [Redacted]
Subject: Local Plan Review
Attachments: Agenda Item 13 Local Plan Review draft 05.12.2017.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hi

Sorry I still need to send you KPC's draft response. The final response will come on Tuesday 12th December after adoption on Monday 11th. Is that ok? I have attached a very working draft for you. A final updated one will be sent later today!

Kind regards

[Redacted]

Clerk to Kingswood Parish Council

[Redacted]

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Agenda item: 13

Report to:	Full Council
Date of Meeting:	11 th December 2017
Agenda Item	Local Plan Review

The deadline for this consultation is 5th December 2017. Please see below the working draft for a decision. This draft will be tidied up and sent to the planning strategy team on Tuesday 11th December.

The team are aware that there may be grammatical errors but these will be sorted before the document is sent. This consultation has taken a lot of time and research and the team has run out of time! **The team wish to know if you agree with the direction and the substance of what they have produced.** KPC to comment and then take a decision on the response.

Local Plan Review Questions.

Working Draft Response

1.0a .What your priorities for Stroud District? Can you list 5 issues challenges or concerns for the next Local Plan?

Kingswood Parish Council have reviewed the challenges as listed by Stroud District Council. It was difficult to choose just 5 but KPC have identified the following 5 challenges numbers 1,10,11,18and 29. However we have also included further options in a supplementary for added information for Stroud District Council please see appendix 1.

1. Provision of job opportunities: review and if possible improve incentives for start-ups (business rates, identification of sites/ change-of-use buildings; infrastructure); facilitate links with higher/ further education institutions - in particular encourage spin-offs from university/ tech college research. **Alan to add**

10. Working with neighbouring authorities to meet the needs of the housing market as a whole.

Kingswood is in close proximity to South Gloucestershire which is expanding at a great rate. Charfield will double in size from 1000 houses to 1200. It is important that the district council work with South Gloucestershire County Council to ensure that services are in place to support this increase in housing and that there is no negative impact on residents of Stroud.

Infrastructure for services such as schools, doctors and parking all need to be assessed and improved where necessary.

11. Tackle lack of affordable housing: facilitate release of land at appropriate cost to housing associations/ self-build cooperatives etc. where otherwise permission to develop would not be forthcoming; pressurise central government to allow borrowing specifically to increase council house building.

Tackle lack of affordable housing: facilitate release of land at appropriate cost to housing associations/ self-build cooperatives etc. where otherwise permission to develop would not be forthcoming;

Agenda item: 13

pressurise central government to allow borrowing specifically to increase council house building. There are many single and married couples who would be happy to rent in preference to sharing with parents or other relatives in cramped possibly inappropriate accommodation. The provision of affordable housing should be of good quality, economic to run and in small groups.

No more than 10 properties in each location. Not everyone wishes or can afford to own their own property.

18. Achieving a better transport system, to help reduce CO2 emissions, with an emphasis on limiting car use by extending the cycling and walking network and making improvements to public transport.

This is a key initiative. Public transport to key facilities in the area needs to be in place. The district council to work with the Wotton, Charfield and Kingswood Greenway Group to ensure safe off road routes are in place for walking, cycling and riding. The Local Plan to include these objectives as part of the Local Plan for this cluster. Achieve a better transport system: specifically ensure easy access to rail network from all population centres (Charfield Stn. essential in south of district) including extra coaches on trains, hopper bus link integrated with rail timetable; create network of cycleways/ greenways to link to public transport infrastructure; prevent development that inevitably leads to need to transport school pupils from centres with no school places. **Alan to add**

29. Meet needs of elderly: require adaptable housing as proposed later in document; provide grants for adaptation of older housing stock.

1.0b Do you have ideas and suggestions for how the Local Plan might tackle particular issues.

Kingswood Parish Council has reviewed the list and has identified the following as important. Some of these are key to the Wotton cluster due to the proximity to South Gloucestershire and the plans outlined in the South West of England's Joint Spatial Plan.

It is essential that the priorities ensure that there is adequate service provision for public transport and education plus suitable housing to meet the needs of both young and old. Underpinning this is the desire to deliver the priorities whilst safeguarding and with as little impact on the environment as possible

Provision of job opportunities: review and if possible improve incentives for start-ups (business rates, identification of sites/ change-of-use buildings; infrastructure); facilitate links with higher/ further education institutions - in particular encourage spin-offs from university/ tech college research.

2.1 a- What do you think are the biggest challenges facing the local economy in Gloucestershire for the future? How can we help to address these? Does Stroud District have a specific role to play, relating to business start- ups and specialist technologies or should we seek with other locations for growth

There are many challenges facing SDC in respect of business due to its location with other bigger towns and cities. There is a general movement of people from Stroud to Bristol, Cheltenham and Gloucester for employment. It is very difficult for Stroud to compete with these bigger cities. Stroud is a rural district with the constraints that this brings. It perhaps would be better for SDC to concentrate on business that is suitable to its location. This could be specialist business that does not require a huge

Agenda item: 13

amount of production that would be difficult to manage due to the nature of the rural roads. Alternatively business should be located along the M5/ A 38 corridor so that good transport links are provide. The council should also consider the rail inks within the district.

Stroud has some unique features such as the Cotswold Escarpment, areas of outstanding natural beauty and the canal. Perhaps an emphasis on leisure and tourism business should be encouraged.

Rural Broadband needs to be improved to encourage small business to set up and stay with the district

Considerations to allow some elements of Business rates to be used by the local parish would be useful. Kingswood has the biggest private employer in the district within parish. The parish doubles in size due to the 1100 employees working out of the Renishaw New Mill site. This causes a lot of issues on the roads with the amount of traffic commuting to the Renishaw site all of which have to commute through the parish. Alan

2.1b Is there a need for further employment allocations. If yes what and where

Unable to answer if there is a need for further employment allocations, as we do not have the necessary information. However if the answer to this is yes then consideration should be given to locating employment and industry within the M5 A38 corridor as detailed in the consultation.

There is a need and these allocations need to be near good transport links. i.e. the M5 corridor. Additional new M5 junctions could be inserted to allow easy access. These should be provided up-front. There are also opportunities to create these in locations originally planned, but not implemented.

For flexibility, it should not be considered out of the question to swap some preordained employment sites for housing, in order to provide additional employment opportunities in more appropriate locations. This could be to satisfy employment demand or to place housing in a location which is not entirely appropriate for employment due to highway limitations, environmental issues or lack of essential transport routes.

2.1c Should locating growth next to the M5 be supported or would expansion of employment land at existing settlements be preferred.

As above locating growth next to the M5 corridor should be supported. The relaxation of B class uses in or adjacent to rural villages may be appropriate and the type of use could be more appropriate. Particular care should be taken over the type of traffic that the B use site would generate. Although the B class use may not generate the HGV traffic c it may generate significant vehicles and the amount of parking required for the site would need to be adequate to take all the vehicles that the site generates.

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Agenda item: 13

Expanding existing settlements should only be entertained if they are a perfect match and not to merely put more traffic in inappropriate locations. (See 2.1b)

There are many existing employment sites around the district and within the UK generally, which would never be contemplated now as suitable locations for expansion, or indeed their current use, because access is required by HGVs through residential areas and narrow back streets.

2.1d Should there be flexibility to allow other job generating uses on all employment sites. Should flexibility be allowed only on some sites; which sites should be flexible.

The provision of co working office space would fit in with the current employment trend within Stroud. This would help with encouraging small business within the district.

Some flexibility could be possible but is not a complete answer.

2.1e Should the Local Plan look to promote home working and live work units; is there a specific need in Kingswood

The proposed use of the business and the amount of traffic generated would need to be looked at carefully. However the provision of Farm shops, cafes and tourist related businesses may be appropriate.

Not sure that there is a pressing need for this. In some parts of the village residents driving out of the village to work is the only way traffic is able to move around at all. Also occasionally allows parking near the shop and pub (if it was open) which aids the economy of the village.

2.1f Should the Local Plan look to promote future farm diversification to reflect changing farming practices.

It would depend on the diversification and how closely it is related to the rural landscape. Policies should be in place to control any adverse impact on the landscape

Brexit may change this there may be a greater requirement for the UK to produce food. Alan

2.2 Do you agree with the options set out for improving our town centre. What do you consider to be the most important actions to undertake?

In respect of Wotton-under-Edge, it is sad that major services, such as most of the banks, have left the town.

Marketing it as a tourist location and improving the pub, restaurant and hotel on offer would be a positive step. The high street has a good mix of shops, many of which are independently owned and run. This needs to be retained. More needs to be made of Wotton-under-Edge in respect of the Cotswold Way and the many footpaths in the vicinity.

The highways situation needs to be rationalised, public transport improved and cycle and footpath routes provided.

The bus service from surrounding villages is poor which necessitates the use of the private car and with an aging population, who possibly cannot walk great distances, the ability to park near retail outlets is

Agenda item: 13

important. This is also true for casual visitors using the town as either a stop-off point or a destination. Any form of pedestrianisation should never be contemplated.

2.3a Housing needs and opportunities

Does Neighbourhood Plans provide opportunities for local people to access the housing market?

Are there opportunities for households to rent reasonable priced properties?

Are younger people able to access housing without moving?

Can older people down size to smaller properties?

Is there land for self-build?

Is there any unmet housing need?

Does Neighbourhood Plans provide opportunities for local people to access the housing market?

Not necessarily, although they highlight the problem.

Are there opportunities for households to rent reasonable priced properties?

Not that I am aware of.

Are younger people able to access housing without moving?

Not generally.

Can older people down size to smaller properties

It is possible in some places but who says we want to downsize?

Is there land for self-build?

Not at a realistic price. Landowners are not usually benefactors.

Is there any unmet housing need.

There is some in the village and an apparent need in the district.

UK wide – Developers could solve the current shortage at a stroke by building the 700,000 or so properties they already have permission for.

Alan

2.b Should local housing need surveys be used to influence housing mix on local for sale housing sites?

The development of Kingswood's NDP included the conduct of a housing survey. We do think that such a survey should also be used to influence the housing mix on local for-sale housing. Developers have maximised the profitability of recent housing development in Kingswood with the inclusion of a disproportionate number of four - and five - bedroom houses that do not match the identified needs of the local community. These have even been advertised as targeted at a commuter market.

They are only a spot check on idealistic responses which do not necessarily reflect the actual position. Currently there is no other way to predict demand.

2.3c Is there suitable land in the area to meet housing need.

There is land suitable for development to meet some of the housing needs of our neighbourhood subject to resolving access difficulties. However any plots of land suitable for developments on any significant scale are targeted by large developers who have the stated aim of "optimising" (i.e. maximising) the value of land for the land owner, involving in turn the development of housing tailored to the market in general rather than the local community. Some of the needs identified in our housing survey for residential apartments to enable older people to downsize could be met by the type of development currently proposed on a site off Vineyard Lane, adjacent to the Parish boundary.

There are small pockets of land which could be suitable for the right sort of development.

Alan

2.4 a Does your Neighbourhood lack a community facility open space or sports facility

The NDP identifies the following requirements:

- extension to the village playing field which is currently over-subscribed in its use, and the area of which does not meet the numerical criterion for the greatly increased village population
- provision of facilities for a youth club
- provision of toilets for the playing field
- The school is oversubscribed and the children of the houses currently being built will need to go to Wotton under Edge for schooling. Land for a new building big enough to accommodate the recent expansion in the village is required.

2.4b local space needing protection

The NDP identifies the following local spaces as important for protection:

- Great Crested Newt mitigation areas linked to previous and ongoing developments of Tyndale View, Chestnut Park and Boundary Close
- Kingswood Village Allotments
- Kingswood Community Orchard and wildlife area
- Nind Wildlife area.

Alan

3.1 How should we meet future development need?

1 How should we meet future development need?

Option1 - Concentrate housing and employment development in a few large sites.

A combination of the approaches suggested with a strong emphasis on Option 1 in the early years covered by the Plan since these main towns should have the facilities and services accessible to make

Agenda item: 13

this sustainable development. This would be the preferred option for housing due to the benefits of economies of scale. Large sites would bring with them a public transport provision, school and health provision. The housing needs in the district need to be met along the M5 A38 corridor where the existing infrastructure is in place. Alternatively, Sharpness and Berkeley are in need of regeneration and could be good location for more housing.

There is more opportunity to provide both, in a large site which should have the infrastructure, transport, roads and facilities to go with it. All the ancillaries, should be provided up-front and not as an afterthought.

Option2 - Take a more dispersed approach with some medium sized housing and employment sites on the edge of larger towns and villages as well as towns.

The district needs to choose the areas to develop and those to protect as rural. A dispersed approach such as identified in option2 would encroach on the very countryside and rural nature that make Stroud special.

There is a possibility that there could be some development but this is not the answer.

Option3 - Dispersment across the district most villages and including at least 1 small to medium site to meet local needs.

Option 1 combined with Option 3 provided that "meeting local needs", means meeting the needs of the local community in the settlement where the small / medium development occurs and that facilities and services, in particular primary school places are adequate to support the development.

However, this approach is more problematic as it does not take into account the unique landscape surrounding many towns and villages. The settlement tier definitions are not sophisticated enough to identify which village could benefit and which ones would not. The definition of local needs would also need to be very clear. Most of the development in Kingswood has met the needs of people wishing to move from Bristol and other remote locations, very little of it has met a local need.

Any additional development should be small, less than 10 properties, but this would not be practical for a developer as there would be little scope for the size of profit required.

Option4 - Identify either as an expansion of an existing settlement or to create an expansion of an existing growth point in the district to include significant growth.

This option could have benefits especially if the area was identified close to the M5 and A38 corridor. Again, economies of scale would be advantageous to bring the entire necessary infrastructure that would be required. This would not happen with options 2 or 3. The creation of a new settlement, will be necessary at a later stage if the character of existing towns and villages is to be preserved, possibly between Berkeley Heath and Slimbridge on the west side of the A38. It is likely that there is already a need for a further motorway junction between J14 and J13 and this would probably be essential for this suggestion to go ahead.

The additional junction need not be disruptive to existing residential or employment areas and would improve access for all those using the motorway and otherwise having to make their way via other already congested junctions.

3.3a New motorway junction on M5, housing and (hi-tech) employment in Cam and possible new settlement might be appropriate to deliver; re-opening of Charfield Station and good public transport links from Kingswood, Wotton, North Nibley integrated with rail timetable; cycleway development to link Kingswood and Wotton with Charfield, Chipping Sodbury, Yate etc

Agenda item: 13

3.3b Transport links and traffic congestion make further housing and employment growth around Wotton problematic. There is potential for improving transport links around Berkeley and subject to that I would view this as the most appropriate location for housing and employment growth Local Plan and NDPs and a strong argument in its favour is the linkage with the facilities and services available. However, the lack of definition of the associated amount of growth can be problematic and we would favour an attempt to tighten the definition at least qualitatively, e.g. in relationship to school places. I agree with the tiers and the associated scale of development; I can't see any settlements that seem to be in the wrong tier.

3.5 a Option 1; 3.5 b No changes thank you.

3.6 I agree with the Clover Lea Barn location for any future growth, ideally as a rural exception site, and subject to resolving access difficulties.

32a Do you agree with the following

G1 South of Hardwicke(housing /community use)

Yes

G2 Whaddon for housing and employment and community use

yes

G3 South west of Brockworth for housing and community use

Yes

G4 south of M5/j12 for employment use.

Yes

3.2b Could any further development help to establish a firm southern landscaped boundary to the city, in effect a “rounding off of the urban area or would it exacerbate further sporadic growth?

3.2c Are there any specific community needs in Gloucester fringe areas

3.3a opportunities to improve transport links

ACTION BY : Alan Hooper to lead on this. Input from members of the group welcome.

3.3b housing locations tier 2 Wotton under edge

Take from NDP

3.4 Settlement Boundary

ACTION BY : ALL Look at NDP. All members of the group to look at definition of lesser levels of development and to look at an improvement to the definition.

3.5 a Management of development proposals on edges of towns and villages

ACTION BY : Alan Hooper and group

3.5b Settlement boundary changes

Alan Hooper and NDP details.

3.6 Broad Locations and Potential sites

Look at Wotton Cluster pages 59/60/61

ACTION BY : ALL Comments all. Look at details in SALA (ML TO DISTRIBUTE COPIES). Look at comments on Clover Lea Barn arrange a site visit to both locations.

4.1 Additional Local studies requires

ACTION BY ALL: School figures.

Appendix A

Supplementary Answers

Kingswood's comments on the 40 challenges

4. Working with other local authorities and statutory agencies to investigate transport improvement links to Stroud , Bristol, the Midlands and Wales. Alan

This is a key priority as public transport links are poor across Stroud and in particular across the county boundary with South Gloucestershire. There is no public transport to get post18 students to collage.

Junction 14 of the M5 is at capacity and needs a major improvement to support

Discussions with South Gloucestershire County Council on Charfield rail way station need to be instigated as the opening will have a major impact on the Kingswood and Wotton under Edge area.

7. Responding to the requirements of the digital economy for superfast broadband connections and good coverage across the district together with implications for living and working patterns.

Affordable Housing

9. Meeting the District's identified future housing needs including the particular needs of elderly and the needs of the travelling communities.

The above priority needs to be amended to ensure that each parish can meet its own needs first and not the need of the district. That ensures that people are living in the communities that they want to be in and have the support of family and friends and have a connection with the area.

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12. Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development.

Agenda item: 13

This is particularly important for Kingswood. Infrastructure in the form of public transport, adequate school places, parking at the market town of Wotton under Edge all need to be improved before any further development can take place. Without these improvements development will be unsustainable.

13. Providing the right size of accommodation to meet local needs (particularly for smaller, cheaper market and affordable homes) and to help with social cohesion.

Smaller more affordable need to be built to ensure that young first time buyers can purchase houses in the area ensuring that the young of the community are able to stay in the community that they grew up in. It is also important to consider the older generation and houses that can be used by older people with limited mobility. This could mean the building of life time housing and sheltered housing.

17. Maximizing the use of brownfield and underused sites to contribute to housing supply.

As a rural parish on the edge of the AONB it is important that brownfield sites are developed first and that open country side is maintained. In particular between Kingswood, Charfield and Wotton Under edge. A green buffer needs to be retained.

Environment

19. Conserving and enhancing Stroud District's Countryside, landscape and biodiversity, including maximizing the potential for a green infrastructure network across the District.

The landscape and biodiversity is of prime important and is why so many people want to live in the area. It is important that the unique landscape views are retained in particular the Cotswold escarpment both views in to and from the escarpment.

Key green infrastructure is important as highlighted in point 19.

Kingswood has an increasing breeding population of Great Crested Newts (GCN) at Chestnut Park and also water voles at the Gloucestershire Wildlife site at Nind. It is important that every effort is made through consistent polices to conserve this population.

25. Providing resilience to flood risk, releasing generation sites from the flood plain for housing and employment, and promoting natural flood management projects.

In particular policies should look at ground source flooding and also the management and polices for the maintenance and operations of weirs throughout the district.

Health and Well Being

27. Maintaining and improving the sustainability of our villages as places for living and working, by improving access to services, such as health and education and jobs. This should also link in to objective 19 with a green infrastructure. Services such as local school places and independent living for the elderly are also key to ensure that our villages are sustainable for all

29. Meet needs of elderly: require adaptable housing as proposed later in document; provide grants for adaptation of older housing stock.

31. Provide sports facilities: facilitate partnerships between schools/ sports clubs/ council; exploit surveys conducted by national sports bodies and seek (matched) funding from those bodies.

Agenda item: 13

[Redacted]

From: Kingswood Parish Clerk [clerk@kingswoodparishcouncil.gov.uk]
Sent: 14 December 2017 17:59
To: [Redacted]
Subject: Local Plan Review

Hi

Kingswood Parish Council has reviewed the draft report and have now endorsed the response. You will have noted that the council had not quite finished answering all of the questions and we will endeavour to get the remainder to you in early January.

Kind regards

[Redacted]

Clerk to Kingswood Parish Council

[Redacted]

[Redacted]

www.kingswoodparishcouncil.gov.uk

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