

# STROUD DISTRICT LOCAL PLAN: PROPOSED MODIFICATIONS, MAY 2005

## 5. HOUSING

### Proposed Modification M/05/01/T; Modify paragraph 5.1.3 to reflect recommendation 5.2 of the Inspectors Report

~~5.1.2. Housing land requirements are based largely on projections of population and household formation. At mid 1991 there were some 104,200 people residing in the Plan area. Forecasts suggest that the total population is likely to be 110,400 by 2011.~~

~~5.1.3. The most notable forecast trends for the District, based on the latest figures issued by the Office for National Statistics are set out below:-~~

- ~~• A decline in the number of children in the District – particularly in the latter half of the Plan period.~~
- ~~• A gradual decline in ‘young workers’ (16 to 24) up until 2001 when the trend reverses with an increase before levelling out again at the end of the Plan period.~~
- ~~• A sharp decline in the mid-age working group (25 to 44).~~
- ~~• A substantial increase in the older working age group (45 to 64). The size of the workforce is affected, however, by other considerations such as early retirement.~~
- ~~• An increase in the retired population (65+) with a fairly substantial increase in the latter part of the Plan period.~~
- ~~• A continuing increase in the number of small households, particularly one person households.~~

**Table 5.1: Stroud District Local Plan Area Population Projections**

Ages	0-15	16-24	25-44	45-64	65+	Total
1996	21.7	10.4	29.5	27.7	18.8	108.1
2001	21.5	9.8	28.5	29.6	19.5	108.9
2006	20.3	10.7	26.9	31.2	20.5	109.6
2011	19.4	10.8	25.4	32.0	22.8	110.4

Source: ONS 1996 Sub-National Population Projections (Consultation Document).

### Proposed Modification M/05/02/T; Modify Section 5.2 to reflect recommendation 5.3 of the Inspectors Report

## 5.2. Objectives

In accordance with Structure Plan policies and the Strategy set out in Chapter 2 of this Plan, and in the light of government advice in Planning Policy Guidance Notes/Statements PPS1: Delivering Sustainable Development, PPG3: Housing, PPS7: Sustainable Development in Rural Areas, and PPG13: Transport, the following are the housing objectives for this Plan.

### Proposed Modification M/05/03/T; Modify paragraphs 5.3.2 and 5.3.2a to reflect recommendation 5.4 of the Inspectors Report

## 5.3. Central Government Advice

~~5.3.1. Planning for housing is introduced in PPG1: General Policy and Principles 1997 which says that, in preparing development plans, authorities should consider the land-use requirements of various types of social provision. For housing, the key objectives for the location of development and the allocation of land are:~~

- ~~(a) to ensure that the planning system identifies an adequate and continuous supply of housing land which is both available and sustainable;~~
- ~~(b) to make effective use of land in urban areas by allocating the maximum amount of housing to previously developed sites in larger urban areas;~~
- ~~(c) outside urban or village areas, to provide land for housing in locations which are, or will be, well served by public transport and with good access to employment and a range of services;~~
- ~~(d) to provide a mixture and range of types of housing to meet the increasingly varied types of housing requirements; and~~
- ~~(e) to ensure that housing is available where jobs are created.~~

~~5.3.2a.PPG3: Housing 1999 promotes planning policy to give everyone “a decent home” and secure an urban renaissance. It advocates a ‘Plan-Monitor-Manage’ approach to housing provision with regular~~

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reviews of Plans following assessment of progress in meeting housing targets. A national target is the construction of 60% of new housing on previously used land by 2008. Assessment of urban housing capacity should assist a sequential approach to the search for housing land, focusing firstly on previously used land, then urban extensions and then sites well-served by public transport. A limited amount of housing may be accommodated in village expansion or infill schemes that support local services and meet local needs. Inefficient use of land must be avoided with high quality design and densities of more than 30 dwellings per hectare to be encouraged. Parking Standards should not be expressed as minimum standards. The PPG requires local planning authorities to produce policies leading to mixed and balanced communities and to the provision of affordable housing to meet local needs.

5.3.3. Government Circular 6/98: Planning and Affordable Housing states that affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies. Whilst the primary objective will be to ensure that there is enough land to meet the agreed needs in terms of numbers, local planning authorities should also ensure that there is a mix of dwelling types and sizes - whether through new house building or conversions - to cater for a range of housing needs; and should encourage the development of mixed and balanced communities in order to avoid areas of social exclusion. The Circular states that, where there is evidence of need for affordable housing, Local Plans should include a policy seeking an element of such housing on suitable sites. It is stressed in the Circular that the term 'affordable housing' encompasses both low cost market and subsidised housing that will be available to people who cannot afford to rent or buy houses available on the open market.

5.3.3a.PPG13: Transport (Draft October 1999) reinforces the issues of accessibility of housing to employment, shopping, leisure and education. It advocates concentration of development at urban centres, main settlements and rural service centres, well-served by good public transport, pedestrian

and cycling networks. Policies in plans should promote sustainable transport choices and reduce the need for travel, especially by car.

5.3.3b.PPG7: Countryside - Environmental Quality and Economic and Social Development 1997 acknowledges the need for villages to grow to sustain healthy economic activity and the viability of village communities. Away from established settlements, development should be strictly controlled. Individual new houses in the countryside require special justification with the countryside being valued for its own sake. In Areas of Outstanding Natural Beauty policies should favour the conservation of the natural beauty of the landscape.

**5.4. South West Regional Guidance (RPG10)**

5.4.1. The current South West Regional Planning Guidance was produced in July 1994 in response to the strategic advice submitted to the Secretary of State by the South West Regional Planning Conference.

5.4.2. The RPG indicates an annual average figure of 12,650 dwellings for Gloucestershire or 53,000 dwellings over the period 1991-2011. RPG10 states that the figures should be a major consideration in formulating housing provision in Structure Plans, but they should not be regarded as inflexible targets or precise requirements for each year.

5.4.3. The RPG advises that the bulk of new housing development should be concentrated in and around the main urban areas, where future employment, shopping and leisure development will be focused. The best use of land within existing urban areas needs to be balanced with the protection of the historic built environment and of valuable recreational and amenity space.

5.4.4. In rural areas the RPG advises that emphasis should be placed on providing for housing in locations that are within or well related to settlements that

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~~have or can provide an adequate range of employment opportunities and community services. The RPG recognises that in some areas there is a dispersed settlement pattern of small towns and villages and that there may be less scope in these locations to serve development by public transport. Therefore, it may be necessary to consider to what extent development pressures can be accommodated or to examine the potential for encouraging the improved provision of public transport. The RPG also contains advice on the need for affordable housing.~~

### Proposed Modification M/05/04/T; Modify paragraph 5.5A to reflect recommendation 5.5 of the Inspectors Report

#### **5.5A. Gloucestershire County Structure Plan**

~~5.5.1a. The adopted Gloucestershire Structure Plan identifies foci for development in the following priority order:~~

- ~~• The County's larger towns  
Policy S1~~
- ~~• Defined principal settlements  
Policy S2~~
- ~~• Rural settlements  
Policy S4~~

~~County's larger towns...~~

~~5.5.1b. Policy S1, further amplified by Policy H4, makes it clear that the intention is for most residential development to be provided in the Central Severn Vale. Gloucester and Cheltenham are to take priority over other towns in the County when considering where first to look for residential development sites. This has important implications for Stroud District. As one of only two Council areas with boundaries adjoining the Gloucester administrative area it can assist in accommodating "most residential development," in close proximity to Gloucester.~~

~~5.5.1c. Policy H4 also states that "In those areas of Stroud District outside the Central Severn Vale development will mostly be provided within and adjacent to the existing towns of ... Stroud/Stonehouse".~~

~~The status of Stroud and Stonehouse in the Structure Plan is confusing. No distinction is made between the role and function of these settlements and how they fit into a development hierarchy. Section 2.6 in the Strategy chapter explains this Council's view of settlement role and function.~~

~~Principal settlements ...~~

~~5.5.1d. Policy S2 requires Local Plans to identify "principal settlements". These would need to:~~

- ~~• form the focal points for a scale of development consistent with the character and function of the settlement;~~
- ~~• support local services and the social and economic well-being of local communities;~~
- ~~• be accessible to the community they serve;~~
- ~~• be well related to public transport and the highway network;~~
- ~~• ensure that the social and economic needs of all rural areas can be met.~~

~~The Structure Plan acknowledges that development at principal settlements will be at a much smaller scale than development in the main urban areas.~~

~~Rural settlements...~~

~~5.5.1e. Policies S3 and S4 respectively give priority for development to land within existing built-up areas. They allow for development in rural settlements that is limited in scale, and sustains and enhances the character and appearance and the social and economic well-being of local communities.~~

~~5.5.1f. Policy H6 allows for residential development to be limited to settlements that:~~

- ~~• have access to or can provide a range of employment opportunities to meet local needs;~~
- ~~• have access or potential access to community facilities and services; and~~
- ~~• are well served by public transport services.~~

~~Explanatory text in the Structure Plan seeks a greater degree of self-containment of~~

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existing villages, and looks to Local Plans to define the role and function of settlements as part of the process of identifying development opportunities in the rural areas.

Proposed Modification M/05/05/T; Modify paragraph 5.6A to reflect recommendation 5.6 of the Inspectors Report

### 5.6A. Local factors

5.6.1a. The national and strategic guidance form only part of the picture in determining where housing growth should take place in the District. Within this context there is the need to consider a number of factors:

5.6.1b. Public transport provision: We have considered the relationship of settlements to the main bus and rail routes and stations, the frequency and destinations of bus services between settlements, the availability of rail services and the potential to improve these facilities and services. As a rural District the area is generally poorly served by public transport. The only corridors in which there is at least a weekday hourly bus service are Chalford/Nailsworth – Stroud – Gloucester/Cheltenham; Dursley – Gloucester; Stroud – Stonehouse – Dursley. In addition Wotton-under-Edge is reasonably well connected by bus services to Yate, Bristol, Stroud and Dursley. Rail stations serve Stroud, Stonehouse and Cam and Dursley. The re-opening of Charfield Station near Wotton-under-Edge is also proposed.

5.6.1c. Environmental constraints: Many parts of the District are heavily constrained by environmental designations relating to landscape and biodiversity protection, conservation areas and listed buildings. There is a significant amount of outdoor play space, mostly within settlements, that is protected from development. Agricultural land quality has also been investigated and taken into account.

5.6.1d. Previously used land: Commonly referred to as brownfield sites; suitable land that is available for redevelopment without prejudicing other objectives of the Local Plan (e.g. enabling the economic prosperity

of the District) has been sought throughout the Plan preparation process. Where possible within settlement boundaries, this is identified for development purposes.

5.6.1e. Local employment opportunities: The opportunities for employment within settlements and the proximity and accessibility of settlements to wider employment opportunities is taken into account.

5.6.1f. Locally generated housing needs: These are the housing needs arising from the increase in population of the District through natural causes and the decline in average household size; i.e. arising from the indigenous population. A higher birth rate than death rate and the changing age structure of the population are resulting in more people and therefore in greater housing need. Also, as people are tending to live in smaller households, the existing population will simply require more dwellings in the future. Approximately half the District's forecast new dwelling requirement arises from the indigenous population.

5.6.1g. Migration: The District has experienced an increase in population through net in-migration over the last twenty years. This trend is set to continue. Housing need from net in-migration makes up the other half of the District's new dwelling forecast.

5.6.1h. Community Services and Facilities: A key consideration in the strategy, especially below the level of the urban area and principal settlements, is the level of provision of community services and facilities and the capacity to improve that provision within, or accessible by public transport to, a settlement. This includes provision of schools, health facilities (doctor, dentist, optician etc), shops (including post offices and mobile facilities), community halls, recreation facilities, libraries (including mobile facilities) and churches.

5.6.1i. Regeneration of Stroud and Dursley. The Council has developed strategies that seek the regeneration of the Stroud and Dursley town centres.

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~~5.6.1j. Local 'choice': Town and Parish councils and the public have been consulted on the preparation of the Local Plan since June 1997. In that time a number of local preferences have been expressed. These have been taken into account in formulating this strategy.~~

~~5.6.1k. Infrastructure: Consultation with public utility providers (water, energy, sewerage etc) has identified constraints and opportunities for development that influence the location of new housing.~~

~~5.6.1l. Maintaining Village Communities: Many villages within the District have been subject to restrictive planning policies over the last 20 years. With declining household sizes village populations are likely to fall in the absence of new homes, especially affordable housing. The decline in population has contributed to the decline of village facilities and services. This is likely to make the future of remaining village services and facilities more uncertain without provision of opportunities for further housing growth.~~

Proposed Modification M/05/06/T; Modify Section 5.7A to reflect recommendation 5.7 of the Inspectors Report

**5.7A. Sequential search for housing development opportunities in Stroud District**

~~5.7.1a. The national, regional and strategic context, together with the above local factors and the role and function of settlements (see Strategy chapter, section 2.6), has resulted in the following search sequence for housing sites in the District.~~

- ~~1. On previously used land within the urban area of Gloucester at Hardwicke (Central Severn Vale) and Stroud, principal settlements and larger villages, (Stonehouse, Cam, Dursley, Wotton-under-Edge, Nailsworth, Berkeley, Kings Stanley, Leonard Stanley, Minchinhampton, Painswick and Eastington).~~
- ~~2. On previously used land within other settlements of the Stroud Valleys~~

~~(Thrupp; Brimscombe; Chalford; Eastcombe; Box; Bussage; Brownhill; North and South Woodchester; Manor Village; France Lynch).~~

- ~~3. In and adjacent to the urban area of Gloucester (Central Severn Vale).~~
- ~~4. In and adjacent to the urban area of Stroud.~~
- ~~5. In and adjacent to defined principal settlements (Stonehouse, Cam, Dursley) and the Stroud Valley settlements.~~
- ~~6. In and adjacent to larger villages (Berkeley, Kings Stanley, Leonard Stanley, Minchinhampton, Nailsworth, Painswick and Wotton-under-Edge).~~
- ~~7. In other rural settlements (Eastington, Kingswood, Sharpness, Whitminster).~~

5.7.1a The national, regional and strategic context for the search sequence is set out in Chapter 2 of the Plan – the Strategy. The following search sequence has been used for the selection of housing sites, seeking to implement that Strategy, taking into account the role and function of settlements, the results of the urban capacity study, environmental considerations and, where appropriate, local factors such as the need to support local populations or services.

- 1 Previously developed land within the urban area contiguous with Gloucester at Hardwicke, the Stroud Urban Area, the Principal Settlement of Cam/Dursley, and the smaller settlements of Berkeley, Eastington, Kings Stanley, Kingswood, Leonard Stanley, Minchinhampton, Newtown/Sharpness, Painswick and Wotton-under-Edge<sup>1</sup>.
- 2 Land in: i) the urban area extending out of Gloucester (within the Central Severn Vale), ii) the Urban Area of Stroud and iii) the Principal Settlement of Cam/Dursley.
- 3 Land adjacent to: i) the urban area of Gloucester (within the Central Severn Vale), ii) the Urban Area of Stroud and iii) the Principal Settlement of Cam/Dursley.
- 4 Land in the Small Towns and Larger Villages.
- 5 Land adjacent to the Small Towns and

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## Larger Villages

## 6 Land in other defined rural settlements

<sup>1</sup> Note: These urban areas were covered by the urban capacity study

5.7.1b However, it should not be understood from this that the housing numbers in the allocations which are made will numerically follow from this sequence. This is because there is inadequate previously developed land within the urban area extending out of Gloucester to provide any substantial allocation, and clearly the smaller settlements are only likely to justify relatively small allocations. The total amount of previously developed land which has been identified in the urban capacity study is not, in any event, sufficient to provide for the target number of new dwellings in the District. In addition there are the requirements of Structure Plan Policy H4 to be met. Thus most residential development will be provided in the Central Severn Vale, in locations where employment, leisure, commercial and community facilities can be integrated and where there are opportunities to maximise the use of public transport, with priority being given (so far as Stroud District is concerned) to development in locations adjacent to or close by Gloucester, which are or can be easily and conveniently accessed by means of transport other than the private car

Proposed Modification M/05/07/T: Modify Section 5.5 to reflect recommendation 5.8 of the Inspectors Report

## 5.5. Housing Location Strategy

5.5.2. Site specific allocations for future housing growth in Stroud District have been **agreed made** following the sequential search. The focus for growth is the central Severn Vale. The boundaries of the central Severn Vale are not defined in the Structure Plan. The guidance in Structure Plan Policy H4 prioritises development: *'within Gloucester and Cheltenham and then to locations adjacent or close by that are or can be easily and conveniently accessed by means of transport other than the private car.'*

~~5.5.3. This suggests a boundary that could change over the plan period in response to the provision of public transport. However, for the purposes of allocating land now, it effectively requires the first priority for any allocations in Stroud District to be adjacent to Gloucester where existing public transport may be supplemented and improved by new provision.~~

~~5.5.4. The next priority is within and adjacent to the existing towns of Stroud/Stonehouse. Stroud, and the wider area of the Stroud valleys, provide a good mix of employment, shops, services and a focus for public transport. It is the Council's view that the most sustainable housing development should and can take place at the heart of this area, as close as possible to the town centre of Stroud. This is an important part of the District Council's strategy in encouraging and enabling the regeneration of the town centre. In the wider area of the Stroud valleys, the landscape setting may be compromised if this area was to take a greater proportion of development than that identified through the Local Plan allocations.~~

~~5.5.4a. Significant development at Stonehouse is unlikely to provide the same impetus to regeneration of Stroud, being further removed from the central focus of services and public transport facilities. It is possible that it may also draw resources away from the town centre where they are most needed. Its status as a principal settlement allows only lower levels of development.~~

~~5.5.5. The other principal settlement of Dursley and Cam are forms the focus for employment and services in the southern part of the District. As such the area is capable of accommodating a reasonable level of growth consistent with the character and function these communities. Development should also support local services and the economic and social well-being of the local communities. Housing development is allocated to previously developed sites, as close to the Dursley town centre as possible, to assist in its regeneration.~~

~~5.5.6. Finally, there are smaller settlements that play an important role as~~

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~~local employment and/or service centres. In many of these, shops and services are struggling to survive. The situation is worsened by decreasing household size leading to declining populations in the villages. Simply put, this means there are less people to sustain village shops and services. In addition, changing work and travel patterns have led to decreased dependency on village services and facilities.~~

~~5.5.7. The Council is concerned about the loss of employment and services in these centres. In addition, it is increasingly difficult for the indigenous population to compete in the housing market in the rural areas. Therefore, small allocations of housing development are proposed to help bolster the role of these centres. It is acknowledged that this alone will not revive vitality and viability of village services and facilities but that an integrated approach is necessary. It is the Council's intention that sites allocated for housing development in villages will mostly contain high levels of affordable housing to help address this problem. Scope for large scale development in these settlements is limited by landscape, topography and other environmental constraints.~~

5.5.4 The next priority is within and adjacent to the Stroud Urban Area. Stroud with Stonehouse and the wider area of the Stroud valleys, provide a good mix of employment, shops, services and a focus for public transport. It is the Council's view that the most sustainable housing development should and can take place at the heart of this area, as close as possible to the town centre of Stroud. This is an important part of the District Council's strategy in encouraging and enabling the regeneration of the town centre. In the wider area of the Stroud valleys, the landscape setting may be compromised if this area was to take a greater proportion of development than that identified through the Local Plan allocations. Similarly, whilst part of the Urban Area, significant development at Stonehouse is unlikely to provide the same impetus to the regeneration of Stroud, being further removed from the central focus of services and public transport facilities. It is possible that it may also draw resources away from

the town centre where they are most needed.

5.5.5 The settlement of Cam/Dursley forms the focus for employment and services in the southern part of the District. Thus it is identified as a Principal Settlement. As such it is capable of accommodating a reasonable level of growth consistent with character and function. Development should also support local services and the economic and social well-being of the local communities. In Cam/Dursley, housing development is allocated to previously developed sites, as close to the Dursley town centre as possible, to assist in its regeneration.

5.5.6 Finally, there are smaller settlements that play an important role as local employment and/or service centres. In many of these, shops and services are struggling to survive. The situation is worsened by decreasing household size leading to declining populations in the villages. Simply put, this means there are less people to sustain village shops and services. In addition, changing work and travel patterns have led to decreased dependency on village services and facilities.

5.5.7 The Council is concerned about the loss of employment and services in these centres. In addition, it is increasingly difficult for the indigenous population to compete in the housing market in the rural areas. Therefore, small allocations of housing development are proposed to help bolster the role of these centres. It is acknowledged that this alone will not revive vitality and viability of village services and facilities but that an integrated approach is necessary. It is the Council's intention that sites allocated for housing development in villages will mostly contain high levels of affordable housing to help address this problem. Scope for large scale development in these settlements is limited by landscape, topography, other environmental constraints, and particularly questions of sustainability with regard to the use of motor vehicles.

**5.5A Urban Capacity Study**

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5.5.7a. Following the publication of the Government Guidance 'Tapping the Potential' in December 2000, relating to the preparation of urban capacity studies, the Council undertook a study for the District in line with the guidance.

5.5.7b. The settlements studied were: Stroud urban area, Cam and Dursley, Berkeley, Eastington, Kings Stanley, Kingswood, Leonard Stanley, Minchinhampton, Wotton-under-Edge, Newtown/Sharpness, Painswick, Whitminster, Manor Village and Chalford.

5.5.7c. The Council involved the house building industry and the private development sector in the development of the methodology for the study, and the examination and market viability of potential sites.

5.5.7d. The Council had already undertaken extensive work in the identification of suitable previously developed sites for allocations in its Plan and only a limited number of additional sites were identified for development within the Plan period. The allocations made in the Revised Deposit version of the Plan were also re-assessed to determine if their proposed indicative capacities were appropriate in the light of Central Government guidance on densities set out in PPG3.

Proposed Modification M/05/08/T: Modify paragraph 5.7 to reflect recommendation 5.10 of the Inspectors Report

### 5.7. Housing Land Requirements

5.7.1. The Local Plan has been drawn up within the framework of the Structure Plan, which includes the proposal that provision be made for the accommodation of about 9,400 new dwellings within Stroud District in the period 1991-2011. The 9400 new dwellings will arise from specific allocations made in the Plan and from the inevitable sites which come forward year on year, but which cannot be foreseen, and which are therefore known as 'windfalls'.

Proposed Modification M/05/09/T: Modify paragraph 5.8 to reflect recommendation 5.11 of the Inspectors Report

### 5.8. Unidentified Sites - 'Windfalls'

5.8.1 PPG3 states that housing land availability assessments should include specific allowance for the future development of unidentified sites (i.e. those not allocated in development plans). This includes small infill sites, residential conversions, redevelopment of residential and employment sites and the conversion of redundant agricultural buildings. Therefore, a high proportion of such development, commonly known as 'windfall sites', occurs on previously used land. The allowance should be based on the examination of past trends of dwellings provided in this way and the potential for future windfalls resulting from a capacity study. Government guidance is currently awaited on the approach to be taken to capacity studies.

5.8.2a. The absence of an Adopted Local Plan has meant that there have been limited allocations since 1991, except those made in the 1994 Deposit Version of the Local Plan, and the number of completions on windfall sites have been reasonably high. The table below shows the number of annual windfall completions since the start of the Plan period. This equates to a rate of approximately 204 per year.

Year	Windfall Completions
1999	155
1998	270
1997	220
1996	195
1995	195
1994	200
1993	230
1992	160
1991	105

N.B. Figures have been rounded to the nearest 5 or 10.

5.8.2b. In the Adopted Structure Plan, the County Council makes an allowance for windfall developments in Stroud District of 1,230 dwellings for the period 1/1/1999 to

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~~30/6/2011 – a rate of approximately 100 per year. However, since the adoption of the Structure Plan, the County Council has developed a more robust methodology to predict future windfalls based on the past 5 year average windfall completions. The District Council considers that a better approach is to use longer term trends. This Council has, therefore, calculated a windfall allowance of 1,525 dwellings for the period 1/1/2000 to 30/6/2011, using the County Council's methodology, but based on windfall completions since the start of the Plan period. A rate of approximately 133 dwellings per year for the remaining Plan period has been adopted. However, the contribution that windfall sites make to the housing land supply will be monitored closely. Should it be necessary, this estimate will be changed in future in accordance with the results of monitoring studies.~~

~~5.8.5. Some sites in the District have the benefit of planning consent subject to the signing of Section 106 Legal Agreements (at 1 January 2000). The largest of these are:~~

~~Table 5.3: Sites with Planning Consent Subject to Section 106 Legal Agreements~~

<del>Longfords Mill, Minchinhampton</del>	<del>69 dwellings</del>
<del>Former Graham's Builders yard, Cheapside, Stroud</del>	<del>36 dwellings</del>
<del>TOTAL</del>	<del>105 dwellings</del>

~~5.8.6. The District Council takes the view that these sites, together with the allocations made within the Plan area and the allowance for windfalls, will ensure an adequate supply of housing will continue to come forward during the Plan period.~~

~~Table 5.4: Housing Land Provision 1991-2011~~

<del>Completions mid 1991 to 31/12/99</del>	<del>No. of dwellings</del>
	<del>3,420</del>

<del>Commitments (Planning Permissions valid at 31/12/99)</del>	<del>1,200*</del>
<del>Windfalls (unidentified sites contribution 1/1/00-30/6/2011)</del>	<del>1,525</del>
<del>Sub Total</del>	<del>6,145</del>
<del>Housing allocations in the Local Plan</del>	<del>3,155</del>
<del>Sites subject to Section 106 Legal Agreements</del>	<del>105</del>
<del>Total Provision</del>	<del>9,405</del>
<del>Structure Plan Requirement</del>	<del>about 9,400</del>

~~NB. Figures have been rounded to the nearest 5 or 10.~~

~~\* A 10% allowance has been made for the possible non-implementation of planning permissions for dwellings that have not been started at 31/12/99.~~

5.8.1 PPG3 advises that specific allowances should be made for all the different types of windfalls likely to come forward during the Plan period. Windfall sites are mostly previously developed sites (brownfield sites) that may have come forward unexpectedly for development during the Plan period and which cannot be identified for housing development in the Plan. These will include small developments such as the subdivision of existing housing to create one or more additional units or development within the garden of a house, as well as large sites such as those arising as a result of uses no longer being viable. PPG3 requires that windfall allowances should be made on the basis of examining past trends of windfalls coming forward and on the likely future windfall potential as assessed in an urban capacity study

5.8.2a A windfall allowance of an average of about 82 dwellings per annum for the remainder of the Plan period has been made. Under the plan, monitor and manage approach advocated by PPG3, windfall completions will be monitored during the Plan period to inform the phased release of

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residential allocations as set out in Policy H3A. The Annual Monitoring Report required under the 2004 Planning and Compulsory Purchase Act will also inform the phased release of allocations and the possible review of such allocations, especially greenfield.

5.8.6 The District Council takes the view that the allocations made within the Plan area and the allowance for windfalls, together with sites which have extant planning permission and those with a firm commitment to permission (subject to the signing of a Section 106 obligation), will ensure that an adequate supply of housing will continue to come forward during the Plan period. Phasing policy allows the review of the release of sites through the Plan period. In addition, under the 'Plan-Monitor-Manage' principle, any shortfall or surplus in provision will be amended when the Review of the Plan takes place.

5.8. The following table shows how the Structure Plan requirement will be met, taking these considerations into account together with completions, as at the date of adoption of the Plan.

Table 5.4 Housing Land Provision 1991-2011

	No of Dwellings
(a) 20 Year Structure Plan Housing Requirement	9,400
(b) Completions (1 July 1991 to 31 March 2005)	5,383
(c) Sites with planning permission at 1 April 2005 (includes those sites not started or under construction)	1,617
(d) Other firm commitments at 1 April 2005 (sites subject to Section 106 Legal Agreements)	237
(e) Non committed allocations at 1 April 2004**	1,748
(f) Windfall Allowance	512 ***
Total Provision = (b)+(c)+(d)+(e)+(f)	9,497
Excess provision = (f) – (a)	97

\* All figures shown as net.

\*\* Excludes allocations committed in part or in full at 1<sup>st</sup> April 2005 (excludes 979 dwellings subject to S.106 legal agreements or with planning permission).

\*\*\* 4.25 years have been deducted from the 860 windfall allowance calculated for the period 1 January 2001 to 30 June 2011.

**Proposed Modification M/05/10/T; Modify paragraph 5.9.3a to reflect recommendation 5.12 of the Inspectors Report**

### 5.9. Housing Allocations

5.9.1. The strategy behind the location of the allocations of housing land is set out in the '~~Housing Location Strategy Sequential Search for Housing Development Opportunities~~' above. The specific allocations are now set out below. In some cases, because of the size or complexity of the proposed development, it is considered important that a development brief that has been subject to public consultation should be approved prior to any planning permission being granted. The briefs should incorporate the broad requirements for a successful development as set out in the Plan, establish the context for the site, and include a master plan. They should also address the planning obligations identified under each site. These sites are included within Proposal H1. Other allocations, where a development brief is not considered to be essential, are dealt with in Proposal H2.

**Proposed Modification M/05/10/T & M/05/11/T; Modify paragraph 5.9.3a to reflect recommendation 5.12 and 5.13 of the Inspectors Report**

#### Mixed Use Development

5.9.3a. The Council wishes to encourage mixed use development, down to the level of individual sites and buildings. Both in the housing allocations and other sites that come forward for development or redevelopment, **for example in town centres**, proposals for residential development that include the integration of **other uses such as retail, commercial arts/crafts, workshops/studios**, with living accommodation will be encouraged, provided proposals are compatible with other relevant policies in the Local Plan.

**Proposed Modification M/05/11/P; Modify Policy H1 to reflect recommendation 5.13 of the Inspectors Report**

# STROUD DISTRICT LOCAL PLAN: PROPOSED MODIFICATIONS, MAY 2005

## 5. HOUSING

### PROPOSAL H1

The following sites are allocated for development in each case including residential development. Prior to the grant of any planning permission for development on any of these sites, a development brief must have been prepared and approved by the District Council. The brief should include an analysis of the site and its surroundings, establish the local context for the development of the site and include an accessibility profile of the site. The completion of a Section 106 Legal Agreement will be sought, **or conditions used**, for each development in order to secure the ~~necessary planning obligations provisions~~ listed under each site and any others that arise through consideration of planning applications **that are considered reasonable and relevant to secure a satisfactory development.**

#### Proposed Modification M/05/12/P; Modify Policy H1 to reflect recommendation 5.14 of the Inspectors Report

Land east of the A38 at Colethrop Farm, Hardwicke (Hunt's Grove) (MUI)  
(Approximately ~~70~~ **95** hectares)

Mixed use, including residential and employment, with associated community facilities and services, including a new primary school, local shopping facilities, community centre, community offices, medical and other practices, public house and open space. The phasing of the development should ensure that all the infrastructure (railway station, ~~park and ride~~, cycle routes) and community facilities listed under the ~~obligations provisions~~ are built prior to, or delivered before, the completion of a significant number of houses.

Indicative capacity of ~~2,000~~ **1,500** dwellings, **of which 500 will be developed in this Plan period and none occupied before opening of the Gloucester South West Bypass.**

**Obligations** In addition the following provisions will be sought:-

- ~~Phasing of development in conjunction with the development of the RAF Quedgeley site within Gloucester City (see Phasing Section later in this chapter).~~
- ~~Provision of Safeguard land for a new railway station and associated park and~~

~~ride related facilities and contributions towards its provision.~~

- Ensuring, and initial subsidy of, bus services between the site and Gloucester and Stroud.
- Provision of public open space and an indoor sports facility to meet local need within the site, and their maintenance.
- Provision of a range of facilities including local shopping facilities, community centre, community offices, medical and other practices and a public house within the site, and initial subsidies towards their maintenance.
- Provision of a new primary school within the site, and contributions towards secondary education provision.
- Provision of affordable housing within the site.
- Provision of pedestrian and cycle routes within the site and contributions towards connections off-site.
- Contributions towards ~~the completion of the Gloucester South West Bypass and other~~ relevant off-site highway works.
- Contributions may be sought towards construction or improvement of the Gloucester South West Bypass.**
- Provision of allotments on site.
- Provision of community composting site.
- Incorporation of the principles of best practice in sustainable building design **and construction.**

#### Proposed Modification M/05/13/P; Modify Policy H1 to reflect recommendation 5.15 of the Inspectors Report

Land at the former airfield, south of the Gloucester Trading Estate, and east of the M5, at Brockworth (Hg1)  
(Approximately 20 hectares)

Residential development, ~~including affordable housing,~~ with associated community facilities and services, ~~community offices, medical and other practices, public house, indoor sports facility~~ and public open space **within the overall development site including land within both Tewkesbury Borough and Stroud District.**

Indicative capacity of 500 dwellings within Stroud District.

~~In addition the following provisions will be~~

# STROUD DISTRICT LOCAL PLAN: PROPOSED MODIFICATIONS, MAY 2005

## 5. HOUSING

~~sought in relation to that part of the site within Stroud District:-~~

- ~~• Provision of allotments on site.~~
- ~~• Provision of community composting site.~~
- ~~• Incorporation of the principles of best practice in sustainable building design and construction.~~

In relation to the overall development site, incorporating land within both Tewkesbury Borough and Stroud District the following provisions will be sought:

- Ensuring, an initial subsidy of, bus services between the site and Gloucester and Cheltenham.
- Maintenance of public open spaces
- Initial subsidies towards ~~the~~ maintenance of local shopping, **recreation and community** facilities, ~~community centre, community offices, medical and other practices, and indoor sports facility.~~
- Provision of new infant and junior schools and contributions towards secondary education provision.
- Contributions towards off-site highway works.
- Provision of pedestrian and cycle routes within the site and contributions towards connections off-site.

### Proposed Modification M/05/14/P; Modify Policy H1 to reflect recommendation 5.16 of the Inspectors Report

Land at Ebley Wharf, Westward Road, Ebley (MU2)

(Approximately ~~6.0~~ **8.2** hectares)

Mixed use of residential including affordable housing, employment, local neighbourhood retail unit, public house, community facilities and public open space incorporating the conversion of existing buildings and new development.

Indicative capacity of 120 dwellings.

In addition the following provisions will be sought:

- Substantial contributions towards the reopening of the Stroudwater canal within and adjacent to the site.
- Improvements to existing accesses and contributions towards off-site highway

works.

- Maintenance of public open space within the site. Contributions towards off-site public outdoor playspace provision.
- Contributions towards improved public transport facilities.
- Contributions towards primary and secondary education.

### Proposed Modification M/12/02/P; Modify Policy H1 to reflect recommendation 12.3 of the Inspectors Report

Land at Lister Petter, Cam, Dursley (MU3)

(Approximately ~~34.0~~ **35.9** hectares)

Mixed use, of residential including affordable housing, employment for at least 1000 jobs and public open space focussed on the previously developed parts of the site, including the conversion of existing buildings and new development.

Indicative capacity of 600 dwellings.

In addition the following provisions will be sought:-

- ~~Construction of the Dursley Relief Road through the site and contributions towards further construction outside the site.~~ **Construction of a vehicular link through the site from Kingshill Lane to Long Street to enable connection with a vehicular link through the Bymacks site (Proposal MU4) at Long Street.**
- Contributions towards off-site highway works and traffic management measures including improvements to links for pedestrians and cyclists to Dursley town centre and to Cam and Dursley railway station.
- Provision ~~for maintenance of~~ public open space **and outdoor play space in accordance with Policy R5. within the site.**
- ~~Contributions towards off-site public outdoor play space provision.~~
- Contributions towards primary and secondary education.
- Retention of existing and provision of new strategic landscaping around and within the site, and its maintenance.
- Contributions to community facilities.
- Incorporation of the principles of best practice in sustainable building design and construction.

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### Proposed Modification M/12/01/P; Modify Policy H1 to reflect recommendation 12.2 of the Inspectors Report

Land at Bymacks, Long Street and Yellow Hundred Close, Dursley (MU4)  
(Approximately 3.8 hectares)

Mixed use, including the conversion of existing buildings and new development, predominantly residential including affordable housing, with some employment and public open space.

Indicative capacity of 90 dwellings.

In addition the following provisions will be sought:-

- ~~Construction of the Dursley Relief Road through the site, and contributions towards further construction outside the site.~~
- **Construction of a vehicular link between Uley Road and Long Street to enable connection with a vehicular link through the Lister Petter site (Proposal MU3) at Long Street.**
- Contributions towards off-site highway works.
- Provision for maintenance of public open space within the site,
- Contribution towards primary and secondary education.
- Contribution towards the improvement of existing and/or provision of new footpaths/cycleways to enable movement through the site and access to Dursley town centre.

### Proposed Modification M/05/12/T; Modify Policy H1 to reflect recommendation 5.14 of the Inspectors Report

**Land east of the A38 at Colethrop Farm, Hardwicke (Hunt's Grove) (MU1)**

**5.9.5a.** The Council is aware of the mixed use development proposals to the north of the site at RAF Quedgeley within Gloucester City. Together, these developments will create a significant new urban expansion to the south of the city. Stroud District Council **wishes**, in association with Gloucester City Council, and Gloucestershire County Council **will seek** to ensure that an integrated approach is taken to

the overall development of this area to create largely contained and balanced new communities. The master plan and development brief, and any other relevant publications such as a design code, that will guide the development of this site will be adopted by this Council as Supplementary Planning ~~Guidance Documents~~ in due course. The scale of the development proposed is considered sufficient, together with the Waterwells employment site adjacent, to create a largely self-contained new community in terms of its day-to-day requirements. **The site is also in proximity to the Javelin Business Park, a protected Employment Site for B8 use.** The Hunts Grove allocation itself also identifies an additional employment area of 5.2 hectares to extend the range of employment opportunities locally. Further employment opportunities will be provided with the intensification of the use of the former RAF4 Quedgeley site, immediately adjacent to Hunts Grove. A new district centre is being developed at Quedgeley, approximately 3 kilometres from Hunts Grove. The Hunts Grove scheme will also bring, or contribute to, significant benefits to the existing community in the south of Gloucester city through, for example, better social infrastructure such as leisure facilities, better public transport, and completion of the South West Bypass.

**5.9.5b. Phasing** - The development of this site should be ~~phased, in conjunction with the development of nearby land within Gloucester City.~~ included in the final phase of the Plan period. The capacity up to 2011 should be regarded as 500 dwellings with the remaining 1,000 developed after 2011. The completion and opening of the Gloucester South West Bypass will be necessary before any dwellings can be occupied. Phasing of the development should be addressed in the Development Framework and details will be for negotiation as part of the approval of planning applications. ~~Further advice on this subject is contained within the Phasing Section in this chapter.~~

**5.9.5e. Affordable Housing** - ~~In response to Regional Housing Policy Guidance issued by the Government Office and the Housing Corporation, the Council has established a Multi-District Joint Commissioning Partnership with Gloucester City Council and Tewkesbury Borough Council. The~~

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~~Partnership has secured Strategic Funding to provide sustainable new affordable housing to meet identified housing needs in the wider Gloucester area over the 10 year period of 2001-2011, on the major development sites where the boundaries of the three authorities meet. The Partnership has set a target of at least 25% of affordable housing and the Council will therefore seek at least 375 units of affordable housing within the Plan period. A variety of tenures will be required to address varying levels of affordability. There are greater opportunities to buy relatively inexpensive open market housing in the Hardwicke/Quedgeley areas, and strategic demand suggests a need for at least 281 units for rent, with the remainder for subsidised low-cost home ownership, including shared ownership. The affordable housing should be distributed throughout each phase of the development and integrated within the open market housing, rather than being concentrated in discrete areas, to promote social mix. A target of 30% affordable housing units on site will be sought, with the details of tenure to be negotiated at the time of the planning application, subject to the results of any review/update of local housing needs assessment.~~

**5.9.5f. Access** - The principal means of accessing the site will be from the A38 Gloucester Road, and the Waterwells development to the north. Within the site, all roads other than the main distributor road should be designed so that traffic calming is provided by narrow width, tight bends and restricted visibility, rather than by add-on features such as speed humps. Roads, footpaths and cycleways should be laid out to enable travel through the site as much as possible, and cul-de-sacs should be avoided as much as possible. **Safe and convenient pedestrian and cycle routes should be provided linking the development to existing and proposed residential areas, employment areas, shops, schools and other facilities in the locality.**

**5.9.5g. Transportation** –The provision of a range of alternative transport modes to the car early in the development of Hunts Grove is a key component of the scheme. New and improved bus services, to link the site with the city centre and to adjoining areas where facilities are also located should be in place

early in the development. This will provide alternatives to the car for new residents and also to extend the range of services available to residents of adjoining areas, thereby improving public transport overall in the south of the city. Travel between the site and Stroud is expected and bus services should be provided. It is anticipated that these services will need to be subsidised until they are commercially viable. **The provision of a new passenger railway station within Hunts Grove will improve the opportunity for residents and others to travel longer distances by a sustainable method. It is intended that the station will supplement existing services available at the Gloucester city station by providing additional journeys on the national network. A park and ride facility should be provided at the station to allow those unable to access Hunts Grove by non-car means to park by the station and journey by train.** The proposals will make provision for sufficient land for the station and related facilities, and contributions towards its construction, with the possibility of part funding from other parties. Traffic movement in and around Gloucester City is presently constrained by congestion, particularly at peak times. A South West Bypass is partially built, and when completed, will assist in allowing freer movement of traffic around and into the city. **Contributions may be sought towards the completion or improvement of the Gloucester South West Bypass. This would only be in the event that the developers of the Eastchurch development derogate from their obligation to the County Council in respect of their contribution towards the completion of the Bypass or to provide additional capacity to handle traffic likely to flow from Hunts Grove. Contributions also will be sought to identified off-site highway works necessary to the development.**

**5.9.5h. Landscape** - The landscape treatment of the site should contribute to creating a distinctive new urban form. Hunts Grove copse, Shorn Brook and the existing network of ditches and field boundaries are the most prominent features within the site, together with a number of significant trees. All of these natural features should be integrated within any development scheme as site assets. There is also a prominent ridge line in the site and development should respond positively to existing topography. Any changes to the existing topography should be sensitive to the overall

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landscape character of the area. **Particular care needs to be taken to minimise the impact of the development on views from the Cotswold Escarpment within the AONB.** Wherever possible, the nature conservation value of existing features should be protected and enhanced, and appropriate measures established for their long term management. Where possible, these features should be located within public, rather than private land to ensure their long term survival. Hard surfacing within all public space should be considered an integral part of the site's overall concept and contribute towards the creation of a distinct new place. Public art should also be included in the development to enhance its sense of place. **M/05/12T)**

**5.9.5k. Community Facilities** – The Council wishes Hunts Grove to provide a full range of facilities to meet residents' everyday needs and to encourage a sense of community. It is envisaged that facilities will be distributed within streets throughout the site, rather than being concentrated on one site only, as this will assist in creating a balanced community, reinforcing permeability and legibility of the site and creating a mix of uses in the principal public areas across the site. A multi-purpose community hall should be provided on the site. This building should cater for use by a range of community groups, such as local sports clubs, youth clubs, mothers' groups and elderly groups. Facilities for community cultural expression including exhibition and/or performing space should also be incorporated. It is also envisaged that other community facilities, such as meeting rooms and offices will be provided elsewhere in the development. The Citizens' Advice Bureau has advised that there is a need for an outreach centre in this area as a result of the scale of the development. The development will require ~~two new, two-three form entry~~ primary schools provision within it, ~~with the capacity for possible expansion in the future. The County Council has advised that development of the adjoining RAF Quedgeley site will require the provision of a new secondary school. Contributions will be sought from this development for further secondary education provision on the RAF Quedgeley site. Contributions will be sought from the development for secondary education provision. in the form of a new site and financial contributions for buildings and facilities.~~ As Hunts Grove will generate

more than 1,000 residents, it should include workshop/studio spaces with living space for those employed in the arts and crafts industries. Due to the nature of these activities, their distribution within streets and blocks with other uses, rather than solely being located in separate, discrete areas, is appropriate.

### Proposed Modification M/05/11/T and M/05/12/T; Modify Policy H1 to reflect recommendation 5.13 and 5.14 of the Inspectors Report

**5.9.5l. Sustainability** – The Council is committed to encouraging ~~the largest~~ developments in its District **generally** to embrace the best practices of sustainable design and building. It expects Hunts Grove to adopt the most up to date practices, for example, the incorporation of Sustainable Urban Drainage Systems (SUDS), energy efficiency in site layout and design, locally sourced, recycled and eco-efficient building materials, noise and heat insulations, efficient central heating systems, and water efficiency inside and outside the house. The Council is aware of the Building Research Establishment Initiative - New Homes: The Environmental Standard Award. – **Ecohomes; The Environmental Rating for Homes. This award seeks to minimise the adverse effects of new homes on the global and local environments while promoting a healthy indoor environment, by an extensive set of standards on what constitutes good environmental practice in house building. The rating considers the broad environmental concerns of climate change, resource use and impact on wildlife, but balances these against the needs for a high quality, safe and healthy internal environment.** The Council will look to developers to incorporate these measures within their schemes with the aim of achieving the ~~award.~~ 'Good' rating at least.

### Proposed Modification M/05/13/T; Modify Policy H1 to reflect recommendation 5.15 of the Inspectors Report

**Land at the former airfield, south of the Gloucester Trading Estate, and east of the M5, at Brockworth (Hg1)**

**5.9.6e. Affordable Housing** In response to Regional Housing Policy Guidance issued by

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the Government Office and the Housing Corporation, the Council has established a Multi-District Joint Commissioning Partnership with Gloucester City Council and Tewkesbury Borough Council. The Partnership has secured Strategic Funding to provide sustainable new affordable housing to meet identified housing needs in the wider Gloucester area over the 10 year period of 2001-2011, on the major development sites where the boundaries of the three authorities meet. The Partnership has set a target of at least 25% of affordable housing, **and this accords closely with the results of the Stroud District Housing Needs Survey.** ~~and~~ The Council will therefore seek at least 125 units of affordable housing within the Plan period. A variety of tenures will be required to address varying levels of affordability. There are greater opportunities to buy relatively inexpensive open market housing in the Hucclecote/Brockworth areas, and strategic demand suggests a need for at least 93 units for rent, with the remainder for subsidised low-cost home ownership, including shared ownership. The affordable housing should be distributed throughout each phase of the development and integrated within the open market housing, rather than being concentrated in discrete areas, to promote social mix.

**5.9.6j. Recreation** – The development is of sufficient size to provide a full range of outdoor play facilities for its residents within the site. Public Open Space should be provided in accordance with Policy R5 of this Plan. Facilities should include sports pitches and local play areas. Open spaces should be conveniently located to the core areas of the development to allow residents to access them quickly and safely by foot or cycle, for both casual recreation and formal pursuits. ~~Ancillary facilities such as pavilions will be required. An indoor local sports facility to cater for a range of activities should also be provided. The Woodland Trust has recently acquired land at Nut Hill, to the south of the site. The Trust promotes open public access to its land. The Council may welcome the provision of managed public access over the land on the lower northern slopes of Nut Hill to connect with the Trust's land to allow new residents to enjoy low key informal recreation pursuits in the adjoining countryside. Management measures may be required on the Trust's land due to the probable increase in visitors.~~

**5.9.6k. Community Facilities** – The Council wishes Brockworth to provide a full range of facilities to meet residents' everyday needs and encourage a sense of community. It is envisaged these facilities will be distributed within streets and blocks throughout the site, rather than being concentrated on one site only, as this will assist in creating a balanced community, reinforcing permeability and legibility of the site and creating a mix of uses in the principal areas across the site. **The development will require new two-three form entry infant and junior schools within it. The County Council has advised that it will also require contributions towards new secondary education provision off site. A multi-purpose community hall should be provided on the site. This building should cater for use by a range of community groups such as local sports clubs, youth clubs, mothers' groups and elderly groups. Facilities for community cultural expression including exhibition and/or performing space should also be incorporated. It is also envisaged that other community facilities, such as meeting rooms and offices will be provided elsewhere in the development. Extra parish council office space or facilities to serve the increased population of Upton St Leonards Parish may be required in the village. The development will require new, two-three form entry infant and junior schools within it. The County Council has advised that it will require contributions towards new secondary education provision off-site also. As Brockworth will generate more than 1,000 residents, it should include workshop/studio spaces with living space for those employed in the arts and crafts industries. Due to the nature of these activities, their distribution within streets and blocks with other uses, rather than solely being located in separate, discrete areas, is appropriate.**

**5.9.6l. Sustainability** – The Council is committed to encouraging ~~the largest~~ developments in its District **generally** to embrace the best practices of sustainable design and building. It expects Brockworth to adopt the most up to date practices, for example, the incorporation of Sustainable Urban Drainage Systems (SUDS), energy efficiency in site layout and design, locally sourced, recycled and eco-efficient building materials, noise and heat insulations, efficient central heating

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systems and water efficiency inside and outside the house. The Council is aware of the Building Research Establishment Initiative – **Ecohomes; The Environmental Rating for Homes. This award seeks to minimise the adverse effects of new homes on the global and local environments while promoting a healthy indoor environment, by an extensive set of standards on what constitutes good environmental practice in house building. The rating considers the broad environmental concerns of climate change, resource use and impact on wildlife, but balances these against the needs for a high quality, safe and healthy internal environment.** The Council will look to developers to incorporate these measures within their schemes with the aim of achieving the ~~award.~~ **‘Good’ rating at least.**

### Proposed Modification M/05/14/T; Modify Policy H1 to reflect recommendation 5.16 of the Inspectors Report

#### **Land at Ebley Wharf, Westward Road, Ebley (MU2)**

**5.9.7a.** This site comprises a wide range of buildings and uses, and offers a genuine opportunity to provide for new housing and employment activities on a brownfield/**greenfield** site within the urban area. The site is also sensitive environmentally, and any redevelopment has the scope to reflect and extend the existing high quality of parts of the site throughout. The site contains seven Listed Buildings including industrial, institutional and residential properties, and is located within the Stroud Industrial Heritage and Ebley Mill Conservation Areas. ~~Part of the southern site boundary is formed by~~ ~~the former canal,~~ which is no longer visible on the ground ~~passes through the site.~~ Whilst vehicular access to the site is limited, the site is well served by pedestrian routes, which offer an attractive alternative to Westward Road, although these are not particularly well used.

**5.9.7d. Affordable Housing – At least 15 of the dwellings within the site should be affordable dwellings, comprising a mix of dwellings which reflects local housing need. Such dwellings should be integrated physically and visually within the overall development scheme. (M/05/14/T)**

### Proposed Modification M/12/02/T; Modify Policy H1 to reflect recommendation 12.3 of the Inspectors Report

#### **Land at Lister-Petter, Long Street, Dursley (MU3)**

**5.9.9b. Form and Layout** - The development brief should include a design/development strategy. This should reflect the advice contained in ‘Places, Streets and Movement’ (DETR - 1998), By Design (DETR 2000) and the District Council’s adopted Residential Design Guide. The development brief will determine the location and relative sizes of the residential and employment land, and public open space. Since this mixed-use allocation has now absorbed the area of land previously protected for employment use, sufficient employment land to accommodate at least ~~700~~ **1,000** employees must be retained within the site. This approach gives more flexibility in determining where the employment and housing land uses take place and how they interact. However new development is to be kept to previously developed parts of the site as far as possible and not all of the land indicated on the proposals map will be developed. Therefore the development brief should also identify sub-areas for all uses and for pedestrian, cycle and highway linkages between them and to the town centre and train station. The aim should be to create a series of varied and interesting areas, each with their own identity and sense of place. Parts of the site are adjacent to or overlooked by the Dursley Conservation Area and development in these parts should respect the form, layout and design in the area.

**5.9.9c.** In the vicinity of the Towers, denser residential development, including terraced housing, ~~should~~ **may** be included on the lower slopes and should incorporate aspects of the local style of architecture to be found around the Chestals, immediately adjacent to the site and within the Conservation Area. The Towers is an attractive and dominant building in the locality, and should be retained as a focal point within this part of the site ~~and in commercial use or converted to residential use.~~

**5.9.9f. Affordable Housing – It is probable that no provision of affordable housing will be required within the site due to the level of contributions sought in association with the**

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~~proposed relief road, and the existing availability of affordable units within Dursley, as identified in the Housing Needs Survey of 1996.~~ A target of 30% affordable housing units on site will be sought, with the details of tenure to be negotiated at the time of the planning application, subject to the results of any review/update of local housing needs assessment.

**5.9.9h. Transportation** – A transport assessment will be required in association with development proposals. Improvements to bus services and facilities to serve the area should be identified and provided. New and improved pedestrian and cycle links between the town centre, the development and towards the Cam and Dursley railway station should also be provided. **The Council will expect the development to reinforce existing, and establish, new connections to the surrounding areas, particularly for public transport, cycling and walking.** Also, the site overall should have good permeability from all points to ensure cycling and walking are attractive to future residents, particularly to community facilities and services.

**5.9.9i. Recreation** - The site will be subject to Policy R5 in respect of public outdoor play space provision **and its maintenance.** Children's equipped and casual play facilities will be required within the development site. Formal amenity space will also be required, such as a 'village green' which will also assist in providing casual play space. Existing substantial areas of tree cover should form informal amenity areas.

**5.9.9n Sustainability** – The Council is committed to encouraging developments in its District generally to embrace the best practices of sustainable design and building. It expects Lister Petter to adopt the most up to date practices, for example, the incorporation of Sustainable Urban Drainage Systems (SUDS), energy efficiency in site layout and design, locally sourced, recycled and eco-efficient building materials, noise and heat insulations, efficient central heating systems, and water efficiency inside and outside the house. The Council is aware of the Building Research Establishment Initiative – Ecohomes: The Environmental Rating for Homes. The rating considers the broad environmental concerns of climate

change, resource use and impact on wildlife, but balances these against the needs for a high quality, safe and healthy internal environment. The Council will look to developers to incorporate these measures within their schemes with the aim of achieving the 'Good' rating at least.

**Proposed Modification M/12/01/T; Modify Policy H1 to reflect recommendation 12.2 of the Inspectors Report**

**Land at Bymacks, Long Street, Dursley (MU4)**

~~**5.9.10c. Affordable Housing**~~ – ~~No provision will be sought due to the existing availability of affordable units within Dursley, as identified in the Housing Needs Survey of 1996.~~ A target of 30% affordable housing units on site will be sought, with the details of tenure to be negotiated at the time of the planning application, subject to the results of any review/update of local housing needs assessment.

**5.9.10f. Landscape** - The eastern half of the site contains a number of mature trees, some of which are subject to a TPO. Generally the trees should be preserved in any development scheme. Views into the site from surrounding areas are relatively limited, and landscaping to address this issue is only required in the northern area of the site along the route of the River Ewelme. A 'hard boundary' is to be avoided in this more rural/open area location and it may be appropriate to include a riverside footpath in this location. **There should be no building or raising of ground levels within at least 5 metres of the top bank of this watercourse.** Additional landscaping along the route of the new relief road will also be required for both aesthetic and noise reduction reasons. An area of open space and landscaping may also be appropriate on the steeply sloped area of land in the south-east corner of the site.

**Proposed Modification M/05/15/T; Modify Policy H1 to reflect recommendation 5.18 of the Inspectors Report**

**Land at Cheapside Wharf, Stroud (MU5A)**

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**5.9.11a. Form and Layout** - This is a complex site to redevelop, but it is also significant in the Council's aim to regenerate Stroud town centre. The site is capable of accommodating a range of uses, and the allocation is for a mixed use development incorporating residential, retail, bus/rail interchange **and, potentially, a multi-storey car parking**. In addition, other uses such as leisure and office are acceptable. ~~The principles dictating the final form and layout of the site will be determined through the development brief. This~~ Any proposal should address the primary aim of the Council which is to regenerate the town centre overall. ~~The brief should also address~~ the restoration of the canal, the difficulties of movement across the site towards the town centre, and the need to improve visually the current approaches from within the site and its vicinity to the town centre by all transport modes. Any redevelopment scheme should also respect the site's location within two conservation areas, and the Listed Buildings within it, which give the site a strong industrial emphasis. The Hill Paul building is a prominent local landmark, and any proposals ~~that involve its demolition that do not include the conversion of the Hill Paul building~~ should ~~make a greater contribution visually to the area overall~~ including a new **high quality** landmark building. Active frontages to the canal should be incorporated. The Council wishes new buildings to provide mixes of use within them to encourage activity in the site during the day and evening, and to maximise the site's potential in contributing to the vitality and viability of the town.

**5.9.11b. Density** - Density - A high density scheme is envisaged due to the site's location adjacent to the town centre and by the town's railway station. **The capacity of residential development provided on the site will depend upon the amount of land required by the other proposed land uses, particularly the public transport interchange.** The site is allocated for **a minimum of 70 units but has the potential to provide for up to 140 units in total.** , ~~and it~~ It is probable they will take the form of flats.

~~**5.9.11c. Affordable housing** — The Housing Needs Survey 1996 has demonstrated a need for affordable housing in Stroud. Given the substantial nature of the other requirements relating to this site, and its complexity to develop, no affordable housing will be~~

~~specifically sought.~~ **A target of 30% affordable housing units on site will be sought, with the details of tenure to be negotiated at the time of the planning application, subject to the results of any review/update of local housing needs assessment.**

**5.9.11d. Access** - The access to the upper part of the site should be from an improved junction at Rowcroft. Separate access can be achieved from Dr Newton's Way to the lower part of the site. Pedestrian links from within the site to the town centre should be improved by the provision of a ramped bridge over the railway line, and a new canal bridge for pedestrian and cyclists should link the two parts of the site and beyond. The towpath should also be utilised as a new pedestrian and cycle link. Pedestrian and cycle routes should be well defined and subject to natural surveillance within the site and ~~at their linkage points with outside the site.~~ ~~The provision of a multi-storey car park~~ **Proposals** should not compromise the ease of movement between the new development and the town centre.

**5.9.11e. Transportation** - Any development will be required to either provide a bus/rail interchange facility or not prejudice its provision. It is probable that the interchange will require the provision of parking to compensate for loss of spaces caused by the construction of the bus route and bays. ~~A multi-storey car park is likely to be the only practical option to provide compensatory car parking for the existing spaces at Cheapside and north of the station.~~ Additionally, any redevelopment scheme will include improvements to the existing facilities, for example in terms of access to the railway station and associated facilities to assist in the greater use of public transport, and improvements to pedestrian and cycle routes within and directly adjacent to the site.

**Proposed Modification M/05/18/P; Modify Policy H2 to reflect recommendation 5.38 of the Inspectors Report (Relates to Policy as a whole)**

## PROPOSAL H2

The following sites are allocated for residential development. An analysis of the site and its

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surroundings, and the establishment of the local context for development should be undertaken prior to the formulation of any development schemes. A mix of housing types and sizes should be provided on each site, including the provision of affordable housing. ~~and a financial contribution~~ **Provisions** will be sought in association with each site towards education, off-site highway works and off-site provision or improvement of outdoor play space **if appropriate**. The completion of a Section 106 Legal Agreement will be sought, **or conditions used**, in connection with the development of each site, in order to secure these and any other ~~planning obligations~~ **provisions** listed under each site and any others that arise through consideration of planning applications **that are considered reasonable and relevant to secure a satisfactory development**.

Land north of Dudbridge Hill, Rodborough (Hg4)  
(Approximately 2.0 hectares)  
Indicative capacity of 80 dwellings.

#### Additional **Obligations Provisions**:-

- Securing access to, and improvements to, the footpath/cycleway to the east of the site.
- Contribution towards bus facilities.
- Provision of equipped toddlers' play area (LAP) on-site and its maintenance.

Former Redler's car park, Dudbridge Road, Cainscross (Hg5A)  
(Approximately 0.4 hectares)  
Indicative capacity of 20 dwellings

#### Additional **Obligations Provisions**:

- Provision of equipped toddlers' play area (LAP) on-site and its maintenance.

Cashes Green Hospital, Cainscross (Hg5)  
(Approximately 1.4 hectares)  
Indicative capacity of 40 dwellings

#### Additional **Obligations Provisions**:-

- Securing the use of the adjoining allotment site as allotments readily available to local people.
- Provision of equipped toddlers' play area (LAP) on-site and its maintenance.

#### Proposed Modification M/05/56/P; Modify Policy H2 to reinstate the allocation.

Uplands House, Springfield Road, Stroud (Hg6)

(Approximately 0.8 hectares)  
Indicative capacity of 29 dwellings

#### Additional Provision:

- Contribution towards improved bus facilities.

#### Proposed Modification M/05/19/P; Modify Policy H2 to reflect recommendation 5.43 of the Inspectors Report

~~17-19 Russell Street, Stroud (Hg6A)~~  
~~(Approximately 220 sq.metres)~~  
~~Indicative capacity of 15 dwellings.~~

Bisley Old Road Allotments, Stroud (Hg7)  
(Approximately 1.2 hectares)  
Indicative capacity of 45 dwellings

#### Additional **Obligations Provisions**:-

- Contribution towards the improvement of the bus service along Bisley Old Road.
- Traffic calming measures along Bisley Old Road.

Former TA Centre, Bowbridge Lane, Stroud (Hg8)  
(Approximately 0.5 hectare)  
Indicative capacity of 15 dwellings.

#### Proposed Modification M/05/20/P; Modify Policy H2 to reflect recommendation 5.46 of the Inspectors Report

Land at former Lansdown Kennels and Dairycrest factory, Lansdown, Stroud (Hg9)  
(Approximately ~~2.9~~ 2.5 hectares)  
Indicative capacity of 60 dwellings

#### Additional **Obligations Provisions**:-

- Opening up of culverted Slad Brook.
- Contribution towards improvement of existing footpath and/or provision of new cycleway to enable access to Stroud town centre.
- Provision of equipped toddlers' play area

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(LAP) on-site and its maintenance.

### **Proposed Modification M/05/21/P; Modify Policy H2 to reflect recommendation 5.47 of the Inspectors Report**

Former Stroud Valley School, Ryeleaze Road, Stroud (Hg10)

(Approximately 0.4 hectare)

Indicative capacity of 15 dwellings

#### **Additional ~~Obligations~~ Provisions:-**

- Contribution towards the improvement of existing footpaths and provision of a new pedestrian crossing at Ryeleaze Road, to enable access to Stroud town centre.
- ~~Contribution towards the improvement of Church Street car park.~~

Land at Bowbridge Wharf, Butterow Hill, Stroud (Hg12)

(Approximately 1.8 hectares)

Indicative capacity of 25 dwellings

#### **Additional ~~Obligations~~ Provisions:-**

- Contribution towards improvement of access to canal towpath for cyclists.

Land between Hope Mill Lane and London Road, Thrupp (Hg13)

(Approximately 0.9 hectare)

Indicative capacity of 30 dwellings

#### **Additional ~~Obligations~~ Provisions:-**

- Construction of a road to enable a new separate access to the Hope Mills Trading Estate.
- Provision of a footpath on Hope Mill Lane.
- Substantial landscaping along the A419 to screen the development from the road and to ameliorate noise disturbance.
- Pedestrian crossing facilities on London Road.
- A bus stop and shelter on each side of London Road near the site.

Given the substantial nature of other requirements in relation to this site, no affordable housing will be specifically required.

### **Proposed Modification M/05/22/P; Modify Policy H2 to reflect recommendation 5.52 of**

### **the Inspectors Report**

#### **Ashway House (Hg14A)**

(Approximately 1.0 hectare)

Indicative capacity of 40 dwellings

#### **Additional ~~Obligations~~ Provisions:-**

- ~~equipped toddlers' play area (LAP) on-site and its maintenance.~~
- ~~highway safety measures for pedestrians crossing Cashes Green Road.~~

Stonehouse Wharf, Bristol Road, Stonehouse (Hg15A)

(Approximately 0.6 hectare)

Indicative capacity of 20 dwellings

#### **Additional ~~Obligations~~ Provisions:-**

- Contribution towards the restoration of the Stroudwater Canal and the improvement of the towpath/proposed cycleway.

The Grove, Wycliffe College, Stonehouse (Hg15B)

(Approximately 0.56 hectare)

Indicative capacity of 10 dwellings

#### **Additional ~~Obligations~~ Provisions:-**

- Management plan for protected woodland to rear

Garage and Plumbers Yard, Gloucester Road, Stonehouse (Hg15C)

(Approximately 0.50 hectare)

Indicative capacity of 20 dwellings

### **Proposed Modification M/05/24/P; Modify Policy H2 to reflect recommendation 5.57 of the Inspectors Report**

**Forest Green Rovers' Ground and adjoining land, Nymphsfield Road, Nailsworth (Hg16)**

(Approximately 2 hectares)

Indicative capacity of 50 dwellings

#### **Additional Provisions:-**

- Prerequisite that football club and any required college accommodation is relocated to a suitable alternative location.
- Contribution towards bus facilities.

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### Proposed Modification M/05/25/P; Modify Policy H2 to reflect recommendation 5.58 of the Inspectors Report

~~Rear of the George Inn, A46 Nailsworth (Hg16A)~~  
(Approximately 0.25 hectare)  
Indicative capacity of 25 dwellings

### Proposed Modification M/05/26/P; Modify Policy H2 to reflect recommendation 5.59 of the Inspectors Report

Former Infants School, Union Street, Dursley (Hg17)  
(Approximately 2.2 2.3 hectares)  
Indicative capacity of 30- 55 dwellings

#### Additional **Obligations Provisions:-**

- ~~• No affordable housing will be sought on this site, but a significant contribution to the construction of the Dursley Relief Road will be required.~~
- Contribution towards the improvement of existing and/or provision of new footpaths/cycleways to enable access to Dursley town centre.
- **Provision of equipped toddlers' play space on site and contribution towards its maintenance.**

### Proposed Modification M/05/27/P; Modify Policy H2 to reflect recommendation 5.60 of the Inspectors Report

~~Bluecoat School, The Chipping, Wotton-under-Edge (Hg18)~~  
(Approximately 0.6 hectare)  
Indicative capacity of 25 dwellings.

#### Additional **Obligations:-**

- ~~• Improved access to Co-op car park.~~

Former Bakery and Builders Yard, High Street, Wotton-under-Edge (Hg18A)  
(Approximately 0.48 hectare)  
Indicative capacity of 25 dwellings

Knapp Lane/Fountain Crescent, Wotton-under-Edge (Hg18B)

(Approximately 0.92 hectares)  
Indicative capacity of 25 dwellings.

#### Additional **Obligations Provisions:-**

- equipped toddlers' play area (LAP)

Land north-west of Spring Hill, Eastington (Hg19)  
(Approximately 0.8 hectare)  
Indicative capacity of 30 dwellings

#### Additional **Obligations Provisions:-**

- Contribution towards traffic calming measures along Spring Hill.

### Proposed Modification M/05/28/P; Modify Policy H2 to reflect recommendation 5.66 of the Inspectors Report

Land north of Bathleaze, Kings Stanley (Hg21)  
(Approximately 0.5 hectare)  
Indicative capacity of 15 dwellings

#### Additional **Obligations Provisions:-**

- Contribution towards bus facilities.

Land south of Charfield Road and north-west of Chestnut Park, Kingwood (Hg22)  
(Approximately 1.2 2.2 hectares)  
Indicative capacity of 25 50 dwellings

#### Additional **Obligations Provisions:-**

- Contribution towards bus services and facilities.
- Contribution towards cycleway provision in the area.

### Proposed Modification M/05/29/P; Modify Policy H2 to reflect recommendation 5.66 of the Inspectors Report

Land north of Bath Road and east of Grange Farm, Leonard Stanley (Hg23)  
(Approximately 1.0 hectares)  
Indicative capacity of 25 dwellings

#### Additional **Obligations Provisions:-**

- Contribution towards bus facilities.

~~Land at Barcelona, Windmill Road, Minchinhampton (Hg24)~~  
(Approximately 1.2 hectares)  
Indicative capacity of 20 dwellings

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### ~~Additional Obligations Provisions:-~~

- ~~• Contribution towards improved bus facilities.~~
- ~~• Footpath improvements and traffic calming along Windmill Road.~~

### Proposed Modification M/05/30/P; Modify Policy H2 to reflect recommendation 5.69 of the Inspectors Report

~~Gyde House, Painswick (Hg25)  
Indicative capacity of 20 dwellings~~

### ~~Additional Obligations Provisions:-~~

- ~~• Contribution towards bus facilities.~~

~~Land to north-east of Cotswold Mead, Painswick (Hg26)  
(Approximately 2.0 hectares)  
Indicative capacity Nursing Home Complex together with 20 associated ancillary dwellings.~~

### ~~Additional Obligations Provisions:-~~

- ~~• Extension to 30 mph speed limit.~~
- ~~• Street lighting.~~
- ~~• Provision of a full width footpath and link to north.~~
- ~~• Traffic calming gateway features.~~

### Proposed Modification M/05/59/P; Modify Policy H2 to reduce the size of the allocation

~~Land at Cromwell Farm, Newtown/Sharpness  
(Approximately 2.7 2 hectares)  
Indicative capacity of 65 dwellings~~

### ~~Additional Obligations Provisions:-~~

- ~~• Contribution towards improved bus services.~~
- ~~• Provision of children's play facilities on-site and its maintenance.~~

### Proposed Modification M/05/32/P; Modify Policy H2 to reflect recommendation 5.72 of the Inspectors Report

~~Land north of Kidnams Farm and west of Paynes Meadow, Whitminster (Hg28)  
(Approximately 1.7 hectares)  
Indicative capacity of 30 dwellings~~

### ~~Additional Obligations Provisions:-~~

- ~~• Provision of a central area of public open space (village green) on site, and its maintenance.~~
- ~~• New footpaths/cycleways to enable access to local facilities and amenities.~~
- ~~• Contribution towards the improvement of the footway along School Lane to the A38 and the provision of highway safety measures for pedestrians crossing the A38.~~

### Proposed Modification M/05/14/T and M/05/21/T; Modify Policy H2 to reflect recommendation 5.16 and 5.47 of the Inspectors Report

5.9.12b. The Council's Housing Needs Survey demonstrates a substantial and continuing need for affordable housing provision in the District. The Council will generally seek 30% of the completed units on each appropriate allocation for affordable housing purposes, or land or plots sufficient for the construction of an equivalent number of affordable housing units. The amount of affordable housing will be negotiated on the basis of housing need, the site, and market conditions at the time of application. The amount may exceed 30% in some cases, for example where there is a higher level of local need or where affordable housing may be more readily provided. The amount sought may be less than 30% where unusually high costs associated with the development, or the realisation of other planning objectives which take priority, make this not viable. Such dwellings should be integrated physically and visually within the overall development scheme to promote social mix.

### Proposed Modification M/05/57/T; Modify Policy H2 to delete the text relating to affordable housing

~~Land north of Dudbridge Hill, Rodborough (Hg4)~~

~~5.9.14c. Affordable Housing - At least 16 ts of affordable housing for rent should be provided within the site. The remainder of~~

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~~the site should be developed primarily for low-cost home ownership.~~

**Former Redler's Car Park, Dudbridge Road, Cainscross (Hg5A)**

~~5.9.15c. Affordable Housing – No affordable housing provision is specifically sought on this site. It is anticipated, however, that the development will comprise a high density scheme with small units suitable for low-cost home ownership.~~

**Cashes Green Hospital, Cainscross (Hg5)**

~~5.9.16c. Affordable Housing – At least 8 units of affordable housing are sought on this site. These should comprise a mix of dwellings that reflects local housing need. In practice, on this site, even those units not specified as affordable housing should be for low-cost home ownership.~~

Proposed Modification M/05/56/T; Modify Policy H2 to reinstate the allocation

**Uplands House, Springfield Road, Stroud (Hg6)**

5.9.17a. Form and Layout – The site is steeply sloping and the development should acknowledge this and provide housing primarily along the contours, preferably in line with the existing housing to the north. The site is close to the town centre. A high density scheme with reduced car-parking is therefore appropriate. Care should be taken to avoid overlooking the houses adjoining the site fronting Slad Road.

5.9.17b. Density - A high density scheme of 35-40 dwellings per hectare is appropriate on this site.

5.9.17c. Access - Vehicular access to the majority of the site should be from Springfield Road. It may be possible to access any dwellings fronting Slad Road from that road. Pedestrian movement from the site direct onto Slad Road should be encouraged, either by providing a link through the site, or by linking in to the

adjacent footpath network through Park Gardens.

5.9.17d. Transportation - A contribution towards improved public transport facilities, such as bus shelters, will be sought.

5.9.17e. Landscape - The trees around the edge of the site should be retained, and as many as possible of trees on the site. New landscaping and trees to replace any trees which need to be felled to produce a satisfactory form of development will be required.

5.9.17f. Archaeology - There are no recorded archaeological sites within this allocation. An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.17g. Recreation - The site will be subject to Policy R5 in respect of public open space provision in Stroud is slightly below the Council's adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.

5.9.17h. Community Facilities – The Local Education Authority has advised that financial contributions towards education provision may be sought.

Proposed Modification M/05/19/T; Modify Policy H2 to reflect recommendation 5.43 of the Inspectors Report

**17-19 Russell Street, Stroud (Hg6A)**

~~5.9.18a. Form and Layout – 17-19 Russell Street is a 3 storey building with ground floor shop units in Stroud town centre. It forms part of a terrace of properties fronting Russell Street. The building is in a poor state of repair and of little architectural merit. The Council envisages that the existing building will be demolished and its footprint redeveloped to provide small flats above ground floor non-residential use of a scale and design sympathetic with the adjoining buildings.~~

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~~5.9.18b. Density – The site offers the potential to provide a high density development within the town centre and is allocated for 15 units. These are likely to take the form of one or two bedroom flats and consist of a building taller than the existing property.~~

~~5.9.18c. Affordable Housing – No affordable housing is specifically sought on the site since the density of the development will generate small units that cater for the lower end of the market generally.~~

~~5.9.18d. Access – The development will be car free with pedestrian access restricted to the Russell Street frontage. Separate pedestrian accesses should be provided for the ground floor units and residential accommodation.~~

~~5.9.18e. Landscape – The building is within the Stroud Station Conservation Area and any replacement building will require sensitive design and use of materials, particularly on the Russell Street elevation.~~

~~5.9.18f. Archaeology – The building lies within the area of the medieval town of Stroud and a full archaeological evaluation will be required before a definite archaeological assessment can be made.~~

~~5.9.18g. Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Stroud Parish is slightly below the Council's adopted standard. The development should also satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.~~

~~5.9.18h. Community Facilities – A financial contribution towards education provision may be sought.~~

Proposed Modification M/05/57/T; Modify Policy H2 to delete the text relating to affordable housing

**Bisley Old Road Allotments, Stroud (Hg7)**

~~5.9.19c. Affordable Housing – At least 8-9 units of affordable housing should be~~

~~provided within the site, comprising a mix of dwellings to reflect local housing need. (M/05/57/T)~~

**Former TA Centre, Bowbridge Lane, Stroud (Hg8)**

~~5.9.20c. Affordable Housing – At least 5 units of affordable housing should be provided within the site.~~

Proposed Modification M/05/20/T; Modify Policy H2 to reflect recommendation 5.46 of the Inspectors report.

**Land at former Lansdown Kennels and Dairycrest factory, Lansdown, Stroud (Hg9)**

~~5.9.21c. Affordable Housing – At least 16 units of affordable housing are sought on this site. These should comprise a mix of dwellings that reflects local housing need.~~

**5.9.21d. Access** - Access should be provided via Lansdown Road ~~and possibly Belle Vue Road~~. Contributions towards necessary off-site junction improvements will be sought. Pedestrian and cycle accesses ~~are is~~ required ~~both~~ to Lansdown ~~and Belle Vue Road~~. **Pedestrian and cycle access to Belle Vue Road is desirable.** In view of the steep gradient, pedestrian circulation around the site will require careful consideration. It may be appropriate to provide steps or steeply ramped paths, as in other parts of the town, as a more direct alternative to following a circuitous vehicular route.

Proposed Modification M/05/21/T; Modify Policy H2 to reflect recommendation 5.47 of the Inspectors report.

**Former Stroud Valley School, Ryeleaze Road, Stroud (Hg10)**

~~5.9.22c. Affordable Housing – No affordable housing is specifically sought on this site, but in practice, all of the units should be of small size and many available for low-cost home ownership.~~

**5.9.22d. Access** - Highway and pedestrian access to this site is restricted to one point off

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Ryeleaze Road. In its current form, vehicular access to the rear of the site via this narrow access point is very poor. Vehicular access into the site will be difficult due to topography, and off-site traffic calming measures may be required. The proximity of this site to Stroud town centre and the problems of vehicular access would, potentially, make this site suitable for housing with no on-site parking provision. A proposal for a car-free development will be required to contribute towards the improvement of the adjacent Church Street car park. To encourage the safe and convenient movement of pedestrians between the site and Stroud town centre, contributions towards the improvement of existing footways/paths and the provision of a new pedestrian crossing at Ryeleaze Road will be required.

### Proposed Modification M/05/57/T; Modify Policy H2 to delete the text relating to affordable housing

#### Land at Bowbridge Wharf, Butterow Hill, Stroud (Hg12)

~~5.9.25c. Affordable Housing – At least 5 units of affordable housing are sought on this site. In practice, these units not specified as affordable housing should be for low-cost home ownership. These should comprise a mix of dwellings to reflect local housing need.~~

#### Land between Hope Mill Lane and London Road, Thrupp (Hg13)

~~5.9.26c. Affordable housing – The Council will seek at least 6 units of affordable housing unless it is demonstrated satisfactorily that the highway and potential contamination considerations relating to this site make such provision not viable.~~

### Proposed Modification M/05/22/T; Modify Policy H2 to reflect recommendation 5.52 of the Inspectors report.

#### Ashway House (Hg14A)

~~5.9.28a. Form and Layout – The narrow width of this site will restrict, to some extent, the~~

~~range of development options and designs possible within the site. However, it is considered that Ashway House is of architectural merit and any development scheme should involve the retention of this building and its conversion to a number of high quality flats. New frontage development along Cashes Green Road should respect the built form and character of the two storey, flat fronted terraced buildings near the junction of Cashes Green Road and Westward Road. Development within the site should be of a high density and designed to incorporate a mixture of mainly two and three bedroom houses, linked to form a number of short terraces. Housing in the most northerly area of the site should be located an appropriate distance away from the adjacent railway line, in the interest of residential amenity. The development should also include a number of well overlooked, small garage/car parking courtyards. Although the site is narrow and linear, it should not be developed in such a way that it will result in a road-dominated design. This could be achieved by incorporating a number of 85 degree bends, variations in road form (e.g. pinch points), tight radius junctions and increasing the visual enclosure of the road in some locations through, for example, buildings or boundary walls. The road should form an attractive part of the public space of the site.~~

~~5.9.28b. Density – A development capacity of approximately 40 dwellings is proposed for this site, which equates to an overall site density of 40 dwellings per hectare. The application of an average density to this site will be influenced by the conversion potential of the existing Ashway House and the number of units it is able to accommodate.~~

~~5.9.28c. Affordable Housing – At least 6 units of affordable housing will be sought within this site.~~

~~5.9.28d. Access – There should be no vehicular access to the site from the access road (serving the Stroud District Council car park) between the south-eastern corner of the site and the Gainscross roundabout. All vehicular access to the site should be obtained via Cashes Green Road, at a point which is close to the existing junction for the adjacent Co-op supermarket. Junction~~

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~~highway improvements will be required in this area, together with facilities to enable safe and convenient access across Cashes Green Road for pedestrians and cyclists.~~

~~5.9.28e. Transportation – At present, the site is inadequately served by public transport. Therefore, financial contributions will be sought towards the improvement of bus services to serve the site.~~

~~5.9.28f. Landscape – The site contains a number of mature trees, which should be retained as part of any development scheme. This is a particularly important consideration in the most northerly area of the site to prevent visual intrusion from the adjacent railway line. The two mature Sycamore trees adjacent to Ashway House should also be retained, with the highest priority for retention being the Sycamore nearest the road. An area of public open space should be located within the site and include new planting of deciduous species.~~

~~5.9.28g. Archaeology – There are no recorded archaeological sites within this allocation. An archaeological evaluation will be required before a definite assessment of archaeological potential can be made. However, it is believed that some areas of the site have been subject to tipping and, consequently, there is a strong possibility that ground contamination is present. Any contamination will need to be assessed in accordance with Policy G6A of this Plan.~~

~~5.9.18h. Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Cainscross Parish is significantly below the Council's adopted standard. The scale of development proposed is of sufficient size to generate a need for a toddlers' play area (e.g. LAP) on-site. This facility should be located in an area of the development site which can be easily and safely accessed by the new residents and also be well surveyed from the new dwellings. The provision of this on-site facility is important due to the lack of alternative facilities nearby which can be accessed easily and safely by children from the development site. A financial contribution will be sought in respect of the future maintenance of this facility. The Council will expect the provision of a~~

~~significant area of public open/green space to the rear of the site. The development should also satisfy the demand generated by its new residents off-site, if appropriate. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.~~

~~5.9.28i. Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.~~

Proposed Modification M/05/57/T; Modify Policy H2 to delete the text relating to affordable housing

### Stonehouse Wharf (Hg15A)

~~5.9.30c. Affordable Housing – At least 4 units of affordable housing should be provided within the site.~~

Proposed Modification M/05/24/T; Modify Policy H2 to reflect recommendation 5.57 of the Inspectors report.

~~Forest Green Rovers' Ground and adjoining land, Nympsfield Road, Nailsworth (HG16)~~

~~5.9.31a. Form and Layout – The development should reflect its sensitive location with regard to viewpoints from the surrounding AONB. The development should also take care to protect the amenity of the existing adjacent residential development. Frontage terraced development should be provided on Nympsfield Road. A mix of dwellings should be constructed within the site, including terraced housing.~~

~~5.9.31b. Density – The density should vary within the site with a higher density at the northern part of the site near the Nympsfield Road.~~

~~5.9.31d. Access – Access should be from Nympsfield Road. A pedestrian access and cycleway should be provided from Bunting Way to Nympsfield Road at a point east of Nailsworth primary school.~~

~~5.9.31e. Transportation – It is unlikely that the scale of this development will be sufficient~~

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to generate contributions to improvements to the bus services. However a contribution will be sought towards better associated facilities, such as bus shelters.

5.9.31f.Landscape – Significant landscaping should be provided at the southern and western end of the site.

5.9.31g.Archaeology – There are no recorded archaeological sites within this allocation. An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.31h.Recreation – The development cannot proceed without a suitable site being found for Forest Green Rovers in or adjacent to the Stroud Valleys area, and no planning permission will be granted for the development of this site until that has been secured. The site will also need to contribute towards off-site public outdoor playspace provision, in accordance with Policy R5.

5.9.31i.Community Facilities – The development cannot proceed without suitable accommodation being found for the Stroud College Art and Design campus. Financial contributions towards education provision will be sought.

Proposed Modification M/05/25/T; Modify Policy H2 to reflect recommendation 5.58 of the Inspectors report.

Rear of George Inn, A46 Nailsworth (Hg16A)

5.9.31j Form and Layout – This site occupies a prominent location within the central area of Nailsworth and an important backdrop and gateway to the town. Any development will need to be sensitive and sympathetic to the character and setting of both the conservation area and the three adjacent listed buildings. The site contains two distinct and quite substantial changes in level; the south-eastern area being approximately 3 metres higher than the north-western area of the site. The south-eastern boundary of the site, adjoining the property Bannut Tree House, comprises a very steep embankment, approximately 6

~~metres in height. A dense and intensive form of development, incorporating mainly 2-3 storey flats, will be appropriate on the site to reflect its constrained nature and proximity to the town centre. An opportunity exists to incorporate a high quality, imaginative and distinctive form of design on the site to reflect both the existing pattern of built development and the vernacular in this part of Nailsworth. The development should aim to make a positive contribution to this area of Nailsworth.~~

~~5.9.31k Density – Given the central location of this site in Nailsworth, and its proximity to town centre facilities, a very high density form of development would be appropriate.~~

~~5.9.31l Access – Vehicular access to the site will be obtained via the existing access point along the B4014 Tabrams Pitch. Improvements to visibility splays will be required at this access point (especially towards Avening) in the interest of highway safety. The main pedestrian access to the site will also be obtained from this main vehicular access point and improvements to the existing footway will be required along that part of Tabrams Pitch adjoining the development site. Additional, but mainly secondary pedestrian access will be obtained along the northern boundary of the site, utilising the existing steps to the adjacent supermarket car park.~~

~~5.9.31m Transportation – No contributions will be sought given the town centre location of the site and the adequacy of existing bus services. The proximity of the site to facilities and amenities in Nailsworth, combined with the highway constraints around the Bath Road/Tabrams Pitch junction would make this site suitable for housing with very limited on-site car parking provision.~~

~~5.9.31n Landscape – The existing trees and shrubs along the northern boundary of the site should be retained in any development scheme and enhanced with additional deciduous species. The steep embankment along the southern-eastern boundary of the site would also benefit from some ground cover planting. Given the proposed high density of this development,~~

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~~additional landscaping (in conjunction with, for example, a communal or ornamental courtyard area) would be appropriate within the site to complement the predominantly built form.~~

~~5.9.31o Archaeology – The development site lies adjacent to the reputed site of a medieval chapel (now Bannut Tree House). It is likely that part of an associated medieval settlement would have existed on the development site. However, as a result of previous disturbance, archaeological potential is mainly restricted to the lower area of the development site adjacent to the George Hotel. Any development of the site should include a programme of archaeological observation during groundworks to enable a record to be made of any significant archaeological deposits during construction.~~

~~5.9.31p Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Nailsworth Parish is slightly above the Council's adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.~~

~~5.9.31q Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.~~

Proposed Modification M/05/26/T: Modify Policy H2 to reflect recommendation 5.59 of the Inspectors report.

**Former Infants School, Union Street, Dursley (Hg17)**

**5.9.32a. Form and Layout** - The elevated and prominent position of this site will require any development to be sensitive and sympathetic to both short and long distance views into the site. The sloping northern ~~and western~~ parts of the site are particularly prominent and form an important setting to the town centre of Dursley. They should be retained as open space. Housing development should be limited to the ~~flattest and highest~~ southern part of the former school site and former factory site

(approximately ~~0.98~~ 1.2 hectare). A high density form of development which reflects the proximity of the site to the town centre and nearby listed buildings, would be appropriate in this area. The factory site occupies an elevated position in relation to the school site and incorporates two distinct and quite substantial changes in level of approximately 2-3 metres each. Development proposals should consider retaining 25/26 Union Street and its conversion back into residential accommodation

**5.9.32b. Density** - A fairly high density of approximately ~~37~~ 40 - 50 dwellings per hectare is suitable in the ~~0.98~~ 1.2 hectare of the site proposed for development. The rest of the site should remain undeveloped.

~~5.9.32c. Affordable Housing – No provision will be sought due to the existing availability of affordable housing in Dursley as identified in the Housing Needs Survey of 1996.~~

**5.9.32d. Access - Vehicle** - The main highway access to the site will be obtained through the provision of a new access point at the junction of Union Street and Weavers Close. ~~The development will also be expected to contribute towards the construction of the new Dursley Relief Road.~~

**Pedestrian** - The existing public footpath (The Slade) adjoining the southern boundary of the site should be retained and improved to encourage pedestrian movement between the site and the facilities and amenities located in Dursley town centre. A new, more direct pedestrian link between the site and Parsonage Street will be sought to encourage further this form of movement.

**5.9.32e. Transportation** - Contributions towards ~~the proposed Dursley Relief Road off site~~ highway works will be sought.

**5.9.32h. Recreation** The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Dursley Town is **slightly** below the Council's adopted standard. The scale of development proposed is of sufficient size to generate a need for a toddlers' play area (e.g. LAP) on-site. This facility should be located in an area of the development site which can be easily and safely accessed by the new residents and also be well surveyed from the new dwellings. The provision of this on-site facility is important due to the lack of alternative

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facilities nearby which can be accessed easily and safely by children from the development site. A financial contribution will be sought in respect of the future maintenance of this facility **and the remaining amenity space**. The development should also satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.

#### Proposed Modification M/05/27/T; Modify Policy H2 to reflect recommendation 5.60 of the Inspectors report.

#### ~~Bluecoat School, The Chipping, Wotton-under-Edge (Hg18)~~

~~5.9.33a. Form and Layout - The development should reflect the historic pattern of development in Wotton town centre in relation to the Conservation Area and listed old school. The dwellings should be narrow plan and in the form of terraces. The layout will be required to take account of the need for improved access to the Co-op car park at the north of the site.~~

~~5.9.33b. Density - The development should be relatively high density given its town centre location. High density development comprising terraces is also the most appropriate form of development in this part of the Conservation Area.~~

~~5.9.33c. Affordable Housing - No affordable housing is specifically sought on this site, but, in practice, as a high density scheme is sought, all of the units should be of small size and many available for low-cost home ownership.~~

~~5.9.33d. Access - Vehicular access will need to be provided from either The Chipping or Symn Lane. Contributions will be sought towards traffic calming in Symn Lane. Pedestrian access should be provided through the site to the Rope Walk.~~

~~5.9.33e. Transportation - It is unlikely that the scale of development will be sufficient to generate contributions to improvements to the bus services. Given the site's town centre location and relatively good bus services no contribution will be sought. The~~

~~Council would expect a reduction on the maximum Parking Standards for this site in light of its town centre location.~~

~~5.9.33f. Landscape - A high standard of hard and soft landscaping is required with the development due to the site's location in the Conservation Area and in the Cotswolds Area of Outstanding Natural Beauty.~~

~~5.9.33g. Archaeology - The site lies on the edge of the Medieval town in the area used as a market place. A full archaeological evaluation will be required before a definite assessment of archaeological potential can be made.~~

~~5.9.33h. Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Wotton-under-Edge Town is significantly below the Council's adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.~~

~~5.9.33i. Community Facilities - The development cannot proceed until the school has completed its move on to the new school site off Symn Lane, and a suitable location is found for the youth club and brought into use. Financial contributions towards education provision will be sought.~~

#### Proposed Modification M/05/57/T; Modify Policy H2 to delete the text relating to affordable housing

#### ~~Land north-west of Spring Hill, Eastington (Hg19)~~

~~5.9.34b. Affordable Housing - At least 6 units of affordable housing should be provided. Comprising a mix of dwellings to reflect local housing need.~~

#### ~~Land north of Bathleaze, Kings Stanley (Hg21)~~

~~5.9.36c. Affordable Housing - At least 3 units of affordable housing should be provided on this site. (M/05/57/T)~~

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Proposed Modification M/05/28/T; Modify Policy H2 to reflect recommendation 5.66 of the Inspectors report.

Land south of Charfield Road and north-west of Chestnut Park, Kingswood (Hg22)

**5.9.37a. Form and Layout** - The development should reflect the traditional pattern and character of built form in the village, ~~and should include frontage development facing Charfield Road~~ The site is visible from the Cotswolds escarpment, and ~~the Charfield Road is partly within part of the site lies adjacent to~~ the Conservation Area. Therefore, it is particularly important that the site enhances the built environment in this location. **The split of the site into two separate built areas will minimise the impact on long distance views and the encroachment of built form into the surrounding rural landscape.**

**5.9.37b. Density** – A development capacity of 50 dwellings is acceptable between the two parts of the site. This will give a low overall density of 23 dwellings per hectare but allowing for significant landscaping within the boundaries of the site a higher net density in line with national guidance will be achieved. The density should vary within the site with the highest density **along toward** the Charfield Road and adjacent to the northern part of Chestnut Park. **Lower density provision with a landscaped buffer will be made to the southern boundary of the site.**

~~**5.9.37c. Affordable Housing** – The provision of 5 units of affordable housing is sought on this site, based on the need identified in the Housing Needs Survey of 1996. These should comprise a mix of dwellings to reflect local housing need.~~

~~**5.9.37d. Access** – The preferred access is from both Chestnut Park and Charfield Road. A route should be provided through the site, but this should be designed to contain tight corners and designed to a very low traffic speed, so as not to create a 'rat run' for through traffic. However, it is recognised that any access off Charfield Road would also need to be carefully designed to overcome visibility constraints for vehicles accessing Charfield Road, and a cul-de-sac~~

~~access off Chestnut Park may be appropriate if a satisfactory scheme cannot be designed. Pedestrian and cycle access should be incorporated from Charfield Road to Chestnut Park. Vehicular access should be provided from Charfield Road and Chestnut Park for each respective part of the allocation. Improved footpath provision will be required along Charfield Road and a link for pedestrian and cycle use between the two sites to link Charfield Road and Chestnut Park. The need for access to surrounding farmland via Chestnut Park should be considered.~~

~~**5.9.37e. Transportation** - It is unlikely that the scale of this development will be sufficient to generate contributions to improvements to bus services. However, a contribution will be sought and towards better associated facilities, such as bus shelters will be sought.~~

~~**5.9.37f. Landscape** – New hedgerows should be planted on the boundaries of the site where they do not exist already. Existing planting to boundaries should be retained and enhanced. Significant planting should be included on within the south-west and western boundaries of the site to soften the impact of development on the surrounding rural landscape.~~

**5.9.37h. Recreation** The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Kingswood Parish is slightly above the Council's adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site. **Informal public open space should be created along the northern and southern boundaries.**

Proposed Modification M/05/57/T; Modify Policy H2 to delete the text relating to affordable housing

Land north of Bath Road and east of Grange Farm, Leonard Stanley (Hg23)

~~**5.9.38c. Affordable Housing** – At least 8 units of affordable housing should be provided on this site. These should comprise a mix of dwellings to reflect local housing need.~~

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Proposed Modification M/05/29/T: Modify Policy H2 to reflect recommendation 5.68 of the Inspectors report.

~~Land at Barcelona, Windmill Road, Minchinhampton (Hg24)~~

~~5.9.39a. Form and Layout – Minchinhampton is located within the AONB and a high quality design is therefore required, in keeping with the historic pattern of development of the village. Front elevations of dwellings should be located along Windmill Road. The existing trees within the site, which are subject to a TPO, should be located within the public realm, and the development arranged around them to form a feature. The stone wall along the site frontage should be retained to provide continuity in the street scene. The raising of the height of this wall would also be in keeping. Existing substantial buildings should be retained and converted to residential or ancillary use. Car parking and garage accommodation should be provided to the rear of dwellings along the street frontage, and either to the side or rear of dwellings within the site.~~

~~5.9.39b. Density - The overall density of the site will be affected by the retention of the existing buildings and trees. It is anticipated, however, that the site could accommodate approximately 20 additional units. A mix of dwelling sizes will be required within the site, including 2 bed units.~~

~~5.9.39c. Affordable Housing - The Local Plan requires the provision of at least 4 units of affordable housing on this site, based on the need identified in the Housing Needs Survey of 1996. These should comprise a mix of dwellings that reflects local housing need~~

~~5.9.39d. Access – Access should be provided from Ricardo Drive, with improvements to its junction with Windmill Road. Pedestrian and cycle access should be via Windmill Road. The existing wall and grass verge in front of the site should be retained. Footpath improvements, together with traffic calming, will be required along the north side of Windmill Road.~~

~~5.9.39e. Transportation - It is unlikely that the scale of this development will be sufficient to generate substantial contributions to improve the bus services. However, a contribution will be sought towards better associated facilities, such as bus shelters.~~

~~5.9.39f. Landscape - In order to ensure the integration of the development within the village, and to provide views from public spaces towards the preserved trees in the interior of the site, the existing row of conifers behind the stone wall should be reduced in height or, ideally, removed.~~

~~5.9.39g. Archaeology - An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.~~

~~5.9.39h. Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Minchinhampton Parish is significantly below the Council's adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.~~

~~5.9.39i. Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.~~

Proposed Modification M/05/30/T: Modify Policy H2 to reflect recommendation 5.69 of the Inspectors report.

~~Gyde House, Painswick (Hg25)~~

~~5.9.40a. This allocation relates to the conversion of Gyde House, a Grade II Listed Building.~~

~~5.9.40b. Form and Layout - The site contains the main house and a number of outbuildings capable of conversion to residential and ancillary use. No new build is anticipated.~~

~~5.9.40c. Density - The density of the resultant conversion will be primarily dependent on Listed Building requirements. It is envisaged~~

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~~that the main building is capable of conversion to approximately 20 units.~~

~~5.9.40d. Affordable Housing - The need to preserve the Listed Building and its character is an overriding consideration in this allocation which may prohibit the suitability of the building for the provision of affordable housing.~~

~~5.9.40e. Access - The existing access would be utilised.~~

~~5.9.40f. Transportation - It is unlikely that the scale of this development will be sufficient to generate contributions to improvements to the bus services. However, a contribution will be sought towards improving associated facilities, such as bus shelters.~~

~~5.9.40g. Landscape - The building is set within an extensive parkland which is well vegetated. Some new planting of specimen trees may be required to preserve the character and setting of the Listed Building.~~

~~5.9.40h. Archaeology - An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.~~

~~5.9.40i. Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Painswick Parish is significantly above the Council's adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.~~

~~5.9.40j. Community Facilities - Financial contributions towards education provision will be sought.~~

Proposed Modification M/05/31/T; Modify Policy H2 to reflect recommendation 5.70 of the Inspectors report.

Land to North of Cotswold Mead, Painswick (Hg26)

5.9.41b. Density - The site is allocated for a Nursing Home complex together with 20

associated ancillary dwellings. Density overall is relatively low, due to the extent of the site, however, the amount of land suitable for development will be affected by the landscape constraints that operate on the upper slopes.

5.9.41f. Landscape - The site is located within the AONB and, as a consequence, a high quality development will be expected. The northern part of the site should remain undeveloped to maintain the continuity of the green wedge of this area in views across the valley. The site is currently sparsely planted, and new development should include a scheme for the planting of deciduous species both along the site boundaries and within it to reflect the wider AONB landscape.

5.9.41h. Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Painswick Parish is significantly above the Council's adopted standard. ~~The development of the 10 units should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.~~ Policy R5 of the Local Plan is not applicable to nursing home accommodation. This aspect of the development will, however, be expected to incorporate substantial areas of amenity space around the home that utilise views out of it towards the surrounding countryside, and south and south western aspects.

5.9.41i. Community Facilities - ~~The nature of the envisaged development is such that contributions towards improved social facilities, such as medical and community facilities indoors, may be sought. Contributions towards education provision may also be sought, again subject to the nature of the development.~~

Proposed Modification M/05/57/T; Modify Policy H2 to delete the text relating to affordable housing

Land at Cromwell Farm, Newtown/Sharpness (Hg27)

5.9.42c. Affordable Housing - ~~The provision of 13 units of affordable housing is sought on this site, based on the need identified in~~

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~~the Housing Needs Survey of 1996. These should comprise a mix of dwellings that reflects local housing need.~~

Proposed Modification M/05/32/T; Modify Policy H2 to reflect recommendation 5.72 of the Inspectors report.

~~Land north of Kidnams Farm and west of Paynes Meadow, Whitminster (Hg28)~~

~~5.9.43a. Form and Layout - Development of this site should be focused on a central area of public open space, of approximately 0.65 hectare, laid out as a village green. Development should include an appropriate mix of dwelling types and sizes, including terraced, to create a high quality environment around the central area. The public footpath through the site should be retained, and a part of its route incorporated into the public open space.~~

~~5.9.43b. Density - A development capacity of 30 dwellings is proposed for this site, giving an overall site density of less than 20 dwellings per hectare. However, a relatively large area of the site is to be set aside as the central open space (in conjunction with the public footpath crossing the site) and the resulting built form should be at high to medium density.~~

~~5.9.43c. Affordable Housing - At least 6 units of affordable housing should be provided within the site. These should comprise a mix of dwellings that reflects local housing need.~~

~~5.9.43d. Access~~

~~Vehicle - Access to the site should be obtained via the recently improved section of highway from School Lane, which serves the Kidnams Walk development. Additional access via the Paynes Meadow Estate would not be appropriate due to the limitations of the existing road alignment and the current levels of traffic congestion in this area. Similarly, no additional traffic should be generated via Hyde Lane which would link the north-eastern area of the site with the adjacent A38.~~

~~Pedestrian - The existing public footpath running through the site should be retained and enhanced (along with an area of public open space) to form a feature within the site.~~

~~Additional footpaths within the site, incorporating 'green corridors', would both increase the permeability and contribute to the aesthetic quality of the site. Pedestrian links between the development site and surrounding residential areas, to existing facilities along the A38 should be retained and, where appropriate, upgraded. Improvements to footways along School Lane and the provision of appropriate highway safety measures for pedestrians crossing the A38 will also be required.~~

~~5.9.43e. Transportation - The site is within walking distance of existing bus services which are adequate to serve this development. No contributions to these will therefore be sought.~~

~~5.9.43f. Landscape - The existing treeline along the northern boundary of the site should be retained and enhanced with deciduous species to reduce the impact of views into the site from the north. The low overall density of this site offers an opportunity to provide an extensive amount of imaginative soft landscaping. In its current form, the site acts as a 'green wedge' between two residential developments. With the careful use of landscaping, this effect can be retained. The central area of public open space should be surrounded by new development fronting on to it. The open space should be combined with the public footpath currently crossing the site and an additional pedestrian link from Vaisey Field.~~

~~5.9.43g. Archaeology - The site lies within an area of a probable Medieval settlement. A full archaeological evaluation will be required before a definite assessment of archaeological potential can be made.~~

~~5.9.43h. Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Whitminster Parish is significantly above the Council's adopted standard. The scale of development proposed is of sufficient size to generate a need for a toddlers' play area (e.g. LAP) on-site. This facility should be located in an area of the development site which can be easily and safely accessed by the new residents and also be well surveyed from the new dwellings. A financial contribution will be sought in respect of the future~~

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~~maintenance of this facility. The development should also satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.~~

~~5.9.43i. Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.~~

Proposed Modification M/05/37/T; Modify Policy H3A to reflect recommendation 5.174 of the Inspectors report.

**5.10.2a.** The Council wishes to embrace Central Government policy and Policy S3 of the approved Structure Plan. Policy S3 urges that Local Plans should seek to encourage as high a proportion of new housing on brownfield sites as possible, by encouraging the redevelopment of previously developed sites in appropriate locations. Stroud District Council, in this plan, has allocated over 50% of its future housing needs to such sites. Table 5.5 adopts a phased programme for the release of sites, dividing the remaining Local Plan period into ~~three~~ **two** phases, the first ~~for 3 years (from 1/1/01 to 31/12/03), and the following two~~ for 4 years (1/1/04 to 31/12/07), and ~~the second~~ for 3½ years (1/1/08 to 30/6/11).

~~5.10.2c. Sites identified in Phase 1 are those that the Council understands are available for development, can be developed relatively easily, and where interest has been expressed. The majority of these sites are previously developed sites. All three phases include partial development of strategic sites.~~

**5.10.2d.** Sites identified in Phase ~~2~~ **1** are, ~~again~~, predominantly previously developed, but are sites which are subject to a number of constraints, such as multiple land ownership, physical constraints, have longer lead in periods, or are still in use. The Council will accept the early release of previously developed sites if they become available sooner than anticipated. This phase includes the commencement of development on **Hunts Grove Brockworth** as a Strategic Site.

**5.10.2e.** Sites set down in Phase 3 of the plan include the continued development **Brockworth**

and of Hunts Grove, previously developed sites where significant constraints prohibiting their early or full development are known, and greenfield sites outside of settlement boundaries in small settlements.

**5.10.8.** The majority of the remaining greenfield allocations are of smaller sizes (~~the largest is 65~~), and are better related to the brownfield allocations and commitments within Stroud and Dursley. It is therefore proposed that the majority of these should not come forward for development until a significant proportion of housing on the brownfield sites has been completed.

**5.10.8b. Monitoring** – The Council will continue to produce monitoring information annually regarding the housing land supply ~~and this will form Supplementary Planning Guidance (SPG)~~. The Council is aware of the need to provide sufficient housing opportunities to meet the District's Structure Plan requirement. The annual monitoring information will provide guidance on the rate of the granting of permissions, implemented consents, and the types of sites involved. This information will be used by the Council to review, if appropriate, the Phasing Programme in terms of the appropriateness of releasing sites earlier than indicated in Table 5.5, to delay the granting of planning permission, or deletion of an allocation. The Council will **regularly** assess its ~~current~~ supply of housing land. ~~by the end of each phase.~~ Any changes to the phasing programme will be prepared ~~as SPG at the appropriate times~~ and be approved following **consideration of the outcome of public consultation**

**5.10.8d.** Changing circumstances may require the Council to review the phasing schedule and the release of sites set out in Table 5.5. The circumstances in which this may happen are:

- Lower or higher rate of windfall sites being developed.
- Delay in issuing planning permission on strategic sites; or
- Significant changes in the capacity of allocated sites established through planning permissions.

**In particular, the need for greenfield allocations will be reviewed as part of the “plan-monitor-manage” approach taking into account the results of annual monitoring**

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**against the targets set for delivering housing especially on brownfield sites.**

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Proposed Modification M/05/37/T; Modify Policy H3A to reflect recommendation 5.5.174 of the Inspectors report.

**Table 5.5 – Phasing of Housing Allocations**

\* – Strategic Sites

\*\* – Sites to remain in Phase 3

B, B/G, G – brownfield, brown/greenfield, greenfield

Timescale – 1 – 2001-3

2 – 2004-7

3 – 2008-11

Site	Type			Timescale			Capacity			Comment
	B	B/G	G	1	2	3	1	2	3	
				19 16B 2B/G 4G	11 4B 4B/G 3G	9 2B 1B/G 6G	991	1490	1320	
<b>Central Severn Vale</b>										
Hunts Grove*			X		X	X		800	700	Strategic location. Significant development required to bring forward on and off site facilities early in the development.
Brockworth*		X		X	X		300	200		Strategic location associated with Tewkesbury Borough Council's allocation. Initial high density development envisaged with associated facilities.
<b>Stroud</b>										
Ebley Wharf	X			X			120			Significant brownfield site. Available now and interest expressed.
Cheapside	X				X			140		Land in multiple ownership and subject to number of constraints.
Dudbridge Depot	X			X			80			Land in multiple ownership, but available in short term, and interest expressed.
Redlers' car park	X			X			20			Vacant site in single ownership. Interest expressed.
Cashes – Green Hospital	X			X			40			Vacant building and land.
17-19 Russell Street	X				X			15		Vacant building. May require grant assistance to bring forward.
Bisley Old Road allotments	X				X			45		Provision of alternative allotments and legal situation may delay development.

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Table 5.5 continued

Site	Type			Timescale-			Capacity			Comment
	B	B/G	G	1	2	3	1	2	3	
<b>Stroud</b>										
Former TA Centre, Bowbridge Lane	X			X			15			Vacant site. Available now and interest expressed.
Former Lansdown Kennels and Dairycrest factory	X				X				60	Land in multiple ownership. Factory still in use. Interest expressed but not pursued.
Former Stroud Valley School, Ryeleaze	X					X			15	Site still in use, and programme for closure uncertain but within plan period.
Bowbridge Wharf	X			X			25			Interest expressed.
Hope Mill Lane, Thrupp	X					X			30	Requirement to construct road to trading estate may restrict site coming forward earlier.
Ashway House	X			X			40			Site available and interest expressed. Subject to current application.
Uplands House	X			X			30			Planning permission granted.
<b>Principal Settlements</b>										
<b>Stonehouse</b>										
Stonehouse Wharf	X			X			20			Outline planning application submitted.
The Grove, Browns Lane	X			X			10			Site of former Listed Building within Wycliffe College grounds.
Garage and plumbers' yard, Gloucester Road	X			X			20			Outline planning application submitted.
<b>Dursley &amp; Cam</b>										
Lister Petter		X		X	X	X	100	300	200	Significant site. Contamination in part of site may affect later deliverability.
Bymacks & Yellow Hundred Close		X			X			90		Uncertainties re the proposed relief road may affect deliverability. Site still in use. Greenfield site relates to the Bymacks redevelopment
Former Infants school, Union St	X			X			36			Site available.

Table 5.5 continued

**STROUD DISTRICT LOCAL PLAN: PROPOSED MODIFICATIONS, MAY 2005**  
**5. HOUSING**

Site	Type			Timescale			Capacity			Comment
	B	B/G	G	1	2	3	1	2	3	
<b>Other Settlements</b>										
<b>Wotton</b>										
<b>Bluecoat School</b>	X			X			25			Planning permission granted 2001.
<b>Former bakery, and builders' yard</b>	X			X			25			Edge of centre site, part vacant.
<b>Knapp Lane</b>			X		X			25		Greenfield site within settlement boundary in established residential area.
<b>Eastington</b>										
<b>Spring Hill**</b>			X			X			30	Greenfield site outside of settlement boundary. Other developments on brownfield sites in area take priority.
<b>Kings Stanley</b>										
<b>Bathleaze</b>			X		X			15		Site within settlement boundary but no interest expressed.
<b>Kingswood</b>										
<b>Chestnut Park**</b>			X			X			25	Greenfield site outside of settlement boundary. Other developments on brownfield sites in area take priority.
<b>Leonard Stanley</b>										
<b>Grange Farm**</b>			X			X			25	Greenfield site outside of settlement boundary. Other developments on brownfield sites in area take priority.
<b>Minchinhampton</b>										
<b>Windmill Road</b>		X		X			20			Site within settlement boundary. Interest expressed.

Table 5.5 continued

**STROUD DISTRICT LOCAL PLAN: PROPOSED MODIFICATIONS, MAY 2005**  
**5. HOUSING**

Site	Type			Timescale			Capacity			Comment
	B	B/G	G	1	2	3	1	2	3	
<b>Nailsworth</b>										
<b>Rear of the George</b>	X			X			25			Interest expressed. Outline planning application submitted.
<b>Painswick</b>										
<b>Gyde House</b>	X			X			20			Planning permission granted.
<b>Cotswold Mead</b>			X	X			20			Greenfield site outside of settlement boundary. Other developments on brownfield sites in area take priority.
<b>Sharpness</b>										
<b>Cromwell Farm**</b>			X			X			65	Greenfield site outside of settlement boundary. Other developments on brownfield sites in area take priority.
<b>Whitminster</b>										
<b>Kidnams Farm**</b>			X			X			30	Greenfield site outside of settlement boundary. Other developments on brownfield sites in area take priority.

# STROUD DISTRICT LOCAL PLAN: PROPOSED MODIFICATIONS, MAY 2005

## 5. HOUSING

**Table 5.5 – Phasing of Housing Allocations**

NB The phasing programme relates to the completion of sites in terms of net completions.

<p>* Strategic Sites  ** Sites to remain in Phase 3  B brownfield  B/G brown/greenfield  G greenfield</p>	<p>a) Sites suitable for earlier release  b) Early release possible in association with completion of Employment Allocation EA8.  c) Early release possible in association with completion of Employment Allocations EA3-6</p>
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Site Ref	Site	Type			Timescale		Capacity	
		B	B/G	G	1 2004- 07	2 2008- 11	1	2
<b>Central Severn Vale</b>								
MU1	Hunts Grove*			X		X		500
Hg01	Brockworth*		X		X	X	300	200
<b>Stroud Urban Area</b>								
MU2	Ebley Wharf	X			X	X	80	40
MU5A	Cheapside	X			X	X	70	70 (a)
Hg04	Dudbridge Depot	X			X		80	
Hg05A	Redlers' car park	X			X		20	
Hg05	Cashes Green Hospital	X			X		40	
Hg06	Uplands House	X			X		29	
Hg07	Bisley Old Road allotments			X		X		45 (a)
Hg08	Former TA Centre, Bowbridge Lane	X			X		15	
Hg09	Former Lansdown Kennels and Dairycrest factory	X				X		60
Hg10	Former Stroud Valley School, Ryeleaze	X			X		15	
Hg12	Bowbridge Wharf	X			X		25	
Hg13	Hope Mill Lane, Thrupp	X				X		30 (a)
Hg15A	Stonehouse Wharf	X			X		20	
Hg15B	The Grove, Browns Lane	X			X		10	
Hg15C	Garage and plumbers' yard, Gloucester Road	X			X		20	
Hg16	Forest Green Rovers					X		50
<b>Principal Settlements</b>								
Dursley & Cam								
MU3	Lister Petter		X		X	X	300	300
MU4	Bymacks & Yellow Hundred Close		X		X		90	
Hg17	Former infants school, Union Street	X				X		55
<b>Other Settlements</b>								
Wotton								
Hg18A	Former bakery	X			X		25	
Hg18B	Knapp Lane			X	X		25	
Eastington								
Hg19	Spring Hill **			X		X		30
Kings Stanley								
Hg21	Bathleaze			X	X		15	

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Site Ref	Site	Type			Timescale		Capacity	
	Kingswood							
Hg22 (b)	Chestnut Park**			X		X		50
	Leonard Stanley							
Hg23	Grange Farm**			X		X		25
	Painswick							
Hg26	Cotswold Mead			X	X		20	
	Sharpness							
Hg27 (c)	Cromwell Farm**			X		X		65
	<b>Total by Phases</b>						<b>1199</b>	<b>1520</b>
	<b>Total for Plan Period</b>							<b>2719</b>

# STROUD DISTRICT LOCAL PLAN: PROPOSED MODIFICATIONS, MAY 2005

## 5. HOUSING

Proposed Modification M/05/38/T; Modify Paragraphs 5.11.1 - 5.11.9 to reflect recommendation 5.181 of the Inspectors report.

### 5.11. Affordable Housing

5.11.1. The need to provide adequate affordable housing is a very important issue in Stroud District. A number of factors, including relatively high house prices (very high in some rural parts of the District), the decline of the private rented housing sector, the sale of Council owned housing, the decline in Local Authority house building, and the loss of smaller housing as a result of extension and amalgamation, have contributed to a high level of unmet demand for affordable housing. The provision of affordable housing is an important aim of the District Council as Housing Authority and Planning Authority, and the Council has engaged in considerable joint working at officer, Member and Committee level in pursuance of this aim.

5.11.2. In order to understand more fully the nature, extent and location of the demand for affordable housing, Stroud District Council commissioned the production of a District-wide Housing Needs Survey in 1996. The survey was designed to cover a three year period, and involved a postal survey of 20,000 households, and a random sample of 1,000 face-to-face interviews. The overall response to the postal survey was over 50%. The results of the survey therefore provide an accurate picture of the demand for affordable housing in Stroud District between 1996 and 1999. A replacement survey to cover the period from 1999 to 2003 is due to be published later this year. When available, its results will supersede the current information as set out in this section of the Local Plan and the relevant supporting text to the housing allocations. The affordable housing provisions in relation to the Hunts Grove and Brockworth allocations are subject to a multi-partnership scheme with Gloucester City and Tewkesbury Borough Council, for which funding from the Housing Corporation has been secured. The updated information will be used by the Council in determining future planning applications. Developers are therefore

~~advised to consult the Council's Housing Strategy Manager at the earliest opportunity for advise on the most up-to-date situation relating to affordable housing need and provision in association with development schemes throughout the District.~~

~~5.11.3. The results of the survey took into account the existing and likely future supply of affordable housing, as well as the demand. As a result, the survey was able to assess realistically the overall level of affordable housing shortfall, as well as give a good indication of those areas where the shortfall was felt most keenly. The survey looked not only at households seeking housing to rent, but also at those proposing to move into owner occupation for the first time.~~

~~5.11.4. The number of households that would be seeking to purchase a property within three years was further analysed to determine how many of those households would be unable to afford to purchase a property even though they aspired to do so. This assessment was made on the basis of the amount of mortgage which a household could afford. This was compared with data on house prices.~~

~~5.11.5. The survey added together those seeking rented housing and those aspiring to, but unable to afford, owner occupation, to form a total of the affordable housing need over the period 1996 to 1999. These gross figures were then reduced by the forecast of the supply of affordable housing in all parishes over the same period. This includes supply from casual vacancies in Council and Registered Social Landlords' (RSLs) dwellings.~~

~~5.11.6. Using these calculations, the Housing Needs Survey gives figures for the affordable housing needs of each parish. There is also a significant need from households which did not identify a specific parish in which they wished to be housed. This requirement needs to be added to the individual parish needs and spread proportionately across the District. The survey enables those parishes where shortages of affordable housing exist to be identified, as well as identifying those~~

**5. HOUSING**

~~parishes where the provision of affordable housing is less of a priority.~~

~~5.11.7. The survey concluded that, over the three year period 1996-1999, there would be a shortage of 462 affordable houses throughout the District. It showed that considerable shortages were likely to arise in many of the District's urban areas, (in particular Stroud and Cam). In the rural areas, small shortages were shown in most parishes, with larger shortages in some of the larger settlements within the Cotswolds AONB, (in particular Minchinhampton and Painswick), as a result of the high price of most housing in these areas.~~

~~5.11.8. In terms of open market housing, the survey identifies those parishes where there is an existing stock of low cost open market housing. These include the Chalford to Stonehouse corridor, Dursley, Cam and Hardwicke. In these parts of the District, 1998 prices for a semi-detached or terraced house started at between £45,000 and £50,000. Consequently, in these parts of the District, new affordable housing should be predominantly for rent or shared ownership, in order to meet needs.~~

~~5.11.9. In many rural villages, the reverse is true. Even the lowest priced properties can be beyond the reach of local people, including many who are in employment, and very few of these lower priced properties exist. This is particularly true of settlements within the AONB. Many households in search of affordable housing in these areas gravitate towards the more urban areas in search of low cost home ownership. As many of these people have close links with, and sometimes work within, the rural area they are leaving, this leads to a form of social exclusion, and damages the sustainability of these rural areas.~~

Proposed Modification M/05/38/T; Modify Paragraphs 5.11.1a – 5.11.17 to reflect recommendation 5.181 of the Inspectors report.

### Policy Context

5.11.1a The affordable housing policies contained in the Local Plan complement the Council's 'Strategy for Housing', and the

proposals in its annual Housing Investment Programme. Affordable housing requirements are primarily based upon the regular assessment of housing need, both on a District-wide and local Parish basis. In future the Council intends to produce a supplementary planning document on affordable housing to provide further assistance.

### District-wide Housing Needs Surveys

5.11.2a The extent and location of the demand for affordable housing has been determined through the commissioning of District-wide Housing Needs Surveys both in 1996 and 1999 and a 2003 Update.

### Parish Appraisals

5.11.3a Where more detailed and qualitative local Parish Appraisals and housing needs surveys are undertaken within three years of a District-wide survey, their findings will take precedence for the purpose of determining specific local needs for affordable housing. These will be particularly relevant in relation to Exceptions sites (as assessed under policy H11) to provide homes for local people in rural communities.

### Housing Needs Survey 2000

5.11.4a The Housing Needs Survey 2000 took into account the vacant housing stock, the Council's Empty Homes target for bringing properties back into use, and the subdivision of existing larger properties into smaller units.

### Survey findings

5.11.5a The latest survey published in 2000 examines immediate housing need, but also covers a five-year period between 1999-2003. The overall findings address the needs of both established and newly forming households.

### Employment and Affordability – general

5.11.6a Nearly half of all householders are employed, but two-fifths of them earn less than £12,000 per year. House prices are very high in some rural parts of the District. Published house price indices confirm that

## STROUD DISTRICT LOCAL PLAN: PROPOSED MODIFICATIONS, MAY 2005

### 5. HOUSING

within Gloucestershire, Stroud is fourth (of six Authorities) in terms of affordability. Of 1,435 purchases between January to June 2000, the lower quartile sales price in Stroud was £63,000 and the Median house price was £85,000 [Source: H M Land Registry].

#### Affordable Housing – definition

5.11.7a Stroud District Council defines affordable housing as: 'Housing that needs to be provided for those people who are in housing need, but who cannot afford open market rents or prices'. Both public and private sector housing should therefore be provided at subsidised sub-market rent levels, different forms of subsidised home ownership, and opportunities for low-cost open market home ownership.

#### Affordable Housing – for rent

5.11.8a The District-wide survey found that the existing supply of social rented housing was, in principle, sufficient in quantitative terms to meet the specific demand for it. However, in qualitative terms, it is not clear whether the vacancies generated within existing stock will provide appropriate accommodation in the right locations.

5.11.9a The supply of private sector rented accommodation cannot meet the specific demand for it, giving rise to a gross shortfall of 359 properties for rent in the private sector over the five-year period 1999-2003, or an average shortfall of 70 dwellings each year. An increase in the supply of private sector rented accommodation would help to meet some of this demand. However, taking into account issues such as benefit dependency, and using accepted definitions of affordability (the proportion of net income available to meet housing costs), income data demonstrates that a proportion of those who aspire to private sector rented accommodation cannot afford it, and those aspirational needs will actually manifest themselves as additional demand for social rented housing.

#### Affordable Housing – assisted home ownership

5.11.10a The 1999-2000 Survey determined that there is a need for shared ownership or

other types of assisted home ownership. The existing supply of shared ownership accommodation cannot meet the specific demand for it, giving rise to a gross shortfall of 148 properties over the five-year period 1999-2003, or an average shortfall of 30 dwellings each year. Assisted home ownership will also serve to meet the needs of those who aspire to full owner-occupation, but whose incomes are such that they cannot afford it.

#### Affordable Housing – strategic implications

5.11.12a The levels of housing need identified by the local housing authorities within Gloucestershire will predominantly be met through supply within their respective local authority areas. However, the local housing authorities have also reacted to Government guidance which recognises that housing need does not always respect existing local authority boundaries, and that needs assessment should not be constrained to the authority as a free-standing unit. Complementary guidance relating to the funding of affordable housing has resulted in the formulation of Multi-District Joint Commissioning Partnerships as a basis for addressing strategic needs. A framework for joint investment has been established, involving local authorities, Government departments, and housing providers.

5.11.13a Affordable housing need will therefore also be met through the creation of sustainable new communities, designed to reduce social exclusion and crime. This will be achieved through co-operation between housing authorities. Stroud District Council has entered a Joint Commissioning partnership with Tewkesbury Borough and Gloucester City Councils, and other partnerships are likely to develop over the life of the Local Plan. The first Partnership will develop major Local Plan sites located where the boundaries of the three authorities meet. The levels of need have been determined through analysis of our individual and combined Housing Needs Surveys and a target set to achieve 30% affordable housing provision within Stroud District.

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### Affordable Housing – Summary of Housing Needs Survey 2000

5.11.14a Survey findings have concluded that: in Stroud District, over a five year period 1999-2003:

- the demand for social rented housing from those who specifically expressed a need for it cannot be met from anticipated vacancies in existing social housing stock.
- an overwhelming aspirational demand for owner-occupation needs to be balanced by the realities of affordability
- 68% of first household members are in full or part-time work, but 41% of all first household members earn less than £12,000 pa.
- A significant number of low income households cannot afford to buy a home in the lower quartile of house prices, and cannot afford to rent in the private sector
- 45% of households pay less than £75 per week for their housing
- 11% of households expressed a demand for private rented housing, but 25% of them cannot afford more than £75 per week.
- a further 30% of households expect to pay no more than £100 per week for their housing
- Based upon Survey Update 2003 data there is a shortfall in all types of affordable dwellings of 300 per annum.

5.11.14b In addition to provision on appropriate housing and mixed use allocations, the Council will generally seek 30% of completed units on windfall sites for affordable housing purposes. Alternatively it will seek land or plots sufficient for the construction of an equivalent number of affordable housing units. The amount of affordable housing will be negotiated on the basis of housing need, the site, and market conditions at the time of application. The amount may exceed 30% in some cases, for example where there is a higher level of local need or where affordable housing may be more readily provided. The amount sought may be less than 30% where unusually high costs associated with the development or where the realisation of other planning objectives which take priority make this not

viable. Such dwellings should be integrated physically and visually within the overall development scheme to promote social mix.

5.11.15a The District-wide Survey process will be repeated in 2003-4 to cover the five-year period 2004-2008, and again in 2008-9 for the period 2009-2013.

~~5.11.16~~ The Council's Housing Needs Survey and 2003 Update has identified a considerable demand for affordable housing within Stroud District, and Stroud District Council is committed to enabling that demand to be satisfied as far as possible. ~~Proposed changes to PPG3 in 2003 suggested a site size threshold of 0.5 hectare or 15 dwellings below which normally it will be inappropriate to seek affordable housing. An exception may be where a smaller site forms part of a wider development on the same or adjoining area of land. Circular 6/98: Planning and Affordable Housing suggests thresholds for sizes of site below which it will be inappropriate to seek the provision of a proportion of affordable housing. In urban areas, with a population of over 3,000, provision of affordable housing should only be sought on sites of one hectare or more, or on a site for housing development of 25 or more dwellings. The settlements with a population of 3,000 or more in Stroud District are those set out in criterion 1 of Policy H8.~~ The Council regards unusually high costs associated with the development of sites to be matters such as the cost of removing extensive amounts of heavily contaminated land from sites, or significant land stabilisation. Normal planning considerations such as off-site highway works, or contributions towards recreation facilities if appropriate, are not considered to be exceptional matters that would be set against the need to provide affordable ~~units dwellings~~. Other planning objectives may include, for example, the restoration of the Stroudwater and Thames and Severn canal.

~~5.11.17~~ In settlements in rural areas, ~~Circular 6/98 suggests that local planning authorities should adopt appropriate thresholds.~~ proposed changes to PPG3 in 2003 advised that sites below the 15 dwelling/0.5 hectare threshold should be considered for the provision of affordable housing. In Stroud District, the vast majority of sites which come forward in villages are small-

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scale. Most recent development of such sites in these settlements has been of large detached 'executive' type housing. A threshold considerably lower than the one appropriate for urban areas ~~will need to be adopted. is considered appropriate. It is therefore proposed in this plan that,~~ In settlements with a population of 3,000 or less, affordable housing will be sought ~~where a demonstrable need for affordable housing exists~~ on any site of 0.2 hectare or more ~~or on any site capable of development of 4 or more dwellings.~~ On the comparatively larger sites, it is likely that a mix of dwelling types and sizes will be appropriate, but also that some of the affordable housing provided should be social housing for rent. ~~In order to secure more affordable housing within the smaller settlements, small scale developments that come forward on sites of 0.2 hectares or less should be composed entirely of affordable housing, although it is accepted that this will probably be entirely of the low-cost home ownership type. This matter is covered in Policy H16 and its supporting text.~~

Proposed Modification M/05/38/P; Modify Policy H8 to reflect recommendation 5.181 of the Inspectors report.

### POLICY H8

An element of affordable housing will be sought ~~on any site within a settlement~~ where a demonstrable need for affordable housing exists ~~and where the is larger than the following:~~

1. In or adjacent to the Stroud Urban Area, and the defined settlements of Cam and Dursley, Hardwicke, Minchinhampton, ~~Nailsworth, Stonehouse~~ and Wotton-under-Edge, ~~a sites of one 0.5 hectare or more or for the sites capable of development of 2515 or more dwellings-;~~
2. ~~On any other site~~ elsewhere in the District, ~~a site of 0.2 hectare or more or capable of development for four units or more;~~

unless unusually high costs associated with the development of the site, or the realisation of other planning objectives which take priority, make this not viable.

~~5.11.12. For the purposes of Policy H8, the following clarifications are important:-~~

- ~~Affordable housing includes social housing for rent, shared ownership and low cost home ownership.~~
- ~~The provision of affordable housing, particularly in areas where a need can be demonstrated, is an important aim of this plan. However, the costs associated with any particular development, and the need not to prejudice the realisation of other planning objectives that need to be given priority in the development of the site, will be balanced against the extent of local need, and the availability of other sites to accommodate affordable housing, when assessing the amount of affordable housing which should be provided on any particular site.~~
- ~~Need for affordable housing in a parish can be established from the Housing Needs Survey 1996-1999. When a revised Housing Needs Survey, or a parish appraisal properly conducted within the previous three years, becomes available, these will be used to assess the need for affordable housing, and will supersede the 1996-1999 survey.~~

Proposed Modification M/05/39/P; Modify Policy H9 to reflect recommendation 5.182 of the Inspectors report.

### POLICY H9

The affordable housing provided by the operation of Policy H8 shall provide for a mix of affordable housing which reflects local housing need, and should be integrated into the development of which it forms a part.

Affordable housing provided by the operation of ~~this Policy H8~~ is expected to be provided as affordable housing in ~~perpetuity the longer term,~~ and ~~proposals for social housing for rent or shared ownership~~ will usually be the subject of a to restriction to ensure ~~that~~ this is the case.

Proposed Modification M/05/39/T; Modify Paragraphs 5.11.13 – 5.11.24 to reflect recommendation 5.182 of the Inspectors report.

~~5.11.13. For the purposes of Policy H9, the following clarifications are important:-~~

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- ~~The approximate proportions set out in the policy are derived from the Housing Needs Survey 1996-1999. Should a revised Housing Needs Survey, or a parish appraisal properly conducted within the previous three years, suggest that different proportions are appropriate in a particular case, these will be used to assess the need for affordable housing, and will supersede the proportions set out.~~
- ~~Social housing for rent means housing provided for rent by a Registered Social Landlord.~~
- ~~Low cost home ownership means housing for sale which, by reason of its size, type and/or location, will be available for sale at a price well below the average cost of a home of similar size and type in the area where it is to be constructed.~~
- ~~Where complementary social housing grant funding to secure the provision of social housing for rent and shared ownership cannot be identified within 12 months of the issuing of the planning permission, a revision may be accepted to maximise the provision of affordable housing within the subsidy available.~~

**5.11.4419. Other than where the affordable housing being provided is low cost housing for home ownership,** It will usually be necessary for the developer and/or landowner to enter into a Section 106 or similar Legal Agreement, to ensure their long-term provision as affordable housing units. Such schemes will need to be managed by a responsible body, usually a Registered Social Landlord. and the **priority for occupancy will be controlled so that affordable dwellings are occupied only by persons who are considered by that body to be in need of such housing.**

**5.11.4520 If vacancies in a scheme cannot be filled under the above criteria, then persons may be nominated by the District Council.** If the District Council cannot nominate a person or persons, then the managing authority will be permitted to do so from persons in an area specified in the Section 106 or other agreement relating to the particular scheme. This area will normally comprise towns or parishes adjoining. If this procedure fails to fill a vacancy, then the

managing authority may nominate any person it considers to be in need of such accommodation.

**5.11.4621** In parts of the District where significant housing development takes place very rarely, a particular housing scheme large enough to incorporate affordable housing may only occur very infrequently. It is therefore important to seek to provide affordable housing for as many local households as possible each time such a scheme is constructed. Whenever a scheme allows, a mix of affordable housing should be provided. It should often be possible, for example, to provide family social housing for rent within the same development as low cost affordable housing for smaller households.

**5.11.4722** The importance of new housing developments providing a mix of different properties in terms of size and tenure is recognised and promoted through this Plan's allocations. In order to promote a sense of community, and to avoid any stigmatisation of the occupiers of affordable housing, it is also desirable to integrate the affordable housing element of any scheme within the development as a whole.

#### Exception Sites

**5.11.1823 As advised in PPG3: Housing 2000 and as set out in paragraph 25 of Circular 6/98, 'rural exception sites can provide a small but important additional source of affordable housing within or adjoining existing villages'.** In line with the recent revisions to PPG3, consideration will be given to the allocation of sites solely for affordable housing at rural settlements for inclusion in future policy. These sites will ~~not be allocated within this Local Plan and, when they come forward, will~~ be viewed as an exception to normal plan policies to help attain mixed communities, on land which would not otherwise be considered suitable for housing.

**Proposed Modification M/05/39/T, and M/05/40/T; Modify Paragraph 5.11.24 to reflect recommendation 5.182 and 5.184 of the Inspectors report.**

**5.11.1924 Such** In addition releases of land as windfall sites will only take place in exceptional circumstances. Such sites will normally be related to those rural settlements which have a primary level of local community facilities and

# STROUD DISTRICT LOCAL PLAN: PROPOSED MODIFICATIONS, MAY 2005

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services and where they will contribute to mixed communities. This will avoid undue development in unsustainable locations. Such schemes should be small in scale, and provide for a particular local need at a given time, should be located within or adjacent to settlement boundaries, and should be sympathetic to the form and character of the village. Policy H11 is designed to ensure the provision of affordable housing for local people in genuine need, and to ensure that this provision continues in perpetuity. Section 106 Legal Agreements entered into in respect of schemes covered by Policy H11 will be expected to ensure that the proposed occupiers:-

- are resident in the same ~~town or village~~, parish or adjoining parishes as the scheme; or
- are employed in the same ~~town or village~~, parish or adjoining parishes as the scheme; or
- have a strong local connection with that ~~town or village~~, parish or adjoining parishes, such as family association with the ~~town or village~~, parish or adjoining parishes, or have previously resided in the ~~town or village~~, parish or adjoining parishes.

### Proposed Modification M/05/40/P; Modify Policy H11 to reflect recommendation 5.184 of the Inspectors report

#### POLICY H11

Permission may be granted for affordable housing to meet local needs ~~outside but~~ within or adjacent to the settlement boundaries of the villages ~~listed in Policy H16 with a population of 3,000 or less~~ as an exception to the Local Plan's Housing Policies, provided the following criteria are met:-

1. a local need is established, which cannot be met in any other way; and
2. arrangements are made through a Section 106 Legal Agreement or similar, for the benefit of the affordable housing to be retained for future occupiers ~~through the involvement of a Registered Social Landlord, or similar body.~~

### Proposed Modification M/05/41/T; Modify Paragraphs 5.12.1 – 5.12.5 to reflect

recommendation 5.185 of the Inspectors report.

#### 5.12. Extensions to Existing Dwellings

~~5.12.1. All of the above policies are designed to increase the stock of affordable housing within Stroud District. As set out above, this includes low cost housing for ownership. However, that stock is constantly being eroded by the erection of extensions to lower cost properties, which add to their value, making them more expensive when sold, and in some cases turning affordable housing into housing out of the reach of local people. There are wide discrepancies in the cost of the lowest priced properties in different parts of the District, and in some parts of the Cotswolds AONB, few properties for sale are genuinely 'affordable'. However, the significant extension of any property which is comparatively affordable in any given place will simply increase its value, and, by reducing the supply of comparatively affordable properties in that settlement, assist in driving up the value of those that remain.~~

~~5.12.2. Much of the owner-occupied housing which is affordable within Stroud District, particularly that built since the war, is affordable because of its relatively small size. Very few one-bedroomed houses have been built in the District, and flats have not been constructed in any significant numbers. A large amount of this affordable stock is made up of two-bedroomed and smaller three-bedroomed houses. A small to medium sized two-bedroomed terraced house is typically approximately 250 cubic metres, measured externally. The following policy therefore seeks to discourage significant increases in size to properties of less than 250 cubic metres.~~

~~5.12.3. Most of the properties covered by this policy would be eligible for an extension of 50 cubic metres under permitted development rights. It is not proposed to seek any form of Article 4 Direction restricting such rights on small properties, and it is therefore important to recognise that these small extensions can take place without requiring planning permission. The following policy thus seeks to control larger~~

# STROUD DISTRICT LOCAL PLAN: PROPOSED MODIFICATIONS, MAY 2005

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~~extensions which increase the volume of the property by more than 25%. On a 200 cubic metre property this would amount to the 50 cubic metres available under permitted development. On a 250 cubic metre property this would increase to 62.5 cubic metres.~~

~~5.12.4. It is not the intention of this plan to prevent or discourage the renovation of properties without basic amenities. However, if households which require a larger home fulfil that need by extending their existing property, then over time more and more properties are larger and more expensive to purchase when they come on the market. If those households instead moved into a larger property, this would leave their existing smaller home to another household seeking affordable, or relatively affordable, housing. This in turn would maintain the supply of smaller properties in any given area, and over time the cost of such properties may gradually reduce. The local housing market would then not operate to the disadvantage of new entrants to the same extent as it does now. Reference should also be made to Section 5.19 and Policy H23 which relates to the impact of extensions on amenity.~~

Proposed Modification M/05/41/P; Modify Policy H12 to reflect recommendation 5.185 of the Inspectors report

### POLICY H12

Permission will not be granted for the extension of a dwelling, the original size of which is of 250 cubic metres or less, if it would increase the size of the original property by more than 25%, unless:

- ~~1. the extension is to enable the provision of basic amenities previously absent from the property; or~~
- ~~2. the dwelling is located on an unusually large plot, which makes it significantly less affordable than would be the case if it were not so located, or~~
- ~~3. the property is within a parish where there is no demonstrable need for affordable housing.~~

~~5.12.5. For the purposes of the operation of Policy H12, the following definitions are important:-~~

- ~~• 'Original size' and 'original property' refer to the property and its size when built, or, if built before 1 April 1999, the property and its size on that date. Neither 'original size' nor 'original property' includes detached garages or outbuildings.~~
- ~~• The 250 cubic metres is measured externally and includes all extensions attached to the "original" property.~~
- ~~• The provision of basic amenities includes the provision of a kitchen or bathroom previously absent from the property, but not improvements such as providing an upstairs rather than downstairs bathroom, a larger kitchen, a dining room or additional bedroom.~~

Proposed Modification M/05/42/T; Modify Paragraphs 5.14.1 – 5.14.3a to reflect recommendation 5.187 of the Inspectors report.

### 5.14. Residential Development Within Urban Areas and Main Settlements

~~5.14.1. Strategic policy stresses that the majority of land for new housing will be found within the District's urban areas and principal settlements. These comprise the Stroud Urban Area, the Hardwicke Urban Area and the Principal Settlements of Stonehouse, Cam and Dursley and Berkeley. In addition the larger towns of Berkeley, Nailsworth and Wotton-under-Edge presents some opportunities for redevelopment. These are the parts of the District where most facilities and services of more than a local nature are located, and where the majority of the District's employment is to be found. It is in these areas that the most scope exists for building new housing on previously used land.~~

~~5.14.12 . It is important that the best use is made of sites that become available for development within these areas settlement boundaries. In many cases this may mean building at higher densities than has occurred in the recent past. Stroud District Council is committed to encouraging high standards of~~

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urban design, as set out in Policies B1A, B1 and B2 and believes that it is possible to achieve high standards whilst also building at relatively high densities.

**5.14.23** All development covered by Policy H14 should be compatible with its surroundings, and will need to provide appropriate amounts of car and cycle parking, appropriate amounts of private amenity space, and a reasonable amount of privacy for the occupiers of the dwellings. However, where the new housing will be located within walking distance of Stroud or Dursley town centres, (within 800 metres of either town centre boundaries, as defined on the Proposals Map) and can contribute to both a more sustainable pattern of development, and to the regeneration of those town centres, high density development will be encouraged, with reduced car parking, amounts of private amenity space, and levels of privacy. The reduced car parking requirement is set out in the Council's adopted Parking ~~Guidelines~~ **Standards (see Appendix 8)**. Advice on privacy levels and appropriate private amenity space is to be found in the Council's adopted Residential Design Guide.

**5.14.3.** In order to promote sustainable development, it is not appropriate for new residential development to be promoted in all settlements in the District. Some settlements are therefore not covered by Policy H14, and do not have defined settlement boundaries. This is because of a combination of lack of access to facilities, public transport, and employment. Applications for new housing in these settlements will be considered against Policy H17.

**5.14.3a** The settlement boundaries have usually been drawn around the edge of the curtilage of a property, which is considered as being within the settlement. It does not mean, however, that where a piece of land is included within the settlement boundary, it is automatically acceptable for development to take place there. New development located between the settlement boundary and the existing built form of the settlement can often create a hard edge where the settlement joins the countryside, and appear as an intrusion into the countryside.

### Proposed Modification M/05/42/P; Modify Policy H14 to reflect recommendation 5.187 of the Inspectors report

#### POLICY H14

Within ~~the defined settlements of Berkeley, Cam, Dursley, Hardwicke, Nailsworth, Stonehouse, Stroud and Wotton-under-Edge,~~ **settlement boundaries** permission will be granted for residential development or redevelopment, provided all the following criteria are met:-

- the proposed ~~development~~ **housing** is of a scale, layout and design compatible with ~~that~~ **the** part of the settlement in which it would be located, and would not cause harm to the character and appearance of that part of the settlement;
- the density proposed is at as high a level as is acceptable in townscape and amenity terms;
- ~~any large scale~~ **the** development includes dwellings of various sizes, both in respect of physical size and **type affordability**;
- **it would not result in development between the settlement boundary and the existing built form of the settlement where this would appear as an intrusion into the countryside.**
- it would not cause the loss of, or damage to, any open space which is important to the character of the settlement;
- any natural or built features on the site and worthy of retention have been incorporated into the scheme; and
- where dwelling houses are proposed, an appropriate area of private amenity space is provided for the occupiers of each dwelling house. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided.

### Proposed Modification M/05/43/T; Modify Paragraphs 5.15.1 – 5.15.7 to reflect recommendation 5.189 of the Inspectors report.

### **5.15. Residential Development Within Rural Settlements**

**5.15.1.** Strategic policies indicate that the majority of development will be concentrated in the locations covered by Policy H14. However, strategic policy also makes provision for some housing land to come from the extensive rural parts of the District.

**5.15.2.** In considering the contribution which the District's rural areas can make to the provision of housing, over and above the specific allocations set out in Proposals H1 and H2 above, a number of factors have been taken into account:-

- **Sustainability** - The location of a settlement and the existence or otherwise of facilities, services, public transport and employment.
- **Affordable Housing** - The shortage of affordable housing in our rural areas, as set out in Section 5.11 above.
- **Character and Appearance** - Many of our rural settlements are in areas of high quality landscape, such as the Cotswold Area of Outstanding Natural Beauty, or contain a Conservation Area.

**5.15.3.** In order to promote sustainable development, it is not appropriate for new residential development to be promoted in all the small settlements in the District. Some settlements are therefore not listed in Policy H16, and do not have defined settlement boundaries. This is because of a combination of lack of access to facilities, public transport, and employment. Applications for new housing in these settlements will be considered against Policy H17.

**5.15.4.** Many of those settlements listed under Policy H16 covered by Policy H14 have sites allocated under Proposal H2 above. The size of these sites are such that it is appropriate to identify and allocate. In many cases, an element of affordable housing is identified under Proposal H2 as being an integral part of an allocation. In addition, Policies H8 and H9 set out the criteria whereby a larger site will expect to provide affordable housing. However, in many of the settlements listed under Policy

H16, covered by Policy H14 other, mostly smaller sites will come forward for development during the Plan period. In the past, most such sites have been developed for larger, 'executive' style housing, which has tended to attract incomers, and left local demand largely unsatisfied. The occupiers of such houses are usually highly mobile, in possession of one or more cars, and consequently make little use of local facilities, and are often employed some distance away.

**5.15.5.** As two of the objectives of this Plan are to promote sustainable development, and to enable the provision of affordable housing, it is important that better use is made of those sites which do come forward in those rural settlements with access to facilities, public transport and/or employment opportunities. Small-scale developments or redevelopments will therefore be permitted in principle in these settlements. Where these sites are larger than 0.2 hectare, these need also to comply with Policies H8 and H9. On development or redevelopment sites of less than 0.2 hectare, these should be exclusively for the provision of affordable housing, where a local need for affordable housing exists, unless this would be detrimental to the character and appearance of the area. Affordable housing can include social housing for rent or shared ownership, but, in the context of sites of 0.2 hectares or less, will probably more often consist of low cost home ownership. The meaning of small scale will depend on the particular circumstances of each case, and will vary depending on the size of the settlement involved.

**5.15.6.** The settlement boundaries which have been drawn around the settlements listed covered in Policy H16 H14 have usually been drawn around the edge of the curtilage of a property which is considered as being within the settlement. It does not mean, however, that where a piece of land is included within the settlement boundary, it is automatically acceptable for development to take place there. New development located between the settlement boundary and the existing built form of the settlement can often create a hard edge where the settlement joins the countryside, and appear as an intrusion into the countryside.

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~~5.15.7. Policies B1A, B1 and B2 stress the importance of urban design and the design of buildings, and any housing constructed as a result of the operation of Policy H16 H14 should comply with these policies, and have regard to the setting within which it is to be located.~~

Proposed Modification M/05/43/P; Modify Policy H16 to reflect recommendation 5.189 of the Inspectors report

### **POLICY H16**

~~Within the settlement boundaries of the rural settlements listed below, permission will be granted for small scale residential development or redevelopment provided all the following criteria are met:-~~

- ~~• the proposed housing is of a scale, layout and design compatible with that part of the settlement in which it would be located, and would not cause harm to the character and appearance of that part of the settlement;~~
- ~~• the density proposed is at as high a level as is acceptable in townscape and amenity terms;~~
- ~~• where the site is 0.2 hectares or less, but is not infilling by one dwelling, and where a local need for affordable housing exists, the proposal is exclusively for affordable housing, unless that would conflict with criterion (1);~~
- ~~• any development of 10 or more dwellings, includes dwellings of various sizes, both in respect of physical size and affordability;~~
- ~~• it would not result in development between the settlement boundary and the existing built form of the settlement, where this would appear as an intrusion into the countryside;~~
- ~~• it would not cause the loss of, or damage to, any open space which is important to the character of the settlement;~~
- ~~• any natural or built features on the site and worthy of retention have been incorporated into the scheme; and~~
- ~~• where dwellinghouses are proposed an appropriate area of private~~

~~amenity space is provided for the occupiers of each dwellinghouse. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided.~~

~~The rural settlements to which this Policy applies are:-~~

~~Amberley, Arlingham, Bisley, Box, Brimscombe, Brookthorpe, Bussage, Cambridge, Chalford, Coaley, Cranham, Eastington, Eastcombe, Frampton on Severn, France Lynch, Haresfield, Hillesley, Horsley, Kings Stanley, Kingswood, Leonard Stanley, Longney, Middleyard, Minchinhampton, Newport, Newtown/Sharpness, North Nibley, Oakridge, Nymphsfield, Painswick, Randwick, Saul, Selsley, Slimbridge, Sheepscombe, Stinchcombe, Stone, Thrupp, Uley, Upton St Leonards, Whiteshill, Whitminster, Woodchester (North and South).~~

Proposed Modification M/05/43/T; Modify Paragraph 5.17.1 to reflect recommendation 5.189 of the Inspectors report.

### **5.17. Replacement Dwellings**

**5.17.1.** The replacement of existing permanent dwellings by new dwellings is one means by which neglected, unused or derelict sites in urban areas might be brought into use for housing. Where the replacement of a dwelling is proposed within defined settlement boundaries, it will be judged against Policies H14 and H16, as appropriate.

Proposed Modification M/05/53/P; Modify Policy H21 to reflect recommendation 5.222 of the Inspectors report

### **POLICY H21**

The replacement of dwellings outside defined settlement boundaries will only be permitted where all the following criteria are met:-

1. the residential use has not been abandoned;
2. the replacement dwelling is smaller than, or of a similar size, to the existing dwelling,

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and does not detract from the character or appearance of its surroundings; ~~and~~

3. **a minor extension may be permitted on replacement but only to allow the dwelling to be brought up to a reasonable modern standard and where it does not detract from the character and appearance of the area;**
4. the existing dwelling is not a caravan, or mobile home, **(except those with a permanent permission for residential use, but not including gypsy sites)** or other form of temporary dwelling.

### Proposed Modification M/05/54/P; Modify Policy H22 to reflect recommendation 5.223 of the Inspectors report

#### POLICY H22

Permission will be granted for the sub-division of existing residential properties provided all the following criteria are met:-

1. no significant new extension is proposed to any dwelling located outside a defined settlement boundary;
2. ~~a satisfactory amount of private amenity space is provided for each resulting dwellinghouse. If other types of accommodation are proposed, on-site amenity space should be provided, if possible;~~ the proposal would not result in over-development or a cramped form of housing inappropriate to the site or the form and character of the area and
3. a reasonable level of privacy is provided for the occupiers of each dwelling.

### Proposed Modification M/05/55/P; Modify Policy H23 to reflect recommendation 5.224 of the Inspectors report

#### POLICY H23

Permission will be granted for the extension of residential properties, and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met:-

1. the plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped

or overdeveloped site;

2. the height, size and design of the extension or outbuilding is in keeping with the scale and character of the dwelling to be extended, and its wider setting;
3. following construction of the extension, or outbuilding sufficient space is available for the parking of cars, in line with the Council's Parking Standards, in a way that does not detract from the character and appearance of the area; and
4. ~~following construction of the extension, or outbuilding sufficient private amenity space exists for use by occupiers of the enlarged dwelling.~~

### Proposed Modification M/05/43/T; Modify Paragraph 5.20.4 to reflect recommendation 5.189 of the Inspectors report.

5.20.4. Policy H24 therefore supports the creation of annexes where they can readily be used as an extension to the dwelling when no longer needed as an annexe. Where annexes are proposed which do not comply with this policy, they are treated as separate dwellings, and the policies on new dwellings would apply - Policies H14, ~~H16~~ and H17 where the annexe is new build, Policy H21 where the annexe is a result of a sub-division, and Policy B16 where the annexe is proposed as a new use for a building in the countryside. An annexe which is incapable of independent use is treated as an extension. These, and other annexes which comply with Policy H24, would also need to comply with Policies H12 and H23.

### Proposed Modification M/05/58/T; Modify Paragraph 5.21.1 and 5.21.3 with a factual correction

## 5.21. Mobile and Temporary Homes

5.21.1. The possibility of siting a caravan or mobile home on an agricultural or forestry holding has been set out in Policy H18 above. ~~There are, however, other circumstances in which mobile homes may be proposed.~~ They may **also** be proposed as gypsy accommodation. Gypsies are defined in the Caravan Sites and Control of Development Act 1960, and in the Criminal Justice and Public Order Act 1994 (CJPOA) as '*persons of nomadic habit of life whatever their race or*

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origin, but does not include members of an organised group of travelling showmen or of persons engaged in travelling circuses travelling together as such.

**5.21.3** Provision should be limited to gypsies who regularly reside in or resort to this area. To provide otherwise could encourage an influx of gypsies, with possible tensions resulting. Government policies suggest that sites outside settlement boundaries may be acceptable, providing encroachment into the open countryside is avoided. It will not, however, be appropriate to make provision for gypsy sites in the AONB, or other protected areas. Any sites should also be fairly close to local facilities, such as schools. ~~Should a proven need arise to accommodate gypsies within the District, then this should be done in a way that takes account of landscape protection, sustainability and the amenity of nearby residents.~~ Additional gypsy sites should be provided in the most sustainable way possible, without posing unacceptable risks to highway safety or infrastructure. A balance needs to be struck between the need for the accommodation and the protection of the environment and living conditions of nearby residents.

### Proposed Modification M/05/58/P; Modify Policy H25 with a factual correction

#### POLICY H25

Permission will only be granted for the establishment of gypsy sites where all the following criteria are met:-

1. ~~a proven need for the site exists which cannot be met by existing sites;~~ there is a proven need for further gypsy sites or extensions to gypsy sites;
2. the site is not within the Cotswold Area of Outstanding Natural Beauty or other area designated for the importance of its landscape;
3. ~~the site will not appear as an encroachment into open countryside;~~ the proposed development does not harm the character and appearance of a settlement, the setting of a settlement or the countryside;
4. available and adequate infrastructure

- exists to serve the site; and
5. the site is ~~within or adjacent to a settlement boundary and~~ well located in relation to local services and facilities.

### Proposed Modification M/05/43/T; Modify Paragraph 5.21.4 to reflect recommendation 5.189 of the Inspectors report.

**5.21.4.** Caravans, mobile homes and other forms of temporary dwellings are sometimes proposed instead of a permanent dwelling in cases where no special justification is put forward. Such solutions to low-cost housing provision may be appropriate in some circumstances, but careful control needs to be exercised over the impact of any such siting on the character and appearance of the area in which it is to be situated. It is also recognised that the services and facilities required by this form of housing are similar to that required by permanent housing provision. Therefore, when considering whether or not the siting of a caravan, mobile or other temporary home is acceptable, Policies ~~H16~~, H17 or H19, as appropriate, will be applied.