

STROUD DISTRICT LOCAL PLAN INSPECTOR'S REPORT

Land east of Berkeley

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The Local Plan



- **How did we get here**
- **Local Plan Strategy**
- **Housing Allocations**
- **Employment**
- **Land east of Berkeley**
- **What happens next**

The Local Plan –How did we get here.....





The Local Plan Strategy

- **Largely supportive of Council's approach**
- **Accords with national, regional and strategic policy framework**
- **Substantial modifications to supporting text – largely to make more concise.**
- **Sequential search for sites - Focus on 'Central Severn Vale', then Stroud Urban, then principal settlements is correct - not sustainable to disperse development**

The Local Plan Strategy



- **Hunt's Grove (south of Gloucester) - supported in principle**
- **Stroud 'Urban Area' - to include Stroud, Stonehouse, Thrupp, Brimscombe, North and South Woodchester, Nailsworth**
- **Satisfied that the needs of the whole district will have been met, both numerically and spatially**

The Local Plan - Strategy



- **Main change to strategy - Berkeley to be a Principal Settlement**
 - **Good range of services and facilities (shops, post office, bank, primary school, library, pubs, health centre/hospital, churches, playing field, tourist facilities etc)**
 - **Serves a wider catchment – local focus of services**
 - **Close to existing and potential employment at Sharpness**
 - **Potential for improved public transport**
 - **Has growth potential**

The Local Plan - Housing Allocations



- Favoured major development at Hunts Grove – south of Gloucester
- But include it in the final phase of the Plan - means 1,000 dwellings 2008 to 2011 and 500 during 2011 to 2016.
- Also recommends deletion of the Whitminster allocation for 30 dwellings.
- These recommendations leave a shortfall of 530 dwellings to be found up to 2011
- Dealt with this by further allocations

The Local Plan - Housing Allocations



- **New allocations recommended at:**
 - **Berkeley land east of the town**
300 dwellings
 - **Grange Fields, Badbrook, Stroud**
105 dwellings
 - **Kilminster Farm, Bisley Old Road, Stroud**
50 dwellings
 - **Wades Farm, Slad Road, Stroud**
50 dwellings
 - **Brimscombe Lane, Thrupp**
48 dwellings

The Local Plan - Employment



- **Support for all the employment allocations**
- **Support for the policy of protection of key employment sites.**
- **This includes allocations of 19 ha and protected land of over 40 ha at Sharpness – having significant employment potential**



The Local Plan –

Land east of Berkeley – Inspector conclusions

- **Berkeley has greater importance than the Council attributed to it – should be a principal settlement**
- **Suitable for growth in keeping with its role and character – in particular related to employment at Sharpness**
- **Should continue to develop role as a local service centre**
- **An allocation of 300 dwellings is appropriate**

The Local Plan

Land east of Berkeley - issues



- **Land contamination**
 - Conditional of scheme of remediation being agreed with Environment Agency (EA)
- **Hydrology**
 - Flood risk assessment undertaken and scheme of remediation being agreed with the EA
- **Highways**
 - Transport assessment undertaken
 - Need to improve public transport
 - Existing local road network has capacity

The Local Plan

Land east of Berkeley - issues



- **Archaeology**
 - Possible site of medieval 'Holy Trinity Hospital'
 - Need for archaeological assessment in accord with government guidance (PPG16)
- **Impact on town and landscape**
 - No landscape designations cover the site
 - Inevitable there will intrusion into landscape
 - However, less impact than other developments at the town
 - Well thought out design and layout will reduce impact
 - Potential for 'better announcement' of the town
 - Historic setting not materially affected – no intervisibility between Castle and the site
 - Concern about potential impact of access into the site

The Local Plan

Land east of Berkeley - issues



- **Sustainability – development would**
 - Provide funds to improve public transport
 - Improve viability of Berkeley Vale College
 - Remove contamination from the land
 - Provide housing well related to employment potential at Sharpness
 - Provides the opportunity to reduce car travel overall

The Local Plan Process what happens next.....

