

Stroud District Local Plan – Pre-Inquiry Changes (June 2001)

PIC Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Pre-Inquiry Changes	Reason for Change
	Section 5.10 – Phasing			
PIC073	5.10.1	The allocations set out above include a large number of sites on previously used ('brownfield') land. It is acknowledged that most of these sites will be more costly and difficult to develop than most of the greenfield sites. However, it is important that the greenfield sites do not all come forward for development before the brownfield sites. This is the case for two reasons. Firstly, Central Government advice and Structure Plan Policy S3 urges that Local Plans should seek to encourage as high a proportion of new housing on brownfield sites as possible. Secondly, all the brownfield sites allocated in the Plan are in positions with good accessibility to town centres, employment and other facilities, by means of transport other than the private car.	The allocations set out above include a large number of sites on previously used ('brownfield') land. It is acknowledged that most of these sites will be more costly and difficult to develop than most of the greenfield sites. However, it is important that the greenfield sites do not all come forward for development before the brownfield sites. This is the case for two reasons. Firstly, Central Government advice and Structure Plan Policy S3 urges that Local Plans should seek to encourage as high a proportion of new housing on brownfield sites as possible. Secondly, all the brownfield sites allocated in the Plan are in positions with good accessibility to town centres, employment and other facilities, by means of transport other than the private car.	To reflect Central Government guidance and new phasing policy H3A.
PIC074	5.10.2	The revised PPG3: Housing, issued in March 2000, suggests that Local Plans should contain policies to achieve a sequential approach to the release of housing land. It states that the presumption will be that previously developed sites should be developed before greenfield sites, and goes on to state that local plans should include policies for the release of site for housing development. Without such phasing policies, all the greenfield allocations above could be developed, and none of the brownfield allocations.	The revised PPG3: Housing, issued in March 1999 2000, suggests that Local Plans should contain policies to achieve a sequential approach to the release of housing land. It states that the presumption will be that previously developed sites should be developed before greenfield sites, and goes on to state that local plans should include policies for the release of site for housing development. Without such phasing policies, all the greenfield allocations above could be developed, and none of the brownfield allocations.	To reflect Central Government guidance and new phasing policy H3A.
PIC075	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	To reflect Central Government guidance and new phasing policy H3A.

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			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 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 3½ years (1/1/08 to 30/6/11).	
PIC076	5.10.2b		<p>The broad aims of the phasing are to:</p> <ul style="list-style-type: none"> • Identify those previously developed sites that are suitable and available for development early in the remaining plan period; • Identify strategic sites where development should start by the middle period at the latest to ensure the District's housing requirements are met; and • Identify sites that should come forward in the latter part of the plan period due to their greenfield nature and location in small, less accessible settlements outside settlement boundaries; present lack of availability; or physical or other constraints. 	To reflect Central Government guidance and new phasing policy H3A.
PIC077	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.	To reflect Central Government guidance and new phasing policy H3A.
PIC078	5.10.2d		Sites identified in Phase 2 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	To reflect Central Government guidance and new phasing policy H3A.

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			become available sooner than anticipated. This phase includes the commencement of development on Hunts Grove as a Strategic Site.	
PIC079	5.10.2e		Sites set down in Phase 3 of the plan include the continued development 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.	To reflect Central Government guidance and new phasing policy H3A.
PIC080	5.10.2f		It is acknowledged that most of the previously developed sites will be more costly and difficult to develop than most of the greenfield sites. They are all, however, in positions with good accessibility to town centres, employment and other facilities, by means of transport other than the private car.	To reflect Central Government guidance and new phasing policy H3A.
PIC081	5.10.3	The two largest allocations in the District, at Hardwicke and Brockworth, are not in close proximity to the identified brownfield sites within Stroud and Dursley. They do, however, directly adjoin the urban area of Gloucester. As Gloucester City Council is also proposing the identification of a considerable amount of brownfield land close to the city centre of Gloucester, it is important that the development of those sites is not prejudiced by too early a release of the sites at Hardwicke and Brockworth.	The two largest allocations in the District, at Hardwicke and Brockworth, are not in close proximity to the identified brownfield sites within Stroud and Dursley. They do, however, directly adjoin the urban area of Gloucester. As Gloucester City Council is also proposing the identification of a considerable amount of brownfield land close to the city centre of Gloucester, it is important that the development of those sites is not prejudiced by too early a release of the sites at Hardwicke and Brockworth.	To reflect Central Government guidance and new phasing policy H3A.
PIC082	5.10.4	In addition, both sites adjoin large scale development proposals within another Council's boundaries. In each case the site within Stroud District is slightly further from the existing centre than the site within the adjoining Council's boundaries. It is therefore important that the adjoining development is underway before development starts on the sites within Stroud District.	In addition, both sites adjoin large scale development proposals within another Council's boundaries. In each case the site within Stroud District is slightly further from the existing centre than the site within the adjoining Council's boundaries. It is therefore important that the adjoining development is underway before development starts on the sites within Stroud District.	To reflect Central Government guidance and new phasing policy H3A.

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PIC083	5.10.5	In the case of Hardwicke, the adjoining site is at RAF Quedgeley, within Gloucester City. The Brockworth site adjoins a site allocated for housing in Tewkesbury Borough Council's Draft for Deposit Local Plan. It is anticipated that Gloucester City Council and Tewkesbury Borough Council will ensure that these developments do not prejudice the development of city centre brownfield sites within Gloucester. It is for this Plan therefore to phase the release of land within Stroud District to tie in with the development of these adjoining sites.	In the case of Hardwicke, the adjoining site is at RAF Quedgeley, within Gloucester City. The Brockworth site adjoins a site allocated for housing in Tewkesbury Borough Council's Draft for Deposit Local Plan. It is anticipated that Gloucester City Council and Tewkesbury Borough Council will ensure that these developments do not prejudice the development of city centre brownfield sites within Gloucester. It is for this Plan therefore to phase the release of land within Stroud District to tie in with the development of these adjoining sites.	To reflect Central Government guidance and new phasing policy H3A.
PIC084	5.10.6	This approach is entirely in line with the sequential approach to the provision of housing land set out in PPG3.	This approach is entirely in line with the sequential approach to the provision of housing land set out in PPG3.	To reflect Central Government guidance and new phasing policy H3A.
PIC085	5.10.7	The two sites within Stroud District are relatively large (Hunt's Grove - 1,500 and Brockworth - 500 dwellings). Whilst these developments need to accord with the sequential approach to development within and around Gloucester, Stroud District Council also needs to ensure that all the allocated dwellings in its District can be constructed during the Plan period and that commencement is not unnecessarily delayed. An appropriate phasing in each case is considered as 400 dwellings to be constructed on the adjoining site outside Stroud District before any units are constructed on the related site within Stroud District. The Council considers however that physical infrastructure provision can be put in place before the construction of residential units commences. The Hardwicke site will also be phased to ensure that its development occurs at the same pace as the development at RAF Quedgeley. These phasing requirements will be the subject of Planning Obligations and are highlighted as such in Proposal H1.	The two sites within Stroud District are relatively large (Hunt's Grove - 1,500 and Brockworth - 500 dwellings). Whilst these developments need to accord with the sequential approach to development within and around Gloucester, Stroud District Council also needs to ensure that all the allocated dwellings in its District can be constructed during the Plan period and that commencement is not unnecessarily delayed. An appropriate phasing in each case is considered as 400 dwellings to be constructed on the adjoining site outside Stroud District before any units are constructed on the related site within Stroud District. The proposed monitoring programme will assist the Council in ensuring the release of land of these two sites within Stroud District ties in with the development of the adjoining sites, whilst maintaining the level of housing provision necessary for the Council to meet the Structure Plan requirements. The Council considers however that physical infrastructure provision can be put in place before the construction of residential units commences. The Hardwicke site will also be phased to ensure that	To reflect Central Government guidance and new phasing policy H3A.

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			its development occurs at the same pace as the development at RAF Quedgeley. These phasing requirements will be the subject of Planning Obligations and are highlighted as such in Proposal H4.	
PIC086	5.10.7a	Given the requirement to find sufficient land for housing, it is also important to ensure that these major sites are developed during the Plan period. In the case of the Hardwicke site, it is necessary to ensure that the phasing policy does not preclude the construction of 1,500 units by 2011. It is for this reason that the alternative trigger of 31 December 2004 for the commencement of work has been included.	Given the requirement to find sufficient land for housing, it is also important to ensure that these major sites are developed during the Plan period. In the case of the Hardwicke site, it is necessary to ensure that the phasing policy does not preclude the construction of 1,500 units by 2011. It is for this reason that the alternative trigger of 31 December 2004 for the commencement of work has been included.	To reflect Central Government guidance and new phasing policy H3A.
PIC087	5.10.8	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. Policy H5 states that permission will not be granted for the northern greenfield allocations until set percentages of the proposed housing on the Stroud brownfield land listed have been completed. Permission will not be granted for the southern greenfield allocations until set percentages of the proposed housing on the Dursley brownfield land listed have been completed as contained in H6.	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. Policy H5 states that permission will not be granted for the northern greenfield allocations until set percentages of the proposed housing on the Stroud brownfield land listed have been completed. Permission will not be granted for the southern greenfield allocations until set percentages of the proposed housing on the Dursley brownfield land listed have been completed as contained in H6.	To reflect Central Government guidance and new phasing policy H3A.
PIC088	5.10.8a	Policies H5 and H6 ensure that a significant proportion of development on previously-developed land has taken place before the listed greenfield sites are permitted and released for development. However, it is also important that the greenfield sites are allowed to come forward within the Plan period, or there is a danger that insufficient land may be provided for new housing. The	Policies H5 and H6 ensure that a significant proportion of development on previously-developed land has taken place before the listed greenfield sites are permitted and released for development. However, it is also important that the greenfield sites are allowed to come forward within the Plan period, or there is a danger that insufficient land may be	To reflect Central Government guidance and new phasing policy H3A.

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		percentages included in Policies H5 and H6 have therefore been set at a level (50-60%) which should enable this to happen. In the event that the take-up of the previously-developed sites is very slow, then the inclusion of the option of a date after which permission can be granted will ensure the availability of all the allocated sites within the Plan period.	provided for new housing. The percentages included in Policies H5 and H6 have therefore been set at a level (50-60%) which should enable this to happen. In the event that the take-up of the previously-developed sites is very slow, then the inclusion of the option of a date after which permission can be granted will ensure the availability of all the allocated sites within the Plan period.	
PIC089	H3	The construction of residential units at Hunt's Grove will not be commenced until either (a) at least 400 dwellings have been completed and are ready for occupation on the adjoining RAF Quedgeley site within the Gloucester City Council administrative area, or (b) 31 December 2004.	The construction of residential units at Hunt's Grove will not be commenced until either (a) at least 400 dwellings have been completed and are ready for occupation on the adjoining RAF Quedgeley site within the Gloucester City Council administrative area, or (b) 31 December 2004.	To reflect Central Government guidance and new phasing policy H3A.
PIC090	H4	The construction of residential units at Brockworth will not be commenced until at least 400 dwellings have been completed and are ready for occupation on the adjoining Brockworth site.	The construction of residential units at Brockworth will not be commenced until at least 400 dwellings have been completed and are ready for occupation on the adjoining Brockworth site.	To reflect Central Government guidance and new phasing policy H3A.
PIC091	H5	Permission will not be granted for residential development on the following sites allocated in Proposal H2, until <u>either</u> the stated percentage of the total number of dwellings included on the list of sites set out below them have been completed, and are ready for occupation <u>or 31 December 2006</u> :- Sites subject to phasing:- Land north-west of Spring Hill, Eastington – 55% Land north of Bath Road and east of Grange Farm, Leonard Stanley - 55% Land north of Kidnams Farm, Whitminster – 60% Sites which should be developed first:- Land at Ebley Wharf – 75 – allocation Land north of Dudbridge Hill – 80 – allocation	Permission will not be granted for residential development on the following sites allocated in Proposal H2, until either the stated percentage of the total number of dwellings included on the list of sites set out below them have been completed, and are ready for occupation or 31 December 2006:- Sites subject to phasing:- Land north-west of Spring Hill, Eastington – 55% Land north of Bath Road and east of Grange Farm, Leonard Stanley – 55% Land north of Kidnams Farm, Whitminster – 60% Sites which should be developed first:- Land at Ebley Wharf – 75 – allocation Land north of Dudbridge Hill – 80 – allocation	To reflect Central Government guidance and new phasing policy H3A.

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		<p>Cashes Green Hospital – 40 – allocation Former TA Centre, Bowbridge Lane – 15 – allocation Land at Bowbridge Wharf – 25 – allocation Land between Hope Mill Lane and London Road, Thrupp – 30 allocation Conversion of Hill Paul building, Cheapside – 36 commitment Land at Cheapside – 36 commitment Redler’s Car Park, Cainscross – 20 – allocation Ashway House, Cainscross – 30 – allocation Russell Street, Stroud – 15 – allocation Stonehouse Wharf, Stroud – 20 – allocation Rooksmoor Mills, Woodchester – 30 – allocation Cheapside, Stroud – 60 - allocation</p> <p>TOTAL – 512</p>	<p>Cashes Green Hospital – 40 – allocation Former TA Centre, Bowbridge Lane – 15 – allocation Land at Bowbridge Wharf – 25 – allocation Land between Hope Mill Lane and London Road, Thrupp – 30 allocation Conversion of Hill Paul building, Cheapside – 36 commitment Land at Cheapside – 36 commitment Redler’s Car Park, Cainscross – 20 – allocation Ashway House, Cainscross – 30 – allocation Russell Street, Stroud – 15 – allocation Stonehouse Wharf, Stroud – 20 – allocation Rooksmoor Mills, Woodchester – 30 – allocation Cheapside, Stroud – 60 – allocation</p> <p>TOTAL – 512</p>	
PIC092	H6	<p>Permission will not be granted for residential development on the following sites allocated in Proposals H1 and H2, until <u>either</u> the stated percentage of the total of the dwellings included on the list of sites set out below them have been completed, and are ready for occupation <u>or 31 December 2006:-</u></p> <p>Sites subject to phasing:-</p> <p>Land south of Charfield Road and north-west of Chestnut Park, Kingswood – 55% Land at Cromwell Farm, Newtown/Sharpness – 55%</p> <p>Sites which should be developed first:-</p> <p>Land at Bymacks, Long Street, Dursley – 60 – allocation Land at Lister Petter, Cam – 110 – brownfield element of the allocation Former Infants School, Union Street, Dursley – 30 – allocation</p>	<p>Permission will not be granted for residential development on the following sites allocated in Proposals H1 and H2, until either the stated percentage of the total of the dwellings included on the list of sites set out below them have been completed, and are ready for occupation or 31 December 2006:-</p> <p>Sites subject to phasing:-</p> <p>Land south of Charfield Road and north-west of Chestnut Park, Kingswood – 55% Land at Cromwell Farm, Newtown/Sharpness – 55%</p> <p>Sites which should be developed first:-</p> <p>Land at Bymacks, Long Street, Dursley – 60 – allocation Land at Lister Petter, Cam – 110 – brownfield element of the allocation Former Infants School, Union Street, Dursley – 30 –</p>	To reflect Central Government guidance and new phasing policy H3A.

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		TOTAL 200	<p>allocation</p> <p>TOTAL 200</p>	
PIC093	H3A See Appendix A for Table 5.5		<p>The sites allocated for residential development, or a mix of uses including residential, will be subject to phasing restrictions set out in Table 5.5. Priority will be given to the redevelopment of previously developed sites. The Council will monitor the housing land availability and will re-assess the Phasing Table at the end of each phase to determine if any changes are required to meet the District's housing requirements.</p>	To reflect Central Government guidance.
PIC092	5.10.8b		<p>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 assess its current supply of housing land by the end of each phase. Any changes will be prepared as SPG and be approved following public consultation.</p>	To reflect Central Government guidance and new phasing policy H3A.
PIC095	5.10.8c		<p>This monitoring information will relate to all sources of housing supply including windfalls. Windfall sites on previously developed land has, historically, been a significant source of housing land in the District.</p>	To reflect Central Government guidance and new phasing policy H3A.

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			<p>Whilst the Urban Capacity Study has identified some potential in relation to large sites (i.e. 6 units and over) from this source, the Council is conscious of the potential for Windfall Sites to remain a substantial resource in meeting housing requirements. There may be large sites that could not reasonably be identified in the Urban Capacity Study that will become redundant and uneconomic for their current use within the lifetime of the Plan.</p>	
PIC096	5.10.8d		<p>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:</p> <ul style="list-style-type: none"> • lower or higher rate of windfall sites being developed; • delay in issuing of planning permission on Strategic sites; or • significant changes in the capacity of allocated sites established through planning permissions. 	To reflect Central Government guidance and new phasing policy H3A.