

Stroud District Local Plan – Proposed Changes (June 2001)

PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
STRATEGY				
PRO001	2.3.18	The District is accessible by a wide range of transport modes, which are either well established or have the potential to be improved. In broad terms however, the western part of the District in the low-lying Severn Vale is more accessible relative to the eastern part in the hills of the Cotswolds.	The District is accessible by a wide range of transport modes, which are either well established or have the potential to be improved. In broad terms however, the western part of the District in the low-lying Severn Vale is more accessible relative to than the eastern part in the hills of the Cotswolds.	To improve clarity
PRO002	2.6.1b	There is a need to address these patterns of development over the rest of the plan period, and beyond, in order to bring them into conformity with the national, regional and strategic planning policy frameworks and to meet sustainability objectives. To help with this, the role of the District's main settlements and the major influence of Gloucester at its northern borders is outlined below. This summarises the anticipated future role of the named settlements in accommodating development, particularly housing growth, over the plan period and provides a basis for development patterns beyond this plan period.	There is a need to address these patterns of development over the rest of the plan period, and beyond, in order to bring them into conformity with the national, regional and strategic planning policy frameworks and to meet sustainability objectives. To help with this, the role of the District's main settlements and the major influence of Gloucester and Cheltenham at its northern borders is outlined below. This summarises the anticipated future role of the named settlements in accommodating development, particularly housing growth, over the plan period and provides a basis for development patterns beyond this plan period.	To reflect the influence of Cheltenham on the District.
PRO003	2.6.1c	The Central Severn Vale as described in the Structure Plan includes parts of Stroud District. At the heart of this area are the Gloucester and Cheltenham urban areas. Gloucester abuts the northern borders of Stroud District and its urban form extends into the District at Hardwicke and at the former Brockworth Airfield in Upton St Leonards.	The Central Severn Vale as described in the Structure Plan includes parts of Stroud District. At the heart of this area are the Gloucester and Cheltenham urban areas. Gloucester abuts the northern borders of Stroud District and its urban form extends into the District at Hardwicke and at the former Brockworth Airfield in Upton St Leonards. Cheltenham lies further north of the District, separated from it by part of Tewkesbury Borough.	To reflect the influence of Cheltenham on the District
PRO004	2.6.1d	Gloucester's sphere of influence extends well beyond its boundaries. It is an important economic, social, cultural and service centre with a strong industrial heritage. There are good transport links by road and rail to most parts of the country. Bus services radiate out from the centre to the suburbs and the city is linked to Sharpness Docks and the Bristol Channel via the Gloucester and Sharpness Canal.	Gloucester and Cheltenham's sphere of influence extends well beyond its their boundaries. It is an They are both important economic, social, cultural and service centres with Gloucester also having a strong industrial heritage past . There are good transport links by road and rail to most parts of the country. Bus services radiate out from their centres to their suburbs and into Stroud District . Gloucester and the city is linked to Sharpness Docks and	To reflect the influence of Cheltenham on the District

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			the Bristol Channel via the Gloucester and Sharpness Canal.	
PRO005	2.6.1e	It is a major shopping centre for many people living in the county both in terms of city centre shops and out-of-centre retail facilities. It draws visitors and workers from a wide area as both an important historic town and major tourist destination and as a major employment centre.	It is a Gloucester and Cheltenham are major shopping centres for many people living in the county both in terms of city centre shops and out-of-centre retail facilities. They draw visitors and workers from a wide area as both an important historic towns, and major tourist destinations and as a major employment centres.	To reflect the influence of Cheltenham on the District
PRO006	2.6.1f	It is one of the major urban areas referred to in the Structure Plan and is central to Structure Plan policies that seek to concentrate growth in the Central Severn Vale in compliance with the principles of sustainable development.	It is one of They are the major urban areas referred to in the Structure Plan and is are central to Structure Plan policies that seek to concentrate growth in the Central Severn Vale in compliance with the principles of sustainable development. Since it borders Stroud District, Gloucester is of particular relevance in this context.	To reflect the influence of Cheltenham on the District
PRO007	New heading after 2.6.1f		Urban Area	To help provide clarity to the settlement hierarchy.
PRO008	2.6.1h	Stroud town is served by a railway station on the Gloucester-London line and is a focal point for bus services serving the area. It is the meeting point of transport routes following the route of the five valleys and is a natural focus for many commercial, leisure and education facilities serving the wider area. Therefore, Stroud is the urban focus of the Stroud Valleys and forms the District's only <i>urban area</i> as referred to in the Structure Plan.	Stroud town is served by a railway station on the Gloucester-London line and is a focal point for bus services serving the area. It is the meeting point of transport routes following the route of the five valleys and is a natural focus for many commercial, leisure and education facilities serving the wider area. Therefore, Stroud is the urban focus of the Stroud Valleys and forms the District's only <i>urban area</i> as referred to in the Structure Plan. However, the capacity of the area to absorb new development is constrained by physical and environmental attributes.	To reflect the general constraints to development in and around this area.
PRO009	2.6.1i	Development has historically taken place in the valleys stretching out from the town. The distribution of such development reflects the topography of the valleys. Industrial development has taken place along the valley bottoms, historically based on the woollen and cloth	Development has historically taken place in the valleys stretching out from the town. The distribution of such development reflects the topography of the valleys. Industrial development has taken place along the valley bottoms, historically based on the woollen and cloth	To reflect the landscape constraints to development in and around this area.

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		industries. Smaller settlements, both clustered and linear, have formed along the lower slopes interspersed by important open gaps. These mostly have the character of overgrown and scattered village settlements rather than towns. Together with Stroud urban area, they provide an immediate population catchment for the town of about 50,000 people.	industries. Smaller settlements, both clustered and linear, have formed along the lower slopes interspersed by important open gaps. These mostly are set in or against the high quality landscape of the Cotswold AONB and have the character of overgrown and scattered village settlements rather than towns. Together with Stroud urban area, they provide an immediate population catchment for the town of about 50,000 people.	
PRO010	New heading after 2.6.1i		Principal Settlements	To help provide clarity to the settlement hierarchy.
PRO011	New heading after 2.6.1K And move text from 2.6.3 and 2.6.4		<p>Small Towns And Larger Villages <i>Move paragraph 2.6.3 and the first two sentences of paragraph 2.6.4 of the text contained in Revised Deposit to follow this heading, amend and renumber as below:</i></p> <p>2.6.1.i.a. Village services and facilities have declined over recent years and there is poor availability of affordable housing in the rural areas. These facts result from changes in lifestyles and social trends, much of which is outside the control of the planning system. Such problems are accentuated in those villages where there has been little growth. The continuing decline in average household size means fewer customers for services and facilities in those villages. The problem is compounded by small properties having been extended and upgraded, and new housing in villages comprising mainly the large, detached variety. Consequently, there have been few new small sized houses to replace the smaller stock lost.</p> <p>2.6.1.i.b. Therefore, in order to build upon existing infrastructure, to help arrest the decline of services and facilities in villages serving a wider area, to provide opportunities for affordable housing and to help build thriving village communities, an allowance has been made for limited growth in small towns and larger villages in the</p>	To help provide clarity to the settlement hierarchy.

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			District able to provide services that act as service centres to a wider, though local, catchment area. These are Berkeley, Eastington, Kings Stanley, Kingswood, Leonard Stanley, Minchinhampton, Painswick, Sharpness, and Whitminster and Wotton-under-Edge.	
PRO012	2.6.1n	<p><u>Stroud Valley Settlements</u></p> <p>2.6.1n. There are a number of settlements⁸ within the Stroud Valleys of varying scale and function that form part of the wider hinterland to Stroud town. For example, Box is a small community with a limited range of facilities, whereas Eastcombe is much larger and has a good range of facilities that also serve the recent Manor Farm development. Many of these are constrained by environmental considerations and all lie wholly or partly within the AONB. Therefore they are not seen as potential growth points and are not considered to be of <i>principal settlement</i> status. There may be scope however, especially within the larger communities and those established around industrial development, for infill development and redevelopment. Small scale employment provision may also be acceptable provided it satisfies other relevant policies of the Local Plan.</p> <p><i>Footnote: ⁸ Thrupp, Brimscombe, Chalford, Eastcombe, Box, Bussage, Brownhill, North and South Woodchester, Manor Village, France Lynch.</i></p>	<p><u>Stroud Valley Settlements</u></p> <p>2.6.1n. There are a number of settlements⁸ within the Stroud Valleys of varying scale and function that form part of the wider hinterland to Stroud town. For example, Box is a small community with a limited range of facilities, whereas Eastcombe is much larger and has a good range of facilities that also serve the recent Manor Farm development. Many of these are constrained by environmental considerations and all lie wholly or partly within the AONB. Therefore they are not seen as potential growth points and are not considered to be of principal settlement status. There may be scope however, especially within the larger communities and those established around industrial development, for infill development and redevelopment. Small scale employment provision may also be acceptable provided it satisfies other relevant policies of the Local Plan.</p> <p><i>Footnote: ⁸ Thrupp, Brimscombe, Chalford, Eastcombe, Box, Bussage, Brownhill, North and South Woodchester, Manor Village, France Lynch.</i></p>	To help provide clarity to the settlement hierarchy.
PRO013	2.6.1p	Wotton and Berkeley may be seen in a wider context and associated with their nearby settlements of Kingswood and Sharpness which are both capable of accommodating some growth. These settlements lie about 1 kilometre from Wotton and Berkeley respectively. They are both equally close to significant employment opportunities. There are regular bus services between Kingswood and Wotton. These settlements would also	Wotton and Berkeley may be seen in a wider context and associated with their nearby settlements of Kingswood and Sharpness which are both capable of accommodating some growth. These settlements lie about 1 kilometre from Wotton and Berkeley respectively. They are both equally close to significant employment opportunities. There are regular bus services between Kingswood and Wotton. These settlements would also be served by the proposed	To remove inappropriate and unnecessary wording.

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		be served by the proposed railway station re-opening at Charfield, approximately 3-5 kilometres away. Public transport between Berkeley and Sharpness requires improvement possibly by extending the bus services that currently terminate at Berkeley to Sharpness. Development opportunities may assist in improving these services.	railway station re-opening at Charfield, approximately 3-5 kilometres away. Public transport between Berkeley and Sharpness requires improvement possibly by extending the bus services that currently terminate at Berkeley to Sharpness. Development opportunities may assist in improving these services.	
PRO014	2.6.1s	Kings Stanley and Leonard Stanley: Whilst retaining separate community identities, the built up area of these villages adjoin each other and they can be regarded as a single planning unit. The joint population of about 2,800 is reasonably well served by community facilities and services ⁹ and has regular bus services to Stroud and Gloucester. The villages lie in the open valley floor of the River Frome and below the Cotswold escarpment about 6 kilometres from Stroud town centre and the major employment area at Stonehouse. Kings Stanley is bounded to the east by the AONB but otherwise the villages are not constrained by environmental designations. The villages comprise mostly of post war development and have a largely suburban character. Together they form a suitable focus for a low level of growth commensurate with their character and role.	Kings Stanley and Leonard Stanley: Whilst retaining separate community identities, the built up area of these villages adjoin each other and they can be regarded as a single planning unit. The joint population of about 2,800 is reasonably well served by community facilities and services ⁹ and has regular bus services to Stroud and Gloucester. The villages lie in the open valley floor of the River Frome and below the Cotswold escarpment about 6 kilometres from Stroud town centre and about 3 kilometres from the major employment area at Stonehouse. Kings Stanley is bounded to the east by the AONB but otherwise the villages are not constrained by environmental designations. The villages comprise mostly of post war development and have a largely suburban character. Together they form a suitable focus for a low level of growth commensurate with their character and role.	To give correct factual information.
PRO015	2.6.1t	Painswick: The population of about 1,900 is well served by a good range of community services and facilities ⁹ . Painswick performs a similar role to Minchinhampton, providing a local centre for a wider area. It is also acknowledged for its attractiveness to tourists. Regular bus services connect the town to Gloucester and Stroud. The town lies on the steep sides of the Painswick Valley and is entirely within the AONB. There are small pockets of land on the edges of the village that may be suitable for small scale, well designed development if it can be integrated into the character of the settlement. However, it is not suitable for a large level of development and its longer term potential is limited by the topography.	Painswick: The population of about 1,900 is well served by a good range of community services and facilities ⁹ . Painswick performs a similar role to Minchinhampton, providing a local centre for a wider area. It is also acknowledged for its attractiveness to tourists. Regular bus services connect the town to Cheltenham , Gloucester and Stroud. The town lies on the steep sides of the Painswick Valley and is entirely within the AONB. There are small pockets of land on the edges of the village that may be suitable for small scale, well designed development if it can be integrated into the character of the settlement. However, it is not suitable for a large level of development and its longer term potential is limited by the topography.	To give correct factual information

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		Therefore, Painswick is considered suitable for a low level of growth commensurate with its role and character.	Therefore, Painswick is considered suitable for a low level of growth commensurate with its role and character.	
PRO016	New heading after 2.6.1v And move text from 2.6.4		<p>OTHER SETTLEMENTS <i>Move last two sentences of the text contained in Revised Deposit paragraph 2.6.4 to follow this heading, and amend text as set out below:</i></p> <p>Smaller villages with provision of only basic community facilities and services also have defined settlement boundaries. The prospect of growth is therefore retained through the possibility of windfall provision on infill plots and through affordable housing provision on ‘exception’ sites. These are the lowest order of settlements in terms of their suitability for development since they lack at least one of the following:</p> <ul style="list-style-type: none"> ● Primary community facilities or services ● Proximity to employment ● Access to public transport <p>These settlements are considered to be suitable only for very small scale levels of development within their boundaries.</p>	To help provide clarity to the settlement hierarchy.
PRO017	2.6.2	The approach taken to accommodating new development is to locate this in or adjacent to existing settlements. In doing this a clear priority is given to directing the greater part of growth towards the Central Severn Vale, the Stroud urban area and the principal settlements of Stonehouse, Cam and Dursley. Smaller allocations have been made in a number of other settlements which have a range of facilities and act as focal points for their rural hinterland. Table 2.2 below demonstrates how the Structure Plan requirement to accommodate about 9,400 dwellings in the District up to 2011 is focused in this way. The greater part of the	<p>The approach taken to accommodating new development is to locate this in or adjacent to existing settlements. In doing this a clear priority is given to directing the greater part of growth towards:</p> <ul style="list-style-type: none"> ● the Central Severn Vale; ● the Stroud urban area; and ● the principal settlements of Stonehouse, Cam and Dursley. <p>Smaller allocations have been made in a number of other settlements which have a range of facilities and</p>	To help provide clarity to the settlement hierarchy.

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		requirement is located south of the Gloucester urban area, the main settlements in the Stroud Valleys and at Dursley and Cam.	<p>act as focal points for their rural hinterland. Low levels of growth are allowed for at the small towns and larger villages of Berkeley, Eastington, King's Stanley, Kingswood, Leonard Stanley, Minchinhampton, Newtown/Sharpness, Nailsworth, Painswick, Whitminster and Wotton-under-Edge. Other defined settlements will only provide very low levels of development through windfall provision.</p> <p>2.6.2a Table 2.2 below demonstrates how the Structure Plan requirement to accommodate about 9,400 dwellings in the District up to 2011 is focused in this way. The greater part of the requirement is located south of the Gloucester urban area, the main settlements in the Stroud urban area Valleys and at Dursley and Cam.</p>										
PRO018	Table 2.2		Central Severn Vale	Stroud Valleys	Dursley and Cam	Rest of District		Central Severn Vale	Stroud Valleys Urban	Dursley and Cam Principal Settlements	Small towns/ Large Villages	Rest of District	To give accurate and up to date information that is consistent with other changes in the Plan.
	Completions (3,420)	135	1,935	275	1,075	Completions (3,420) (3,653)	135 227	1,935 854	275 587	913	4,075 1072		
	% of total completions	4%	57%	8%	31%	% of total completions	4% 6%	57% 23%	8% 16%	25%	31% 29		
	Commitments (1,200)	220	640	125	215	Commitments (1,200) (1,325)	220 201	640 238	125 382	339	215 165		
	% of total commitments	18	53	11	18	% of total commitments	18 15%	53 18%	11 29%	26%	18 12		
	Allocations (3,155)	2,000	580	310	265	Allocations (3,155) (3,599)	2,000	580 579	310 668	322	265 30		

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		% of total allocations	64%	18%	10%	8%	% of total allocations	64% 55%	18% 16%	10% 19%	9%	8% 1%	
		TOTAL (7,775)	2,355	3,155	710	1,555	TOTAL (7,775) (8,577)	2,355 2,428	3,155 1,671	710 1,637	1,574	1,555 1,267	
		% of TOTAL	30%	41%	9%	20%	% of TOTAL	30% 28%	41% 19%	9% 19%	18%	20% 15%	
		<p><i>Note:</i> Completions = mid-1991 to 31/12/99. Commitments = to 31/12/99. Allocations = allocations in this Plan.</p> <p>* Difference in total to Structure Plan figure is due to windfall allocation and sites with planning consents subject to Section 106 Legal Agreements.</p>				<p><i>Note:</i> Completions = mid-1991 01/07/91 to 31/12/99 2000. Commitments = to 31/12/2000 at 01/01/01 Allocations = non-committed allocations in this Plan at 01/01/01.</p> <p>* Difference in total to Structure Plan figure is due to windfall allocation. and sites with planning consents subject to Section 106 Legal Agreements.</p>							
PRO019	2.6.4f	<p>However, it has to be acknowledged that in a predominantly rural area such as Stroud District, the potential is far less than in more urban areas. It is not merely the fact that there is not so much derelict and under-used land. A large proportion of the land that has been considered remains in productive use and forms the base for industrial employment in the District. Much is not currently 'available' for development and it is not possible to predict the economic fortunes of individual businesses that may lead to the future release of sites. If such land were to be turned over to housing then either the workplaces displaced would need to be provided on employment sites elsewhere in the District – probably on greenfield land – or more people would seek work outside the District with an inevitable increase in the need to travel. Neither of these consequences fit within the desire to plan for sustainable development.</p>				<p>However, it has to be acknowledged that in a predominantly rural area such as Stroud District, the potential is far less than in more urban areas. It is not merely the fact that there is not so much derelict and under-used land. Some of it is not in an appropriate location to meet sustainable development guidelines. Also a large proportion of the land that has been considered remains in productive use and forms the base for industrial employment in the District. Much is not currently 'available' for development and it is not possible to predict the economic fortunes of individual businesses that may lead to the future release of sites. If such land were to be turned over to housing then either the workplaces displaced would need to be provided on employment sites elsewhere in the District – probably on greenfield land – or more people would seek work outside the District with an inevitable increase in the need to travel. Neither of these consequences fit within the desire to plan for sustainable development.</p>						<p>To reflect the fact that not all previously developed land is appropriately located for new development.</p>	

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PRO020	2.6.4g	<p>Therefore, whenever possible, previously developed land has been allocated for future housing needs, but not at the expense of the unacceptable loss of employment land. It is the intention of the Plan to see as much previously developed land as possible redeveloped before greenfield land is used. It is possible that new brownfield sites will continue to emerge following adoption of this Plan. Proposals to redevelop these can still be permitted in line with the policies of the Plan. Account of such developments will be taken in the Review of the Plan under the 'Plan-Monitor-Manage' regime advocated by the Government. In addition, phasing policies are introduced in the housing chapter that seek to ensure that, as far as is possible and reasonable, greenfield sites are only developed after the redevelopment of previously used sites.</p>	<p>Therefore, whenever possible, previously developed land has been allocated for future housing needs, but not at the expense of the unacceptable loss of employment land. It is the intention of the Plan to see as much previously developed land in appropriate locations as possible redeveloped before greenfield land is used. It is possible that new brownfield sites will continue to emerge following adoption of this Plan. Proposals to redevelop these can still be permitted provided they are in appropriate locations and in line with the policies of the Plan. Account of such developments will be taken in the Review of the Plan under the 'Plan-Monitor-Manage' regime advocated by the Government. In addition, phasing policies are introduced in the housing chapter that seek to ensure that, as far as is possible and reasonable, greenfield sites are only developed after the redevelopment of previously used sites.</p>	<p>To reflect the fact that not all previously developed land is appropriately located for new development.</p>