

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

5.1. Introduction

5.1.1. Housing is a key issue for the Local Plan and this chapter sets out the amount and location of additional housing land to be provided, together with policies that seek to control residential development both within and outside the defined urban areas and settlement boundaries.

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).

5.2. Objectives

1. To ensure that sufficient land is made available to provide for a range of dwellings in terms of location, size and density that makes the best use of land consistent with environmental considerations, and to meet Structure Plan requirements including local needs.

1. To release sites for new residential development that will support and enhance the character, setting and functioning of existing settlements or surrounding countryside and that are properly located to take account of employment, environment, infrastructure and community facilities, public transport accessibility and traffic considerations.
2. To phase the release of sites to ensure that best use is made of previously used land, and that a continuous supply of housing land is available throughout the Plan period.
3. To enable the provision of affordable housing at appropriate locations, in order to meet the needs of those people not able to compete easily in the existing housing market, and to ensure that the existing stock of affordable housing is maintained.
4. To ensure that housing development in the District is concentrated in accessible locations in or adjoining urban areas and principal settlements, and that the best use is made of land in sustainable locations.
5. To ensure that housing development in the District's rural areas meets local needs, is sustainable, and enhances the character of its surroundings.
6. To encourage the bringing into efficient use of empty and underused property, particularly close to the District's town centres.
7. To ensure that extensions to properties respect the original dwelling, and do not detract from the character of their surroundings.

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 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 in appropriate locations, 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. Outside of 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 2,650 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 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.

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

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

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. Policy S3 gives priority for development to land within existing built-up areas. And particularly to previously developed land. With regard to rural areas the policy acknowledges that previously developed land may exist but that it may be in locations where development could be intrusive in the countryside or highly unsustainable. Structure Plan Policy S4 allows 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.

Development in the open countryside should be strictly controlled.

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 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.

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.

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.

5.7A. Sequential search for 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. This is in line with the requirement to focus on previously developed land for development opportunities. Sites in the settlements in the first two stages of this search sequence were covered by the urban capacity study.

1. On previously developed land within the urban area of Gloucester at Hardwicke (Central Severn Vale) and Stroud, principal settlements (Stonehouse, Cam, Dursley) and small towns/larger villages (Berkeley, Eastington, Kings Stanley, Kingswood, Leonard Stanley, Minchinhampton, Nailsworth, Newtown/Sharpness, Painswick and Wotton-under-Edge).
2. On previously developed land in Brimscombe, Chalford, Thrupp and Woodchester.
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)
6. In and adjacent to small towns/larger villages
7. In and adjacent to other rural settlements

5.5. Housing Location Strategy

5.5.1. The Council's housing location strategy builds upon the framework set by national, regional and strategic policy guidance. In particular, it interprets the Gloucestershire County Structure Plan policies to provide site specific locations for future housing growth in Stroud District.

5.5.2. Site specific locations for future housing growth in Stroud District have been agreed 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 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 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 of 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 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.

5.5A Urban Capacity Study

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 those referred to in the Local Plan's Settlement Strategy, set out in paragraphs 2.6.1c to 2.6.1v of this Plan. The settlements along the valley floors linking Stroud with Nailsworth and Chalford were also included in the survey as these are located on main public transport routes.

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.

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.

5.8. Unidentified Sites - 'Windfalls'

5.8.1. PPG advises that specific allowances should be made for all the different types of windfalls likely

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

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 sub-division 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 on sites. 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.

A windfall allowance of 860 dwellings for the remainder of the Plan period has been made. This includes an allowance for large sites (sites on which 6 or more dwellings are provided) and small sites (sites on which 5 or less dwellings are provided). The large site allowance has been identified through the urban capacity study and the small site allowance through an assessment of historic windfall completions during this Plan period. In using historic completion rates to assess likely windfalls arising from small sites, an allowance has been made for windfall completions arising from the existing housing commitment. This is to avoid double counting, as some of the windfall completions will arise from existing planning permissions and will not be the result of new permissions.

5.8.2b. The allowance equates to an average of about 82 dwellings per annum being developed on windfall sites. No allowance has been made for large sites outside the settlements considered in the urban capacity study. Under the Plan, monitor and manage approach advocated by PPG3 it is proposed to monitor windfall completions during the Plan period to inform the phased release of residential allocations as set out in Policy H3A.

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 2001). These are:

Table 5.3: Sites with Planning Consent Subject to Section 106 Legal Agreements at 01/01/01

Longfords Mill, Minchinhampton	69 dwellings
Mawdsleys, Uley Road, Dursley	83 dwellings
Car park and land to south-west of Lister Petter	46
Land north of Green Lane, Hardwicke	39
Land at The Towers, Dursley	32

Land off Union Street, Dursley	30
School Lane, Whitminster	20
Broadham Fields, Painswick	10
Large site total	329
Small site total	6
TOTAL	335 dwellings

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. 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.

Table 5.4: Housing Land Provision 1991-2001*

	No. of dwellings
(a) 20 year Structure Plan Housing Requirement (1 July 1991 to 20 June 2011)	9,400
(b) Completions (1 July 1991 to 31 December 2000)	3,653
(c) Sites with planning permission at 1 January 2001 (includes those sites not started or under construction)	990
(d) Other firm commitments at 1 January 2001 (sites subject to Section 106 Legal Agreements)	335
(e) Non-committed allocations at 1 January 2001**	3,599
(f) Windfall Allowance	860
Total Provision = (b)+(c)+(d)+(e)+(f)	9,437
Excess provision = (f)-(a)	37

* All figures shown as net.

** Excludes allocations committed in part or in full at 1 January 2001 (i.e. excludes 201 dwellings subject to Section 106 Legal Agreements or with planning permission).

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' 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

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

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.

5.9.2. It is considered very important to set out at as early a stage as possible the obligations that will be sought in respect of any particular development, as this provides greater certainty to all parties. The obligations listed under each allocation identify matters that the Council considers should be addressed within each development to ensure an acceptable scheme is achieved and are therefore included within the relevant part of the proposals for each allocation. In some cases, the exact terms of the obligation are not yet known, and these have therefore been left more general. There may also be other matters that arise in the consideration of future planning applications that cannot be identified at present, for example, due to changes in Government guidance.

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.

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

Mixed use of residential, including affordable housing, 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, local indoor sports facility, and public open space. The phasing of the development should ensure that all the infrastructure and community facilities are built prior to, or delivered before, the completion of a significant number of houses. Indicative capacity of 2,000 dwellings, of which 1,500 will be developed in this Plan period.

In addition, the following provisions will be sought:

- Provision of new railway station and associated park and ride.
- Ensuring, and initial subsidy of, bus services between the site and Gloucester and Stroud.
- initial subsidies towards the maintenance of local shopping facilities, community centre, community offices, medical and other practices, and indoor sports facility..
- Contributions towards secondary education provision.
- 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.
- Provision of allotments on site.
- Provision of community composting site.
- Incorporation of the principles of best practice in sustainable building design and construction.

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

(Approximately 20 hectares)

Residential development with associated community facilities and services and public open space.

Indicative capacity of 500 dwellings within Stroud District.

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 maintenance of

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

local shopping, recreation and community facilities.

- 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.

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

(Approximately 6.0 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 provision 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 site. Contributions towards off-site public outdoor playspace provision.
- Contributions towards improved public transport facilities.
- Contributions towards primary and secondary education.

Land at Lister Petter, Cam, Dursley (MU3)

(Approximately 34.0 hectares)

Mixed use, of residential, including affordable housing employment for at least 1,000 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.
- 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 public open space 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.

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.
- 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.

Land at Cheapside Wharf, Stroud (MU5A)

(Approximately 5.6 hectares)

Mixed use of residential including affordable housing, public transport interchange, public car parking and town centre uses.

Indicative capacity of 140 dwellings

In addition the following provisions will be sought:

- Contributions towards the restoration of the Stroudwater and Thames and Severn Canal.
- Contributions towards improvements to pedestrian and cycle links from the site to the town centre and to the surrounding area via the Canal towpath.
- Contribution towards the construction of a

public transport interchange.

- **Contributions towards off-site highway improvements.**

5.9.4a. In the following section, advice is given for each site which should be reflected in both the preparation of the development brief, and the development of the site. Reference should also be had to Policies B1A, B1 and B2 within the Built Environment chapter, and the Council's adopted Residential Design Guide. Where possible, surface water run-off from the allocated sites should be managed in line with Sustainable Urban Drainage principles.

5.9.4b. The Council's Housing Needs Surveys demonstrate a substantial and continuing need for affordable housing provision in the District. The Council will generally seek 25% of the completed units on each site 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 25% 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 25% 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.

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 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 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, towards this Plan's mid and latter part, to ensure the Council meets its housing requirements as set out in the Adopted Structure Plan. Further advice on this subject is contained within the Phasing Section in this chapter.

5.9.5c. 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 Residential Design Guide. The development brief will determine the location and relative sizes of the residential and employment land. Given the scale of the development, the aim should be to create a series of varied and interesting areas, each with their own identity and sense of place. Suburban development typical of the 1980s and early 1990s will not be acceptable. Innovation can be encouraged on this site. The layout should promote the use of transport modes other than the car, give priority to pedestrian movement within the site and establish clear linkages to the key facilities within it. The concept of home zones should also be incorporated in this scheme, as this will assist in creating a 'people-friendly' environment. Convenient public transport and cycle links within the site and to the wider area should be provided at the earliest opportunity to encourage the use of these modes by residents at the outset.

5.9.5d. Density - The density should vary through the site, and this should be reflected in the development brief. Areas of high density (up to 50 dwellings per hectare) are appropriate in the core areas of the development adjacent to the community facilities and services and at public transport nodes and along its routes. The aim should be to create interesting areas of built form, linked by substantial areas of open space, rather than large areas at a medium density (25 dwellings per hectare). A broad mix of units, in terms of household size, type and tenure, is recognised as one means of securing social mix. Housing mix should be applied within streets to encourage activity at all times and a sense of neighbourliness. The Council will expect the

development to incorporate units to cater for the full range of housing needs and create a balanced community.

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.

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. 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 towards the completion of the South West Bypass will be sought.

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 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.

5.9.5i. Archaeology - A number of significant archaeological sites are recorded at Hunt's Grove, including Prehistoric, Roman and Medieval settlements, and a Roman cemetery. The whole allocation will require detailed archaeological evaluation to determine the significance of these sites, and to identify which merit preservation in situ and which require archaeological recording in advance of development.

5.9.5j. 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 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 also be required. An indoor sports facility to cater for a range of activities should also be provided as part of the development.

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 within it, with the capacity for possible expansion in the future. The County Council has advised that 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.

5.9.5l. Sustainability – The Council is committed to encouraging 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 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.

5.9.5m. There is a growing emphasis from Central Government on recycling and diversion of biodegradable waste from landfill sites. The DETR has produced a Draft Waste Strategy (July 2000) which identifies revised targets for dealing with these matters, and sets targets to recycle or compost at least 25% of household waste by 2005; 30% by 2010; and 33% by 2015. One simple way of helping to achieve these targets is for new housing developments to provide a composting bin in gardens. The Plan also seeks the inclusion of a community composting site within the Hunts Grove allocation, to cater for additional green waste produced by the new residents.

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

5.9.6a. This site forms part of a larger allocation within Tewkesbury Borough Council's administrative area. It is intended to produce a joint master plan and development brief for the site overall to ensure the whole area is developed in a co-ordinated manner, the necessary public facilities and services

are provided, and the resultant development is cohesive and creates a balanced community. The master plan and development brief, and any other relevant publications such as a design code, will be adopted by this Council as Supplementary Planning Guidance in due course. The scale of the development proposed is considered sufficient to create a largely self-contained new community. It will also bring, or contribute to, significant benefits to the existing community through, for example, improved social infrastructure such as public transport and local leisure facilities.

5.9.6b. Phasing - The development of this site should be phased, in conjunction with the development of the adjoining land within Tewkesbury Borough. Further advice on this subject is contained within the Phasing Section later in this chapter.

5.9.6c. 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 of services and facilities with the site overall. Given the scale of the development, the aim should be to create a series of varied and interesting areas, each with their own identity and sense of place. Suburban development typical of the 1980s and early 1990s will not be acceptable. Innovation can be encouraged on this site. Each phase of the site should contain a mix of unit sizes. The layout should promote the use of transport modes other than the car, give priority to pedestrian movement within the site and establish clear linkages to the key facilities within it. The concept of home zones should also be incorporated in the scheme, as this will assist in creating a 'people-friendly' environment. Convenient public transport and cycle links within the site and to the wider area should be provided at the earliest opportunity to encourage the use of these modes by residents at the outset.

5.9.6d. Density - The density should vary through the site, and this should be reflected in the development brief. Areas of high density (up to 50 dwellings per hectare) are appropriate in the core areas of the development adjacent to the community facilities and services and along public transport routes. The aim should be to create interesting areas of built form, linked by substantial areas of open space, rather than large areas at a medium density (25 dwellings per hectare). A broad mix of units, in terms of household size, type and tenure, is recognised as one means of securing social mix. Housing mix should be applied at street level to encourage activity in streets at all times and a sense of neighbourliness. The Council will expect the development to incorporate units to cater for the full

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

range of housing needs and create a balanced community.

5.9.6e. 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 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. 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.

5.9.6f. Access The principal accesses to the site should be from the adjacent Arlington site and Lobley's Drive. Access via Cranham Gate should also be provided, but viewed as a secondary link where the objective is to encourage integration of existing residents nearby with the new community. Within the site, all roads other than the main distributor road that will serve as the main public transport route 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 culs-de-sac should be avoided. Safe and convenient pedestrian and cycle routes should be provided linking the development to facilities provided within the site, and to existing employment premises, shops, schools and other facilities beyond it.

5.9.6g. Transportation – The provision of a range of alternative transport modes to the car early in the development is a key component. The overall development will require the production of a Transportation Assessment that will address bus and car travel, cycling and walking. 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. Bus services through the site should be provided very early in the development, and it is anticipated that these will need to be subsidised initially until they are commercially viable. These should link the site with Gloucester City and Cheltenham. Contributions towards other off-site highway requirements required to facilitate the development should also be made.

5.9.6h. Landscape - The landscaping of the site should determine the form of the development, and not the other way round. Particular care needs to be taken to minimise the impact of the development on views from the Cotswold escarpment within the AONB. Development to the boundary of the site is not considered appropriate, and the Council will expect the edge of the site that abuts the AONB to be treated sensitively with lower density development, interspersed with public open space allowing views across it to the AONB from public spaces. The interface between the site and the Arlington development also requires careful treatment, and there is an opportunity to create a new public space along this edge, based on the re-opening of the culverted Wotton Brook. A buffer zone should be incorporated between the site and the adjoining SSSI, and development should be laid out in such a way as to discourage access to the SSSI.

5.9.6i. Archaeology - There are no recorded archaeological sites within this allocation, but there is evidence of a Roman settlement and field system to the west. An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

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.

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

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

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.

5.9.6l. Sustainability – The Council is committed to encouraging 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 systems and water efficiency inside and outside the house. The Council is aware of the Building Research Establishment 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..

5.9.6m. There is a growing emphasis from Central Government on recycling and diversion of biodegradable waste from landfill sites. The DETR has produced a Draft Waste Strategy (July 2000) which identifies revised targets for dealing with these matters, and sets targets to recycle or compost at least 25% of household waste by 2005; 30% by 2010; and 33% by 2015. One simple way of helping to achieve these targets is for new housing developments to provide a composting bin in gardens. The Plan also seeks the inclusion of a community composting site within the Brockworth allocation, to cater for additional green waste produced by the new residents.

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 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. 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.

5.9.7b. Form and Layout - Development should be concentrated in the existing and previously developed parts of the site. The garden to the National Children's Home should remain undeveloped and be laid as public amenity space and a link across the canal to the public footpaths within the meadow beyond should be provided. Any development should also include the provision of new public space in the area around Ebley Mill, the print works and along the reopened canal. The layout should give pedestrians priority over vehicles, with buildings defining spaces and subsequent road widths, rather than highway guidelines. Buildings comprising a mix of uses, including residential should be located in the eastern section of the site, and along the canal frontage, with the western section beyond the Children's Home comprising residential development. The principal site entrance at Ebley Mill is currently unsightly and out of keeping with the surrounding area due to the single storey buildings and open character of the car sales forecourt, and this entrance should be reinforced with new buildings.

5.9.7c. Density - Density should vary across the site, with higher density in the eastern section of the site and along the canal frontage, with low density development elsewhere. It is anticipated that higher density development in new buildings, of up to 4 storeys in height, will be located around the Ebley Mill and print works area to help establish the presence of a new public square in this part of the site. Principal rooms in the residential units should overlook this space. The area at the entrance to the site off Westward Road should be redeveloped with three storey buildings of domestic scale plot size and width situated close to the back of pavement to reflect and reinforce the surrounding built form. Dwellings should comprise a mix of dwelling sizes and types.

5.9.7e. Access - A Transport Assessment will be required in association with any development proposal. Vehicular access to the site is currently limited to two points off Westward Road. The first, Bridge Road, to the west of the site, has restricted visibility to the east, which would be difficult to improve upon. Bridge Road narrows as it passes over the canal and it is therefore envisaged that only limited access to the site would be gained off Bridge Road. The principal vehicular access to the site at present is at Ebley Mill, which is currently controlled by traffic lights. This access is very open at present, due to the car sales forecourt on the west, and the low height buildings on the east side. A more appropriate built form would reduce visibility at this junction, which, if an access was retained at this point, would necessitate the retention of the signalled

junction. A further option is to provide a new access to the site to the west of the current junction with Westward Road.

5.9.7f. Transportation - A development of the scale and nature envisaged will generate an increased demand and need for public transport provision. New bus stops and shelters should be provided along Westward Road close to the site to facilitate increased use of this mode of transport. Pedestrian and cycle routes within the site should be improved with the reopening of the canal. Existing public footpaths should be retained and new links provided within the site, particularly to the new public spaces, along the river and outside of the site.

5.9.7g. Landscape - The western part of the site and the area to the north of the canal are particularly well vegetated with belts of mature trees along the canal. There are also a number of specimen trees distributed throughout this section. Conversely, the north eastern section of the site has only limited tree cover, mainly along the eastern boundary and within this area. There is also a small but ecologically important vegetation block within the site by the Council's car park. The layout of the development should retain and incorporate existing vegetation within the scheme, to form, for example, focal points within spaces, assist in defining areas or acting as a backdrop to the development. It is envisaged that the more dense areas of development will incorporate hard landscaping mainly with limited soft landscaping incorporating, for example, specimen trees, and informal sitting areas and street furniture within the public spaces along the canal. The public grassed space provided to the front of the children's home should be defined by new tree planting of at least standard size.

5.9.7h. Archaeology - The site includes the Stroudwater and Thames Canal. There is evidence of Medieval occupation on the adjacent site to the east which may extend into the allocated site. An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.7i. 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. A financial contribution will be sought in respect of the future maintenance of this facility. 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. 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.

5.9.7j. Community Facilities – The neighbourhood retail unit should provide a facility to serve the local catchment and not draw trade from beyond this area. Contributions towards education provision will be sought.

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

5.9.9a. This site presents an opportunity to provide housing and employment in close proximity to the town centre, principally on previously used land, and so assist in the regeneration of Dursley.

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 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, 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 in commercial use or converted to residential use.

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

5.9.9d. Suburban development typical of the 1980s and early 1990s will not be acceptable. Innovation can be encouraged within the overall site. Each phase of the site for housing should contain a mix of unit sizes.

5.9.9e. Density - A higher density residential development is desirable in the southern part of the site close to the town centre. The impact of provision of the Dursley Relief Road, the need to buffer development from adjacent industrial operations, the retention of existing employment uses and the provision of other open space and landscaping within the site will reduce overall density. However, a range of densities from 30 to 50 dwellings per hectare should be achievable in developed areas.

5.9.9g. Access - Primary access will be from the proposed Dursley Relief Road. The Council will expect that part of the Relief Road within the Lister-Petter site to be constructed, and the development to contribute towards its construction off site also. Only limited development may proceed ahead of a suitable access between the site and the Relief Road being provided. The impact of new traffic movements will need to be balanced against the existing situation in arriving at a suitable solution to access difficulties.

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 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. Landscape - The eastern slopes of the site are prominent in the landscape when viewed from Stinchcombe Hill and parts of Dursley on the higher land west of the site. It will be important to retain existing tree cover and also provide new areas of strategic planting, all of which should be in the public domain, to soften the impact of the development in the wider landscape. Careful attention should be given to integrating the development into the existing scene without dominating the views of this area. As the development will often be viewed from above, its roofscape and materials will be important considerations.

5.9.9j. The southern part of the site is well related to the town centre of Dursley and will form an integral part of the townscape. The existing boundary trees in

this area are important features that should be retained as far as possible.

5.9.9k. Archaeology - The site lies on the periphery of the Medieval town of Dursley and may include archaeological evidence of this settlement. The southern end also lies close to evidence of a Roman settlement. A full archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.9l. 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.

5.9.9m. Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought. The Council is aware of the need for improvements to existing facilities in the town, for example the library and the youth facilities, and contributions towards community facilities may be sought.

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.

Land at Bymacks, Long Street, Dursley (MU4)

5.9.10a. Form and Layout - The design of this site will be greatly influenced by the alignment of the Dursley Relief Road. Its current anticipated alignment (from Uley Road to the car park adjacent to Bymacks' offices) would, in effect, split the site in half. The precise division of the site between housing

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

and employment should be set out in the development brief. Land located towards the western half of the site, being in close proximity to the town centre and public transport facilities, would be more suitable for employment purposes. Any residential development within the western half of the site should be small in scale and built to a high density, once again reflecting the proximity of this area to the town centre. This development should incorporate local traditional building styles/features to create a distinctive development. This type of development could also be extended to cover areas either side of the new relief road. The conversion of the offices in Long Street, currently occupied by Bymacks could also be included. Where appropriate, development schemes should ensure that a sufficient 'buffer' is provided between residential and employment areas in the interest of amenity. The eastern half of the site would be more suited to the inclusion of some lower-density residential development, reflecting the more 'open' character of the surrounding landscape and existing pattern of residential development around Yellow Hundred Close.

5.9.10b.Density - Higher density residential development should be located towards the western half of the site and along the route of the new relief road. A lower density development would be more appropriate within the eastern half of the site, reflecting the existing pattern of residential built form surrounding the site and the more rural landscape setting in the adjacent areas.

5.9.10d.Access - Vehicle - Vehicular access to the site will need to be obtained via the new Dursley Relief Road and, to a lesser extent, the existing Long Street and Yellow Hundred Close highways. Substantial highway improvement works, including traffic calming measures, will be necessary if access is to be gained via Yellow Hundred Close. Approximately 0.2 hectares of the site will be required to accommodate the new relief road corridor. Contributions towards the construction of the relief road (both on-site and off-site) will be required as part of any development scheme. Pedestrian - Movement to and from the site by means other than the private car should be encouraged. Pedestrian and cycle links to Dursley town centre should be improved as part of any development scheme, especially along Water Lane. The existing public footpaths which cross the site should be upgraded to include cycling facilities which are safely integrated with the new Dursley Relief Road.

5.9.10e.Transportation - No contributions will be sought due to the site's location in the town centre.

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 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.

5.9.10g.Archaeology - The site includes an area fronting onto Long Street which lay within an area of the Medieval town of Dursley and where archaeological evidence of a Medieval settlement is likely to survive. A full archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.10h.Recreation - Public outdoor playing space should be provided in accordance with Policy R5 of the Local Plan.

5.9.10i.Community Facilities - The Local Education Authority has advised that financial contributions will be sought towards the provision of education facilities to accommodate the demand generated by this development. With regard to primary school provision, the Education Authority has advised that it has concerns regarding the suitability of current capacity.

Land at Cheapside Wharf, Stroud (MU5A)

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, car park. 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 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 should make a greater

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

contribution visually to the area overall including a new 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 - 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 site is allocated for 140 units in total, and it is probable they will take the form of flats.

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 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..

5.9.11f.Landscape - The site currently presents a poor quality environment to users of its carpark and rail facilities. The interest associated with the canalside setting and industrial heritage provides opportunities to create a new public realm of the highest quality. The point where the site links via the railway bridge to the town centre is potentially a very significant pedestrian link into Stroud, and should be designed accordingly, with a high quality route from this point to the canal corridor. The slope between the upper and lower sites and the canal, as well as the canal itself, may have some ecological value.

The development should endeavour to retain and enhance any existing ecological interest on the site.

5.9.11g.Archaeology - The site borders the southern side of the medieval settlement of Stroud and will require an archaeological evaluation to determine the significance of the site.

5.9.11h.Recreation - The Council's survey of existing outdoor recreation facilities has highlighted that existing provision in Stroud Town is slightly below the Council's adopted standards. Given the substantial nature of other requirements in relation to this site, contributions under policy R5 towards off-site recreation facilities will need to be assessed against these other considerations. However, the Council is conscious of the lack of children's equipped play facilities locally and, due to the level of residential development proposed for the site, the provision of a small toddlers' play area (LEAP) within the site may be appropriate subject to the final form of development and the other considerations.

5.9.11i.Community Facilities - A financial contribution towards education provision may be sought.

PROPOSAL H2

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

- Securing access to, and improvements to, the footpath/cycleway to the east of the site.

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003
5. HOUSING

- Contribution towards bus facilities.
- Provision of equipped children's play area (LEAP) on-site and its maintenance.

Cashes Green Hospital, Cainscross (Hg5)

(Approximately 1.4 hectares)
Indicative capacity of 40 dwellings

Additional 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.

Former Redler's car park, Dudbridge Road, Cainscross (Hg5A)

(Approximately 0.4 hectares)
Indicative capacity of 20 dwellings

Additional Provisions:

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

Uplands House, Springfield Road, Stroud (Hg6)

(Approximately 0.8 hectares)
Indicative capacity of 29 dwellings

Additional Provision:

- Contribution towards improved bus facilities.

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 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.

Land at former Lansdown Kennels and Dairycrest factory, Lansdown, Stroud

(Hg9)

(Approximately 2.9 hectares)
Indicative capacity of 60 dwellings

Additional 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 (LAP) on-site and its maintenance.

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

(Approximately 0.4 hectare)
Indicative capacity of 15 dwellings

Additional Provisions:

- Contribution towards the improvement of existing footpaths and the 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 Obligation:-

- 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 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.

Ashway House (Hg14A)

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

(Approximately 1.0 hectare)
Indicative capacity of 40 dwellings

Additional 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 Provision:

- 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 hectares)
Indicative capacity 10 dwellings

Additional Provision:-

- Management plan for protected woodland to rear.

Garage and Plumbers' Yard, Gloucester Road, Stonehouse (Hg15C)
(Approximately 0.50 hectares)
Indicative capacity 20 dwellings

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

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

Additional 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.

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

Additional Provision:

- Improved access to Co-op car park.

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

Knapp Lane/Fountain Crescent, Wotton-under-Edge (Hg18B)
(Approximately 0.92 hectares)
Indicative capacity 25 dwellings

Additional Provision:-

- Provision of equipped toddlers' play area (LAP)

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

Additional Provision:

- Contribution towards traffic calming measures along Spring Hill.

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

Additional Provision:

- Contribution towards bus facilities.

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

Additional Provisions:

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

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

Additional Provisions:

- Contribution towards bus facilities.

Land at Barcelona, Windmill Road,

Minchinhampton (Hg24)

(Approximately 1.2 hectares)

Indicative capacity of 20 dwellings

Additional Provisions:

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

Gyde House, Painswick (Hg25)

Indicative capacity of 20 dwellings

Additional 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 Provisions:

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

Land at Cromwell Farm, Newtown/Sharpness (Hg27)

(Approximately 2 hectares)

Indicative capacity of 65 dwellings

Additional Provisions:

- Contribution towards improved bus services.
- Equipped toddlers' play area (LAP) on site and its maintenance.

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

(Approximately 1.7 hectares)

Indicative capacity of 30 dwellings

Additional Obligations:-

- 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.

determining the nature of any proposal. The context will vary from site to site, and in the following section, advice is given for each site that should be reflected in its development. Where proposals do not follow the guidance given in the Form and Layout Section, the Council will expect innovative, high quality design. Reference should also be had to the Council's adopted Residential Design Guide. Where possible, surface water run-off from the allocated sites should be managed in line with Sustainable Urban Drainage principles.

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 25% 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 25% 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 25% 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.

Land north of Dudbridge Hill, Rodborough (Hg4)

5.9.14a. Form and Layout - Development along Dudbridge Hill should be set back approximately 5 metres from the back of the pavement and should front on to the hill. This setback, combined with the fact that the western section of the site is at a higher level than Dudbridge Hill, will establish a new built form emphasis in this part of the town. Within the site, an informal layout is acceptable, with short terraces of dwellings set in an irregular pattern, fronting on to an internal loop road. This pattern of built form should reinforce speed control within the site, for example with buildings creating pinch points, restricting visibility and tight bends. Car parking should be provided either in small private courtyards behind dwellings or on-street. Due to the site's proximity to the town centre and its facilities and services, the Local Planning Authority will expect the development to provide a reduced level of car parking. The cycle/pedestrian route along the eastern boundary of the site represents a quiet area of seclusion within the town centre. The route is well vegetated with hedgerow species such as hawthorn and brambles and, at the northern part of the site, with mature trees. This habitat zone should be retained, and new buildings set back at least 5

5.9.12a. All of the sites set out in Proposal H2 should be the subject of a site survey and analysis prior to

metres from the boundary. Dwellings should front the route, or present gables to it, rather than rear gardens. The site affords extensive views out towards Selsley, and the layout should maintain these long distance vistas within the public realm.

5.9.14b.Density - A higher density of development is acceptable. However, a good quality layout and design is expected, with clearly defined public and private spaces within the site, and domestic privacy ensured.

5.9.14d.Access - Vehicular: Access should be off Dudbridge Hill, in a similar position to the present point. Within the site, the layout of the development and location of buildings should incorporate traffic calming through design, for example through narrow road widths, limited visibility and tight bends.

Pedestrian and Cycle: a new link on to the cycle/pedestrian route along the eastern boundary should be provided. It is probable that this will be located in the northern part of the site due to the difference in levels elsewhere.

5.9.14e.Transportation - The site is well located in terms of its accessibility to the town. The Local Authority is willing to reduce the parking requirements on the site, to increase emphasis on alternative modes of transport. In terms of public transport, a contribution will be sought towards improving associated facilities, such as bus shelters and information services. A contribution will also be sought towards improving the adjacent cycle/pedestrian link in terms of widening the surface and lighting.

5.9.14f.Landscape - The existing overgrown hedgerow and mature trees along the eastern boundary complement the vegetation on the opposite side of the cycle/pedestrian link along the disused railway to provide an attractive habitat. Also, within the site to the north, is a mature hedgerow comprising principally hawthorn. These landscape features should be retained within the public realm.

5.9.14g.Archaeology - This site was formerly the Dudbridge Brickworks. An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.14h.Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Rodborough Parish is significantly below the Council's adopted standard. The scale of development proposed is of sufficient size to generate a need for a children's play area (e.g. LEAP) 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 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.

5.9.14i.Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.

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

5.9.15a.Form and Layout – Due to the site's position adjacent to a major roundabout on one of the main routes into the town, frontage development along Dudbridge Road may be inappropriate. This boundary should be reinforced with a brick or stone wall to create a more pleasant living environment within the site. The site contains a Grade II Listed Building – Baytree House – and this building should be integrated within the overall scheme. The Council also wish to see the adjacent dwelling, Vale House, retained in any scheme if possible. The frontage of new dwellings should face the cottages fronting Gladfield Square that are outside the site. The new buildings should reflect the existing vernacular of red brick terraces. Some stone detailing may be appropriate. Car parking should be located in small courtyards behind houses, with a limited amount of on-street parking.

5.9.15b.Density – A high density development is appropriate for this site due to its location close to existing services and facilities. The development should contain a mixture of small houses and flats.

5.9.15d.Access – The site offers two points of access and both should be utilised as this will help create a short street within the site rather than a cul-de-sac.

5.9.15e.Transportation – The adjacent zebra crossing should be upgraded to a signal crossing to allow new residents easier access to adjacent facilities. Bus services in the Stroud area are currently under review and a contribution to local transport services will be sought.

5.9.15f.Landscape – All the existing and recently planted trees should be retained.

5.9.15g.Archaeology – There are no site specific archaeological issues in relation to this site.

5.9.15h.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. A financial contribution will be sought in respect of the future maintenance of this facility. 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. 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.

5.9.15i.Community Facilities – Financial contributions towards education provision may be sought.

Cashes Green Hospital, Cainscross (Hg5)

5.9.16a.Form and Layout - The development of the site should be high density, comprise predominantly terraced housing, and include frontage development to Cashes Green Road. Bungalows suitable for older people should be included to address under-occupation i.e. low occupancy rates of large dwellings, elsewhere in the urban area.

5.9.16b.Density - A development capacity of about 40 units is acceptable on this site and should comprise predominantly of terraced housing.

5.9.16d.Access - Access will be from Cashes Green Road. The provision of a new mini-roundabout at Queen's Drive and a footpath and traffic calming along Cashes Green Road will be required.

5.9.16e.Landscape - New landscaping and trees to replace any trees which need to be felled to produce a satisfactory form of development will be required.

5.9.16f.Archaeology - There are no recorded archaeological sites on this allocation. However, evidence of Roman occupation has been found over a wide area immediately to the west and this could extend into the site. The site is an early 20th Century hospital site and the value of the standing buildings requires assessment and possible recording. An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.16g.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 is sought towards better associated facilities, such as bus shelters.

5.9.16h.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. A financial contribution will be sought in respect of the future maintenance of this facility. 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. 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.

5.9.16i.Community Facilities - The allotments adjoining the site are protected by Policy R8. It is understood that the allotments have fallen into disuse since the late 1990s, as a result of allotment holders being given notice to quit, despite a latent demand for them. The development of this site should include means to ensure that these allotments are once again available for local people. The Local Education Authority has advised that financial contributions towards education provision will also be sought.

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

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

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.

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.

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.

5.9.18d.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.

Bisley Old Road Allotments, Stroud (Hg7)

5.9.19a.Form and Layout - Frontage development along the Bisley Old Road boundary of this site should respect the rhythm/form of the existing dwellings fronting this road. Dwellings incorporating a high quality of design would be appropriate along this visually significant and conspicuous boundary. 'Gaps' should be included along this frontage development to allow long-distance views over the site from the Bisley Old Road. A mixture of housing types and sizes could be incorporated behind this frontage development. An opportunity exists to develop this site to incorporate sustainable design principles; for example, energy-efficient layouts and house design, landscaping and habitat provision to encourage biodiversity and appropriate community facilities.

5.9.19b.Density - A development capacity of approximately 45 dwellings is acceptable within this site giving an overall site density of approximately 37 dwellings per hectare. Higher density frontage development would be appropriate along the Bisley Old Road.

5.9.19d.Access - Vehicle - Vehicular access to the eastern area of the site could be obtained via the existing highway serving Hill Top Close. The primary vehicular access to the site, however, will need to be from the Bisley Old Road. In the interests of highway safety, traffic calming measures will be required along part of Bisley Old Road. Highway access through the Stone Manor Court development to serve the south western area of the site is

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

inadequate and should not form part of a development scheme.

Pedestrian - An opportunity exists with the development of this site to improve pedestrian movement between the Stone Manor Court/Ridgemont Road area and Bisley Old Road. The accessibility of the area could be significantly improved with the provision of footpaths within the site linking the existing footpaths in the Stone Manor Court complex with the Bisley Old Road.

5.9.19e.Transportation - The elevated position of this site will tend to discourage pedestrian and cycle trips along Parliament Street to access the facilities and amenities within Stroud town centre. Bus services to Stroud town centre passing the site are currently inadequate and will not tend to discourage movement to and from the site by the private car. Therefore, contributions will be sought towards the provision of additional bus services along the Bisley Old Road/Parliament Street to Stroud town centre.

5.9.19f.Landscape - Development along the elevated area of the southern boundary of the site should not have an overbearing impact on the dwellings immediately south of the boundary. The existing treeline along the southern boundary of the site should be retained and enhanced with additional landscaping comprising deciduous species. In addition to landscaping, a corridor of open space should be provided along this southern boundary to help relieve its linear form. This open space should be extended towards the south-eastern area of the site in order to provide a 'green visual break' within an area dominated by dwellings.

5.9.19g.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.

5.9.19h.Recreation - Any development proposal for this site will need to be assessed against Policy R9 of the Local Plan. Current demand for the allotment land appears relatively low and an opportunity to consolidate the existing allotments should be considered in any development scheme. If required, suitable alternative allotment land, with sufficient capacity, is available close by at the existing Summer Street site. 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 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.

5.9.19i.Community Facilities - The Local Education Authority has advised that financial contributions will

be sought towards the provision of education facilities to accommodate the demand generated by this development. With regard to primary school provision, the Education Authority has advised that it has concerns regarding the suitability of current capacity.

Former TA Centre, Bowbridge Lane, Stroud (Hg8)

5.9.20a.Form and Layout - The development of this site should involve the retention of the listed building, Field House, and its conversion to a high standard of residential. Any new development within the eastern half of the site will need to be sensitive to the setting of both the listed building within the site and the two listed cottages located immediately outside the north-eastern boundary of the site. Appropriate development within the remainder of the site would comprise a mixture of two and three bedroom units.

5.9.20b.Density - A development capacity of approximately 15 dwellings is envisaged within this site giving an overall site density of 29 dwellings per hectare. The application of an average density to this site will be influenced by the conversion potential of the existing listed building and the number of units it is able to accommodate.

5.9.20d.Access - Improvements to the southern access road to the development site and its junction with Bowbridge Lane will be required to accommodate the additional vehicular movements generated by the new development. The provision of adequate visibility splays into the site may cause some difficulty and therefore some off-site traffic calming works may be required. Pedestrian and cycle access to the site should be gained via the eastern boundary rather than the existing southern access road.

5.9.20e.Transportation - No contributions will be sought as the site is on an adequately served route.

5.9.20f.Landscape - The site contains a number of mature trees, especially along its eastern and southern boundaries. These should be retained in any development scheme to help reduce the visual impact of the development on the surrounding area. Additional landscaping of deciduous species would also be appropriate along the north-eastern boundary of the site.

5.9.20g.Archaeology - An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.20h.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 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.

5.9.20i. Community Facilities – The Local Education Authority has advised that financial contributions will be sought towards the provision of education facilities to accommodate the demand generated by this development. With regard to primary school provision, the Education Authority has advised that it has concerns regarding current capacity.

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

5.9.21a. Form and Layout - The development should reflect the locally distinctive development in the Slad Road/Lansdown area, in terms of both layout and design of buildings. The development should take advantage of the slope in this sensitive location at the beginning of the Slad Valley. The Slad Brook at the bottom of the site should be opened up with public open space created along one side of the brook. An area of informal public open space should also be provided at the southern end of the site to help retain the openness of the landscape and safeguard biodiversity in this location.

5.9.21b. Density - The overall density of the site will be affected by the gradient and ground conditions of the higher slope which will mean that there will be a lower density towards the southern end of the site. The development should be concentrated near Lansdown Road. As the site is close to the town centre, reduced parking standards are applicable, which will enable high density development to be accommodated more readily.

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 required both to Lansdown and Belle Vue Road. 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.

5.9.21e. Transportation - The site is within walking distance of Stroud town centre. A comprehensive Transport assessment covering the impact upon the local transport network will be required. A contribution towards the improvement of the existing footpath and/or the provision of a new cycleway will be sought to improve access to the Stroud town centre.

5.9.21f. Landscape - Careful consideration should be given to the landscaping of the eastern boundary with the open part of the Slad Valley. Substantial landscaping should be provided here along the re-opened Slad Brook and as part of the public open space at the southern end of the site. In these areas existing vegetation where its retention is considered to be in the interests of landscape or wildlife should be incorporated into any landscaping scheme.

5.9.21g. 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.

5.9.21h. 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 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 maintenance of this facility. In consideration of the significant on-site requirements for public open space and toddlers' play area no contributions are sought towards off-site facilities.

5.9.21i. Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.

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

5.9.22a. Form and Layout - The development of this site should involve the retention of the main school building fronting Ryeleaze Road and its conversion to high density accommodation. The narrow, rectangular shape of this site may limit the range of development options and designs available. However, this issue can be alleviated, to some extent, if the development makes reduced provision for on-site car parking. New development towards the rear of this site should be small in scale and to a high density, reflecting the proximity of this site to Stroud town centre and the character of the surrounding residential development. The steeply sloped grassed area to the south of the site should be retained as open space and enhanced with additional landscaping.

5.9.22b. Density - A development capacity of approximately 15 dwellings is acceptable within this site giving an overall site density of 34 dwellings per hectare. The application of an average density to this site will be influenced by the conversion potential of

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

the existing school building and the number of units it is able to accommodate.

5.9.22d.Access - Highway and pedestrian access to this site is restricted to one point off Ryeleaze Road. In its current form, vehicular access to the rear of the site via this narrow access point is very poor. 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 footpaths and the provision of a new pedestrian crossing at Ryeleaze Road will be required.

5.9.22e.Landscape - The steeply sloped grass area to the south of the site should be retained as open space and enhanced with additional landscaping. This space could be laid out as a communal garden for the new units in the converted school building.

5.9.22f.Archaeology - The site lies on the edge of the Medieval town of Stroud and may contain evidence of Medieval settlement. A full archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.22g.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 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.

5.9.22h.Community Facilities - The Local Education Authority has advised that financial contributions will be sought towards the provision of education facilities to accommodate the demand generated by this development. With regard to primary school provision, the Education Authority has advised that it has concerns regarding current capacity.

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

5.9.25a.Form and Layout - Due to the narrow nature of the site and the number of mature trees the form of development is restricted. However, a high quality development similar to that across the canal and river is appropriate, perhaps with some 3 storey flat development. Dwellings close to the railway line must be considered carefully due to the possibility of

noise intrusion. There will need to be a 5 metre access strip from the canal. Part of the existing built form on the site could be restored to residential use.

5.9.25b.Density - The narrowness of the site and mature trees mean low density overall but high density built form in the form of flats is appropriate.

5.9.25d.Access - Access will be from Bowbridge Lane. The access is not ideal, and should be improved as much as possible. Residential use of the site should not create levels of traffic significantly greater than the existing permitted use as a builders' yard.

5.9.25e.Transportation - There are relatively good bus links to the town centre which is also within 15 minutes walking distance. The Council would expect a reduction on the maximum parking standards for this site. A planning obligation for improved access to the canal towpath for cyclists, as set out in the Ebley Mill to Chalford Cycle Path feasibility study, will be sought in association with the development.

5.9.25f.Landscape - To allow sufficient light/sunlight into the site to create an attractive living environment some of the trees may need to be thinned or felled. However, by locating development in the existing clearings, it should be possible to retain most trees. Care should be taken to maintain a landscape buffer from the railway line, and the majority of the canalside trees. The furthest section of the site is heavily vegetated and should be managed for its nature conservation interest.

5.9.25g.Archaeology - Earlier buildings, of an unknown date, are recorded on the southern part of the site. These may have been associated with the canal and an archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.25h.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 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.

5.9.25i.Community Facilities - The Local Education Authority has advised that financial contributions towards education provision will be sought.

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

5.9.16a.Form and Layout - The site is located within the Stroud Industrial Heritage Conservation Area.

Housing should be laid out to enclose public spaces within the site. The public space should function as informal meeting space for residents, and car parking should not dominate it.

5.9.26b.Density - The development capacity of the site will be affected by the need to accommodate an extension to the Thrupp school playing field in the eastern part of the site and retain the existing vegetation along London Road where possible. Also, there is a requirement to maintain a gap of 8 metres from the bank of the River Frome. Relatively high density would be acceptable on the remainder of the site.

5.9.26d.Access - Access will be from the A419. The development will need to provide for a new separate access to the Hope Mills Trading Estate, to avoid use of the current access through the residential caravan park. As part of the development, Hope Mill Lane should be provided with a footpath or pavement.

5.9.26e.Transportation - There are regular bus services along London Road adjacent to the site. Improvements in the form of pedestrian crossing facilities in London Road and a new bus stop and shelter on each side of London Road near the site, will be needed to provide adequate bus waiting and pedestrian crossing facilities. Provision for cycle access to the proposed Ebley to Chalford cycle route along the canal through the residential car park should be made.

5.9.26f.Landscape - The existing substantial landscaping should be retained and strengthened along the A419 to screen the development from the road, and to help ameliorate noise problems. The River Frome forms the site's western boundary. The site may be important for wildlife as it is an area of semi-natural habitat adjacent to the river and may be important for otters. Any development should respect the existing character of the river and its corridor, and ensure its potential for wildlife, both existing and in the future, is retained.

5.9.26g.Archaeology - The site may have included a pond and a mill leat associated with Gough/Hope Mill to the south. A full archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.26h.Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Thrupp Parish is significantly below the Council's adopted standard. Given the scale and nature of the other obligations ought in relation to the development of this site, however, and its position adjacent to an existing playing field, contributions towards recreation provision off-site will not be sought.

5.9.26i.Community Facilities - The Local Education Authority has advised that financial contributions towards education provision will be sought.

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.

5.9.28d.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 Cainscross roundabout. Only pedestrian access should be permitted in this area. 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 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.

5.9.28f.Landscape - The site contains a number of mature trees, which should be retained as part of any development scheme. This is a particularly

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

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.

Stonehouse Wharf (Hg15A)

5.9.30a.Form and Layout – Any development scheme for this site should respect the setting of the adjacent Stroudwater Canal and be consistent with its location within the Stroud Industrial Heritage Conservation Area. The development of this site should incorporate high quality canal-frontage design and a layout which helps to create a distinctive sense of place. Appropriate canal-frontage development would comprise small houses built to a high density in the form of short terraces, or blocks of two storey flats. An opportunity exists at this site to incorporate innovative and sustainable building and urban

design. 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 along a generally narrow road), 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. The development should also include a number of well overlooked, small garage/car parking courtyards.

5.9.30b.Density – A development capacity of approximately 20 dwellings is proposed for this site, which equates to an overall site density of 33 dwellings per hectare.

5.9.30c.Affordable Housing – No affordable housing is specifically sought on this site but, in practice, all the units should be of a small size and many available for low cost home ownership.

5.9.30d.Access – There should be no vehicular access to the site from either the A419 Bristol Road, or Downton Road. Vehicular access to the site should be via the existing Boakes Drive residential development only. Any development scheme should ensure that pedestrians and cyclists have access to the footway/cycleway along the bridge section of Downton Road in order to access the towpath along the Stroudwater Canal. Provision to enable public access to the wharf should also be made in any development scheme, although considerations of public safety will need to be taken into account in the design. Access arrangements could be linked with the provision of public open space in the wharf area.

5.9.30e.Transportation – The site is within walking distance of the amenities/facilities and bus routes along Stonehouse High Street. These are considered adequate to serve the site and therefore no financial contributions towards the improvement of existing bus services/facilities will be sought. However, a financial contribution will be sought towards the improvement of that part of the Stroudwater Canal and towpath/proposed cycleway adjacent to the site.

5.9.30f.Landscape – That part of the site fronting the Stroudwater Canal is fringed with mature Willow, Ash and Alder trees. These trees are important in landscape and nature conservation terms and should be retained in any development proposal. Similarly, the mature trees (a Sycamore, in particular) near the existing Boakes Drive development should also be retained. The buffer strip between the site and the A419 Bristol Road should be enhanced with additional planting in the interests of landscaping and residential amenity.

5.9.30g. 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.

5.9.30h. Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Stonehouse 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.

5.9.30i. Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.

The Grove, Wycliffe College, Stonehouse (Hg15B)

5.9.30j Form and Layout – The site appropriate for built development correlates with the site of the former Listed Building. The area has an attractive setting, with an open aspect to the south across Wycliffe College school grounds, and views to Selsley beyond. The northern part of the site contains a protected woodland. Property frontages should face southwards to maintain the open character of the site, and high enclosures, such as boundary walls and fences are not considered appropriate.

5.9.30k Density – The extensive areas of protected vegetation across the site constraints the area for development, although a high density built form is envisaged set within an established landscape. A curved terrace, to maximise the views from the site and provide an attractive frontage in long distance views towards the site, may be appropriate.

5.9.30l Access – Access should be provided via Brown's Lane and Pearcroft Road. Pedestrian improvements between the site and Horsetrough Roundabout may be required.

5.9.30m Transportation – The site is within walking distance of the amenities/facilities and bus routes along Stonehouse High Street. These are considered adequate to serve the site and therefore no financial contribution towards the improvement of existing bus services/facilities will be sought.

5.9.30n Landscape – The site is heavily constrained by the Tree Preservation Orders that cover the site. A management plan should be prepared for the woodland block to the rear of the site, incorporating the enhancement of the site for wildlife purposes.

Tree surgery may also be required on the other protected trees.

5.9.30o Archaeology – As the site contained a former Listed Building, an archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.30p Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Stonehouse 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.

5.9.30q Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.

Garage and Plumbers' Yard, Gloucester Road, Stonehouse (Hg15c)

5.9.30r Form and Layout – Development along Gloucester Road in the vicinity of the site has a strong urban character and development along this frontage and should reflect this character with terrace blocks, including elevational detailing and dormer windows. Within the site, a less formal layout is appropriate, set around a central space to be used as casual play space.

5.9.30s Density – High density development is appropriate along Gloucester Road, with lower density within the site.

5.9.30t Access – The development shall be served off a new access into the site overall. Traffic calming on Gloucester Road in the vicinity of the site will be required.

5.9.30u Transportation – The site is within walking distance of the amenities/facilities and bus routes along Stonehouse High Street. These are considered adequate to serve the site and therefore no financial contribution towards the improvement of existing bus services/facilities will be sought.

5.9.30v 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.

5.9.30w Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Stonehouse Town is significantly below the Council's adopted standard. The

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

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.

5.9.30x Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.

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, 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.

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 part of the former school site and the former factory site (approximately **0.98** 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

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

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 dwellings per hectare is suitable in the 0.98 hectare of the site proposed for development. The rest of the site should remain undeveloped.

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 will be sought.

5.9.32f.Landscape - Particular care needs to be taken to minimise the impact of the development on both short and long-distance views from surrounding areas. The existing rows of mature trees along the site boundaries will need to be retained and enhanced, where appropriate. The mature trees located in the southern area of the site should be retained in any development scheme.

5.9.32g.Archaeology - The site lies on the periphery of the Medieval settlement of Dursley and is the site of the Union Workhouse. Although no archaeological evidence exists, a full archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

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 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.

5.9.32i.Community Facilities - The Local Education Authority has advised that financial contributions will be sought towards the provision of education facilities to accommodate the demand generated by this development. With regard to primary school provision, the Education Authority has advised that it has concerns regarding the suitability of current capacity.

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.

5.9.33d.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.

Former Bakery and Builders' Yard, High Street, Wotton-under-Edge (Hg18A)

5.9.33j Form and Layout – The site includes a 3-storey listed building fronting the High Street in Wotton town centre. While the upper floors may be suitable for residential conversion the existing shop unit on the ground floor of this building should be retained in A1 retail use. The development should include non-standard housing types and reflect the historic building lines and character of adjoining streets. It should take the form of terraces comprising 2 or 3 storey buildings incorporating a mix of flats and houses that are predominantly 1 or 2 bedroom properties. Housing should front the access road serving it and provision made for on-street or courtyard parking rather than parking within the curtilage of properties. The layout should create interest and sense of place through imaginative use of the built form to enclose and shape the public space. The architecture should be simple, using good quality locally distinctive materials. Circulation and parking areas should be designed to create high quality public space, consistent with the requirements for Home Zones. Traffic should be calmed to walking pace by devices such as change in direction, road narrowing and change of surface materials.

5.9.33k Density – A capacity of 25 dwellings for this site has been identified giving an overall density in excess of 50 dwellings per hectare. The density of the site is relatively high and development should take the form of terraces comprising small units to ensure capacity can be developed without detriment to adjoining Listed Buildings and Conservation Area.

5.9.33l Access – Vehicular access to the site should be from Haw Street only. This will require the demolition of the non-listed property situated adjacent to the existing access on Haw Street to achieve an acceptable access. Pedestrian and cycle access only should be provided through the site to The Chipping. This should be an attractive route

encouraging use by the general public as well as non residents to improve permeability around the town centre.

5.9.33m Transportation – The site is located adjacent to the town centre and relatively well served by bus services. No contributions will therefore be sought for the improvement of public transport. A reduction in the maximum parking standards is appropriate on this site due to its central location.

5.9.33n Landscape – A high standard of soft and hard landscaping will be required due to the site's location within the Conservation Area, Cotswold Area of Outstanding Natural Beauty and adjoining Listed Buildings. This should include provision of tree planting in public or semi-public space, and high quality boundary treatments to the edges of public spaces, in keeping with the traditional local vernacular.

5.9.33o Archaeology – The site lies on the edge of a Medieval town and may contain evidence of a Medieval settlement. A full archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.33p Recreation – The District's survey of 'Outdoor Playing Space' has highlighted that provision in Wotton-under-Edge Town is significantly below 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.

5.9.33q Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.

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

5.9.33r Form and Layout – The development of this site will be influenced by the need to keep clear of buildings and structures a 5 metre strip alongside the minor watercourse on the south-eastern boundary of the site. Due to this requirement and the site's configuration it is anticipated that the road serving the new houses will form part of this strip and houses developed on the northern side of the road. A high standard of design will be sought due to the site's location within the Cotswold AONB.

5.9.33s Density – The density of the site is below 30 but is higher than that of the adjoining residential areas. This will allow a toddler's play area to be provided on site and landscaping incorporated across the site to ensure that the Cotswold Area of

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

Outstanding Natural Beauty is enhanced in this location.

5.9.33t Access – Vehicular access should be off Fountain Crescent. Improvements to the footways at the junction of Fountain Crescent and Wortley Road will be required as part of the development. Pedestrian and cycle access should be provided off Knapp Road.

5.9.33u Transportation – The scale of this development is insufficient to generate contributions to the improvement of bus services. However, a contribution towards improved facilities such as the provision of bus shelters will be sought.

5.9.33v Landscape – The trees and hedgerows found around the boundary of the site are important features that should be retained. These should form part of wider landscaping treatment that should be provided around the site's boundary in the interests of landscaping and residential amenity.

5.9.33w Recreation – The District's survey of 'Outdoor Playing Space' has highlighted that provision in Wotton-under-Edge town is significantly below the Council's adopted standard. The provision and maintenance of a toddler's play area will be required on site due to the lack of facilities nearby which can be easily and safely accessed by residents. The development should also satisfy the demand generated by its new residents and proposals will be expected to satisfy Policy R5 in terms of contributions to off-site facilities.

5.9.33x Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.

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

5.9.34a. Form and Layout - Development on this site should demonstrate respect for a location which is on the edge of a village and adjoining an area which is predominantly rural in character which is particularly important along the Spring Hill frontage. High quality materials and design, incorporating local traditional building styles/features, should be employed to create a distinctive development.

5.9.34c. Density - A development capacity of approximately 30 dwellings is acceptable within this site giving an overall site density of 38 dwellings per hectare.

5.9.34d. Access - That part of the site adjacent to the property 'Springfield' should form the main highway access point to the site off Spring Hill. In the interests

of highway safety, traffic calming measures will be required along that part of the Spring Hill highway adjacent to the development site. Improvements to the pedestrian route to Eastington County Primary School will also be required.

5.9.34e. Transportation - The site is adequately served by public transport and no contributions will be sought.

5.9.34f. Landscape - Particular care needs to be taken to minimise the impact of the development on long-distance views from the north-east. The mature treeline along the north-eastern boundary of the site will need to be retained and enhanced where appropriate with indigenous species. A buffer zone incorporating additional landscaping and some form of open space will also be required along this boundary. A 'hard edge' to the development is to be avoided within this area of the site. Appropriate landscaping will also be required along the Spring Hill boundary of the site to respect the character of the adjacent Conservation Area.

5.9.34g. Archaeology - The site is within half a kilometre of sites where Prehistoric and Roman remains have been discovered and it is anticipated that similar archaeological remains may be present on this site. Archaeological evaluation will be required prior to the determination of any planning application.

5.9.34h. Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Eastington Parish is 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.

5.9.34i. Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.

Land north of Bathleaze, Kings Stanley (Hg21)

5.9.36a. Form and Layout - A modern, innovative scheme may be suitable for this site. Care will need to be taken to protect the amenity of the properties on Gardeners Way and the mature trees which surround the site. The Environment Agency has advised that there is a watercourse along the western boundary and that development should be set back, with a buffer zone of at least 25 metres, to retain the valley character and the mature bankside trees.

5.9.36b.Density - The density will be affected by the need to protect the amenity of the properties on Gardeners Way and the need to provide a mix of sizes of dwelling including 2 bed units.

5.9.36d.Access - Vehicular access should be from Bathleaze. An additional pedestrian/cycle access should be made to Church Street.

5.9.36e.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 better associated facilities, such as bus shelters.

5.9.36f.Landscape - The existing boundary trees around the site are important features that should be retained as far as possible.

5.9.36g.Archaeology - The site lies within the area of the Medieval town of Kings Stanley and therefore has potential for archaeological evidence of Medieval settlement. A full archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.36h.Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Kings Stanley Parish 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.

5.9.36i.Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.

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 part of the site lies adjacent to the Conservation Area. It is therefore particularly important that the site enhances the built environment in this location. The site boundary is split between two sites to minimise the impact on long distance views and the encroachment of the built form into the surrounding rural landscape.

5.9.37b.Density - A development capacity of about 25 dwellings is acceptable between the two parts of the allocation giving a low density of 21 dwellings per

hectare but allowing for significant landscaping within the boundaries of the site. Each part of the allocation should accommodate similar numbers of houses.

5.9.37d.Access – 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 towards better associated facilities, such as bus shelters.

5.9.37f.Landscape - Significant planting should be included within the boundaries of the site to soften the impact of the development on the surrounding rural landscape.

5.9.37g.Archaeology - The site lies in an area of possible Medieval activity. A full archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

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.

5.9.37i.Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.

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

5.9.38a.Form and Layout - The development should reflect the traditional built form and character of Leonard Stanley with frontage development on to Bath Road. At least some of the development should be in the form of terraced dwellings. The 2 lime trees which are subject to a TPO near the road frontage should be safeguarded within the development and retained in the public realm. A buffer zone should be retained alongside the watercourse running across the north eastern boundary of the site.

5.9.38b.Density - The density on the site will be affected by the need to provide a mix of dwellings in a frontage development with some 2 bed dwellings.

The site should accommodate approximately 25 dwellings.

5.9.38d.Access - Access will be from Bath Road and improved footpath provision will be required together with a pedestrian crossing facility across Bath Road.

5.9.38e.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 better associated facilities, such as bus shelters. Also, off-site highway works will be required in association with this development.

5.9.38f.Landscape - The site is sensitive in landscape terms and substantial landscaping will be necessary. In particular a new hedgerow of indigenous species will be required at the rear of the site. There is a small watercourse along the site's north-eastern boundary, and any development should incorporate a buffer zone along it, and address its long term retention as a feature of the site.

5.9.38g.Archaeology - There are no recorded archaeological sites within this allocation. An archaeological assessment is required before a definite assessment of archaeological potential can be made.

5.9.38h.Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Leonard Stanley Parish 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.

5.9.38i.Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought.

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.

5.9.39d.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.

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

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

Building requirements. It is envisaged that the main building is capable of conversion to approximately 20 units.

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.

Land to North of Cotswold Mead, Painswick (Hg26)

5.9.41a.Form and Layout - The site slopes steeply from the A46 Stroud Road into the site, and views from the slopes of the site towards the surrounding AONB landscape are extensive. Development on the upper slopes will not be acceptable due to the impact on the wider landscape and development should therefore be concentrated within the site.

5.9.41b.Density - The site is allocated 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.

5.9.41c.Affordable Housing - No affordable units will be sought on this site.

5.9.41d.Access - The current alignment and gradient of Stroud Road, together with the 50 mph

speed limit, presents difficulties in accessing the site satisfactorily. Vehicular access will have to be provided to the required highway standard off the A46 Stroud Road. The following are additional requirements:-

- an extension to the 30 mph limit
- street lighting
- the provision of a full width footpath and link to the north
- a traffic calming gateway feature.

5.9.41e.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 better associated facilities, such as bus shelters.

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.

5.9.41g.Archaeology - An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

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. 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.

Land at Cromwell Farm, Newtown/Sharpness (Hg27)

5.9.42a.Form and Layout - The development should reflect the traditional pattern and character of built form in Newtown. Dwellings should consist of some terraced properties, particularly near the existing

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

development boundary. Significant landscaping should be provided at the southern part of the site.

5.9.42b.Density - The development should consist of a mix of unit sizes with varying density through the site. The higher density should be located near Gloucester Road with lower density at the southern part of the site.

5.9.42d.Access - Access should be provided via Gloucester Road with a pedestrian/cycle access through the site from the north (at Gloucester Road) to the south west (at Sanigar Lane).

5.9.42e.Transportation - Contributions will be sought towards an improvement to bus services.

5.9.42f.Landscape - Significant landscaping of indigenous species should be planted in the southern part of the site.

5.9.42g.Archaeology - No archaeological interest has been identified or recorded. However, an archaeological evaluation will be required before a definite assessment of archaeological potential can be made.

5.9.42h.Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Hinton 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. A financial contribution will be sought in respect of the future 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.

5.9.42i.Community Facilities – The Local Education Authority has advised that financial contributions towards education provision will be sought and the provision of enhanced playing field facilities for Sharpness Primary School should be provided on site.

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.

5.9.43d.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

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

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 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.

5.10. Phasing

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 urge 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.

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.

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 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).

5.10.2b. The broad aims of the phasing are to:

- 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.

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 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 as a Strategic Site.

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.

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.

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.

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

The proposed monitoring programme will assist the Council in ensuring the release of land on 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 that physical infrastructure provision can be put in place before the construction of residential units commences.

POLICY H3A

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. (see Table 5.5 below).

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.

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 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.

5.10.8c. 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. 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.

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.

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003
5. HOUSING

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 1G	11 4B 4B/G 3G	9 2B 1B/G 6G	991	1490	1320	
Central Severn Vale										
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.
Stroud										
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.

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003
5. HOUSING

Table 5.5 continued

Site	Type			Timescale			Capacity			Comment
	B	B/G	G	1	2	3	1	2	3	
Stroud										
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.
Principal Settlements										
Stonehouse										
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.
Dursley & Cam										
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: AS AMENDED DECEMBER 2003
5. HOUSING

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

Table 5.5 continued

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003
5. HOUSING

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

POLICY H8

An element of affordable housing will be sought where a demonstrable need for affordable housing exists:

- 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, on sites of 0.5 hectare or more, or for the development of 15 or more dwellings; or**
- 2. on any other site elsewhere in the District of 0.2 hectares or more or 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.

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 Policy H8 is expected to be provided as affordable housing in the longer term, and will be the subject of a restriction to ensure that this is the case.

5.11 Affordable Housing

5.11.1a The affordable housing policies contained in the Local Plan complement the Council's 'Housing Strategy 2003-2006', 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. The Council will produce supplementary planning guidance on affordable housing to provide further assistance.

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.

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.

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 sub-division of existing larger properties into smaller units.

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.

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 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: HM Land Registry].

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, in different forms of subsidised home ownership, and provide opportunities for low-cost open market home ownership.

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

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

aspirational needs will actually manifest themselves as additional demand for social rented housing.

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.

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 including the 2003 Update. A target is set to achieve 30% affordable housing provision within Stroud District.

5.11.14a Survey findings have concluded that:

In the 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 2004 to cover the five year period 2004-2008, and again in 2008-2013.

5.11.16. The Council's Housing Needs Survey and the 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 suggest 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. 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 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, proposed changes to PPG3 advise 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-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 is considered appropriate. 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 of four 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.

5.11.19. 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 dwellings. Such schemes will need to be managed by a responsible body, usually a Registered Social Landlord. The priority for occupancy will be controlled so that affordable dwellings are occupied only by persons who are considered to be in need of such housing.

5.11.20. 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.

5.11.21. 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.

5.11.22. 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

5.11.23. In line with the proposed changes to PPG3, consideration will be given to the allocation of sites solely for affordable housing in rural settlements for inclusion in future policy. These sites 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.

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

POLICY H11

Permission may be granted for affordable housing to meet local needs within or adjacent to the settlement boundaries of the villages with populations 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.**

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 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.

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.

5.13. Loss of Housing

5.13.1. Policy H12 above sets out the need to protect this District's supply of smaller, more affordable housing. In addition to this it is necessary to consider the question of whether the District's housing stock as a whole should be protected. The requirement to allocate sites for new dwellings to provide for additional households within the District comes about because the number of households is expected to grow faster than the supply of housing unless such allocations are made. The major part of this equation relates to the rate at which new housing units are being provided. The other side, however, which tends to receive less attention, is the rate at which existing housing units are being lost. In an area where the provision of new housing causes difficulties, it is essential to keep these losses to a minimum.

5.13.2. Some losses of dwellings occur without needing planning permission, such as when two houses are converted into one larger one. Others, however, occur with the benefit of planning permission, such as when a redevelopment for a commercial use results in the loss of housing units on the site. It is not intended that such redevelopments should be prevented, but it is considered important that, when they do take place, attention should be given to replacing the lost dwellings on site. These replacement dwellings may be smaller than those previously on site, but will contribute to the overall housing stock of the District, and promote mixed uses upon a site.

5.13.3. The exception to this presumption towards retaining residential accommodation on a site is where that accommodation is not desirable. Examples of this are where the occupiers of a dwelling would suffer from unacceptable noise, smell or disturbance, or where they would suffer from unacceptable highway danger in accessing the site on foot.

POLICY H13

Permission will not be granted for a proposal which involves the net loss of one or more units of residential accommodation, unless the unit to be lost is on a site where residential accommodation is not desirable, or where such loss would facilitate the achievement of other Local Plan aims.

5.14. Residential Development Settlement Boundaries

5.14.1. It is important that the best use is made of sites which become available for development within 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 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.

5.14.2. 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 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.

POLICY H14

Within settlements boundaries, permission will be granted for residential development or redevelopment, provided all the following criteria are met where relevant:-

- 1. 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;**
- 2. the density proposed is at as high a level as is acceptable in townscape and amenity terms;**
- 3. the development includes dwellings of various sizes, both in respect of physical size and type;**
- 4. 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;**
- 5. it would not cause the loss of, or damage to, any open space which is important to the character of the settlement;**
- 6. any natural or built features on the site and worthy of retention have been incorporated into the scheme; and**
- 7. 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.**

5.14.4. In addition to development close to Stroud or Dursley town centres, opportunities also exist in most of the District's town centres, and some local centres, to make better use of the upper floors of retail and commercial premises. Encouragement will be given to the active use of such floorspace, particularly for residential use, providing it does not unacceptably prejudice the function of the ground floor shop. In some circumstances, it may only be possible to gain access to considerable areas of unused upper level floorspace by rearranging a

shopfront to allow a separate access. Where this is the case, some loss of retail frontage may be acceptable.

5.14.5. The use of floors above shops for residential use is, in many circumstances, permitted development. Where permission is required, and the proposal is for a change of use of existing floorspace, rather than new build, the normal requirements for parking spaces and amenity space will be waived.

POLICY H15

Proposals to use the upper floors above shops and offices in town and local centres for residential use will be permitted where this does not threaten the viability of the ground floor commercial use.

5.15. Residential Development Within Rural Settlements

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.

5.15.4. Many of the defined settlements subject to Policy H14 have sites allocated under Proposal H2 above. The size of these sites are such that they are appropriate to identify and allocate. 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 site will expect to provide affordable housing. In smaller settlements, 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 0.2 hectare or more or are for four or more dwellings, these need also to comply with Policies H8 and H9. Affordable housing can include social housing for rent or shared ownership, but, in the context of sites of 0.2 hectare 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.

5.15.7. 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 H14 should comply with these policies, and have regard to the setting within which it is to be located.

5.16. Residential Development Outside Defined Settlement Boundaries

5.16.1. Stroud District contains a large amount of open countryside, groups of houses, hamlets and small villages which are not within the defined urban areas, principal settlements, or any defined settlement boundary. Both Central Government Guidance and the Structure Plan make it clear that residential development should not normally take place in these areas. This is on the grounds that such development would not be in a sustainable location, and would be likely to detract from the character and appearance of the countryside, which PPG7: Countryside 1997 emphasises should be protected for its own sake.

5.16.2. In Stroud District, there are a large number of named groups of buildings, hamlets, small villages and residential areas which do not have settlement boundaries. These groups of houses and small settlements are usually poorly related to essential facilities and services, and require residents to rely entirely on private transport, contrary to the principles of sustainability which underlie this Plan. In many cases, any further expansion of any of these groups and small settlements would also be detrimental to the character and appearance of the rural areas of the District.

5.16.3. Exceptions to this policy of restraint fall into three categories. These are the conversion of existing buildings (dealt with by Policy B16), exceptions sites to provide social housing (dealt with by Policy H11), and where the siting of a dwelling in the countryside would be essential to the efficient operation of agriculture or forestry. Where the needs of agriculture or forestry require the provision of a house on site, a strong justification would have to be provided to demonstrate that such provision is essential, and that the occupation of existing housing stock was not an alternative. As stated in PPG7, it will normally be as convenient for agricultural workers to live in nearby towns and villages as it will be for them to live where they work.

POLICY H17

Outside the defined settlement boundaries, residential development will not be permitted unless it is essential to the efficient operation of agriculture or forestry.

POLICY H18

Permission will not be granted for the erection of a permanent dwelling for an agricultural or forestry worker, outside a defined settlement boundary, unless all the following criteria are met:-

- 1. the dwelling, and its proposed siting on an agricultural or forestry holding, is essential for the efficient running of the enterprise;**
- 2. the need is for accommodation for a full-time worker or one who is primarily employed in agriculture;**
- 3. the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;**
- 4. the functional need cannot be fulfilled by another existing dwelling on the holding, or any existing accommodation in the area;**
- 5. the necessary accommodation cannot be provided by the conversion of a building on the holding;**
- 6. the dwelling is to be sited satisfactorily within the holding preferably within an existing group of buildings; and**
- 7. the new dwelling should be of an appropriate size for the needs of the enterprise.**

5.16.4. In relation to Policies H17 and H18, the following important points should be noted:-

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

- If planning permission is granted for a dwelling for an agricultural or forestry worker on a holding in the countryside, the Local Planning Authority will limit the occupation of the dwelling to a person solely or mainly working, or last working, if currently unemployed, in the locality in agriculture or forestry, or a widow or widower of such a person, and to any resident dependants.
- In criterion (1) of Policy H18, 'essential' refers to the needs of the farming or forestry enterprise at the holding and not to the personal preferences or circumstances of the applicant, the owner or manager of the enterprise, or the worker for whom the house is intended.
- Applicants should submit an independent agricultural appraisal to demonstrate how their application accords with the criteria set out in Policy H18.

5.16.5. There may be cases where all of the criteria attached to Policy H18 can be satisfied with the exception of (3), relating to the time the unit and agricultural activity have been established. In these circumstances, it may be appropriate to grant temporary permission for a caravan, or other temporary accommodation, so as to allow the enterprise time to demonstrate whether or not it is viable, and whether or not there is an essential need for permanent accommodation.

5.16.6. The provision of temporary accommodation should not be seen as a means of avoiding the requirement to prove a functional need for a dwelling, or avoid any of the other strict controls on residential development in the countryside. In addition there may be occasions where the provision of temporary accommodation would not be acceptable because of the effect on the character and appearance of the landscape.

5.16.7. Whether or not a building is appropriate for conversion as set out in criterion (5) of Policy H19 should be determined by reference to Policy B16 of this Plan.

POLICY H19

Temporary permission will not be granted for the siting of a caravan or other form of temporary accommodation for an agricultural or forestry worker, outside a defined settlement boundary, unless all the following criteria are met:-

- 1. such a dwelling, and its proposed siting on an agricultural or forestry holding, are essential for the efficient running of the enterprise;**
- 2. the need is for accommodation for a full-time worker or one who is primarily employed in agriculture;**
- 3. there is clear evidence that the enterprise has been planned on a sound financial basis, and that there is a firm intention and ability to develop it;**
- 4. the functional need could not be fulfilled by another existing dwelling on the holding, or any existing accommodation in the area;**
- 5. the necessary accommodation cannot be provided by the conversion of an appropriate building on the holding;**
- 6. the dwelling is to be sited satisfactorily within the holding, preferably within an existing group of buildings.**

5.16.8. Over time, the situation that made it essential to provide a new dwelling for someone employed in agriculture or forestry can change. When this happens a planning application might be made to remove the occupancy condition so that the property can be sold on the open market.

5.16.9. The criteria for assessing proposals for new dwellings in the countryside are rigorous. Similar care should be taken in dealing with applications for the removal of occupancy conditions on such dwellings. Once an occupancy condition has been imposed, permission will not be given for its removal, unless it can be shown that there is no long term need for the dwelling to serve the agricultural accommodation needs of the area. It is important to note that it is the need for dwellings for agricultural or forestry workers in the area which is the important factor, and not simply whether or not a need continues to exist on any particular holding.

5.16.10. This is particularly important in view of changes already occurring, and likely to continue to occur, in agriculture. The decline in employment on the land may mean that existing agricultural dwellings are no longer needed. On the other hand, the restructuring of holdings may lead to a demand for new dwellings in some places, and the availability of existing properties should be taken into account.

POLICY H20

Permission will not be granted for the removal of an agricultural or forestry occupancy condition on a dwelling outside a defined settlement boundary, unless all the following criteria are met:-

1. an appraisal is submitted which shows that there is no longer any functional need for the dwelling on the holding, nor is there likely to be in the foreseeable future;
2. there is no foreseeable need for such dwellings elsewhere in the area; and
3. a reasonable and sustained attempt has been made to market the property with its occupancy condition, at a realistic value, and no qualifying purchaser has come forward.

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 Policy H14.

5.17.2. However, a much more restrictive approach operates where the replacement of a dwelling outside a settlement boundary is proposed, to avoid the character of the countryside being harmed by larger dwellings, and in some cases to prevent the stock of affordable housing being further diminished.

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, and does not detract from the character or appearance of its surroundings; and
3. the existing dwelling is not a caravan, mobile home, or other form of temporary dwelling.

5.18. Residential Sub-Division

5.18.1. Much of the requirement for additional housing in this District, as in many others, comes from the gradual reduction in the average size of households. There is therefore a continuing need to provide smaller housing units. Whilst a small

household cannot be forced to live in a small dwelling, there should be sufficient small units available for them to make that choice should they so wish. In addition, Stroud District Council is committed to the provision of affordable housing, and permitting the sub-division of existing properties is one way to increase gradually the stock of smaller, and relatively more affordable housing.

5.18.2. Residential sub-divisions have been a common form of development in urban areas and defined settlement boundaries in Stroud District for some time. Concern has always existed, however, at extending this policy to properties in the countryside. This was largely due to the prospect of such a policy being abused by some property owners, who might first gain permission for a significant extension to their property, then permission to sub-divide it, and then permission for extensions to the sub-divided parts. The net result would, over time, be that two dwellings would exist on the site, each one potentially as large as the original house.

5.18.3. However, this Plan includes policies aimed at controlling the size of extensions, both in terms of their appearance (Policy H23), and in terms of smaller units remaining affordable (Policy H12). As a result, this Plan no longer differentiates between housing inside and outside settlement boundaries in respect of the sub-division of properties, where no significant extension is involved. This should allow best use to be made of existing housing stock, and should encourage the provision of more smaller, and fewer larger, units of accommodation. These benefits outweigh the slight increase that will occur in the number of households who will be living in areas away from major settlements, and as a result potentially more dependent on the private car.

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; and
3. a reasonable level of privacy is provided for the occupiers of each dwelling.

5.18.4. Where proposals for sub-divisions involve extensions which increase the size of any of the resulting units of accommodation by more than 10% (measured as external volume), these will be treated as involving a significant extension to a dwelling, and will be assessed against the relevant policies for the erection of a new dwelling.

5.18.5. Where the unit to be sub-divided is located within walking distance (approximately 800 metres) of any town centre defined on the Proposals Map, and can contribute to both a more sustainable pattern of development, and to the regeneration of the town centre, sub-divisions will be accepted 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 Standards (see Appendix 8). Advice on appropriate private amenity space and levels of privacy is to be found in the Council's adopted Residential Design Guide.

5.19. Extensions to Residential Properties

5.19.1. Although they are normally relatively small in scale, extensions to existing residential properties can cause various problems. They may be unneighbourly, and be detrimental to the amenities of occupiers of nearby properties, by reason of loss of light, overlooking, or overbearing effect. They may result in the site appearing cramped or overdeveloped. They may, by reason of height, size, and/or design, be out of keeping in scale or character with the property to which they are attached, or with the surrounding area. They may be sited on land required for parking, or as private amenity space.

5.19.2. Many extensions, including some which may cause some of the above problems, are permitted development, by virtue of the Town and Country Planning (General Permitted Development) Order 1987. In such cases, a planning application is not required, and the Local Planning Authority cannot control them. However, where an application is required, extensions to residential properties should avoid the types of problem listed above, and Policy H23 is framed to ensure this. It is important to note that proposals for extensions will also have to comply with Policy H12, which limits extensions to smaller dwellings.

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.**

5.20. Annexes to Residential Properties

5.20.1. An increasing trend in Stroud District, as in many others, is the desire amongst householders to create annexes, usually for dependent relatives. The provision of such annexes can reduce the number of households looking for separate accommodation, as well as providing a caring environment for the dependent relative. However, if the dependent relatives are living active lives, with a degree of independence, then the annexe can appear as a separate dwelling. It will, for example, usually generate as many traffic movements as a separate dwelling.

5.20.2. The major problem with such annexes in planning terms is the question of to what use should they be put once the reason for their provision no longer applies. Frequently, particular solutions are driven by particular personal circumstances, but once these are no longer relevant, the annexe remains and a new use needs to be found for it.

5.20.3. If the annexe is designed as an integral part of a dwelling, shares some of its rooms with that dwelling, and is not capable of independent use, the annexe can be adapted to become an extension to the main living accommodation of the dwelling when the annexe is no longer needed. If, however, the annexe is designed as a physically separate unit of accommodation, there is frequently

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003

5. HOUSING

no other use to which it could be put other than as a separate independent unit of accommodation. Permitting such annexes can therefore make it very difficult subsequently to resist the formation of a new dwelling. Within settlements, this may not cause a problem in principle, but where the site is in an area where new dwellings would not normally be allowed, this is a matter of some concern.

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 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.

POLICY H24

Permission will be granted for the creation of an annexe for a dependant, provided both the following criteria are met:-

- 1. the annexe is linked to the main dwelling by an internal door or doors; and**
- 2. the accommodation provided in the annexe is readily convertible into accommodation for use as an extension to the main dwelling.**

5.20.5. Permissions granted as a result of the operation of this policy will usually be subject to conditions limiting the use of the annexe to a use in conjunction with the residential use of the main dwelling, and requiring the accommodation provided in the annexe to be used as an extension to the main dwelling, in the event that any need for that accommodation to be used as an annexe ceases.

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 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 origin, but does not*

include members of an organised group of travelling showmen or of persons engaged in travelling circuses travelling together as such.'

5.21.2. Local Authorities no longer have a statutory duty to provide gypsy sites, such provision now being discretionary. The CJPOA gives greater powers to Local Authorities to remove persons residing unlawfully in vehicles on highway land or on other land without the owner's consent. As a result the Government now expects more gypsies to find and buy their own sites to develop and manage. Gypsies make up a tiny proportion of the population, but their requirements need to be met. Central Government has stated that the planning/development plan system should be the instrument by which this is achieved.

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.

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;**
- 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;**
- 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.**

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

STROUD DISTRICT LOCAL PLAN: AS AMENDED DECEMBER 2003
5. HOUSING

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 H17 or H19, as appropriate, will be applied.