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## Stroud District Local Plan Review Consultation Response

**On behalf of:** Newbridge Construction Limited

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Director HPS Ltd

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This submission is made on behalf of Newbridge Construction Limited, in response to the consultation on the Draft Local Plan Review. Newbridge Construction Limited is the owner of the remaining land at the former Parklands Farm, Whitminster. In particular this submission relates to the omission of the existing development at Parklands Farm from the Whitminster SDL.

Whitminster comprises of about 390 dwellings and about 1,000 residents. It abuts the A38, is within 2km of the M5 connecting Gloucester and Bristol, is reasonably close to Stroud and Gloucester and is less than 10 minutes (6km) away from the nearest train station. It has a primary school, convenience store, post office, village hall, recreation ground, pub and restaurant. It also has substantial local employment, not least of which is the adjoining Garden Centre

The Council's preferred development strategy as set out in the consultation draft plan seeks to allocate at least 12,800 additional dwellings and sufficient new employment land to meet the district's needs for the next 20 years.

The Council has classified its settlements according a hierarchy based upon their role and function in order to identify their capacity and potential for growth. Whitminster, one of the largest villages in the district, is identified as a Tier 3 settlement within the Severn Cluster. The 2018 update to the Settlement Role and Function Study has revised this classification to Tier 3a.

The Consultation Draft Plan sets out a mini vision for the Severn Vale cluster as being: *"...Maintaining a distinctive rural way of life and strengthening the resilience of the area's communities, built heritage and natural environment."* The Severn Vale cluster is characterised as being generally low lying, open and flat, with much of it within the floodplain. However, this does not describe Whitminster, which is the opposite as it sits on a hill outside the floodplain.

Core Policy **CP2** allocates an additional 40 dwellings at Whitminster:

**PS45** - Land west of Upton's Gardens: 10 dwellings and associated community and open space.

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**PS46** - Land west of School Lane:30 dwellings and associated community and open space.

In addition to the two allocated sites (PS45 and PS46), core policy **CP3** allows limited infill inside the SDL, with the aim of sustaining or enhancing Whitminster's role and function as an accessible settlement.

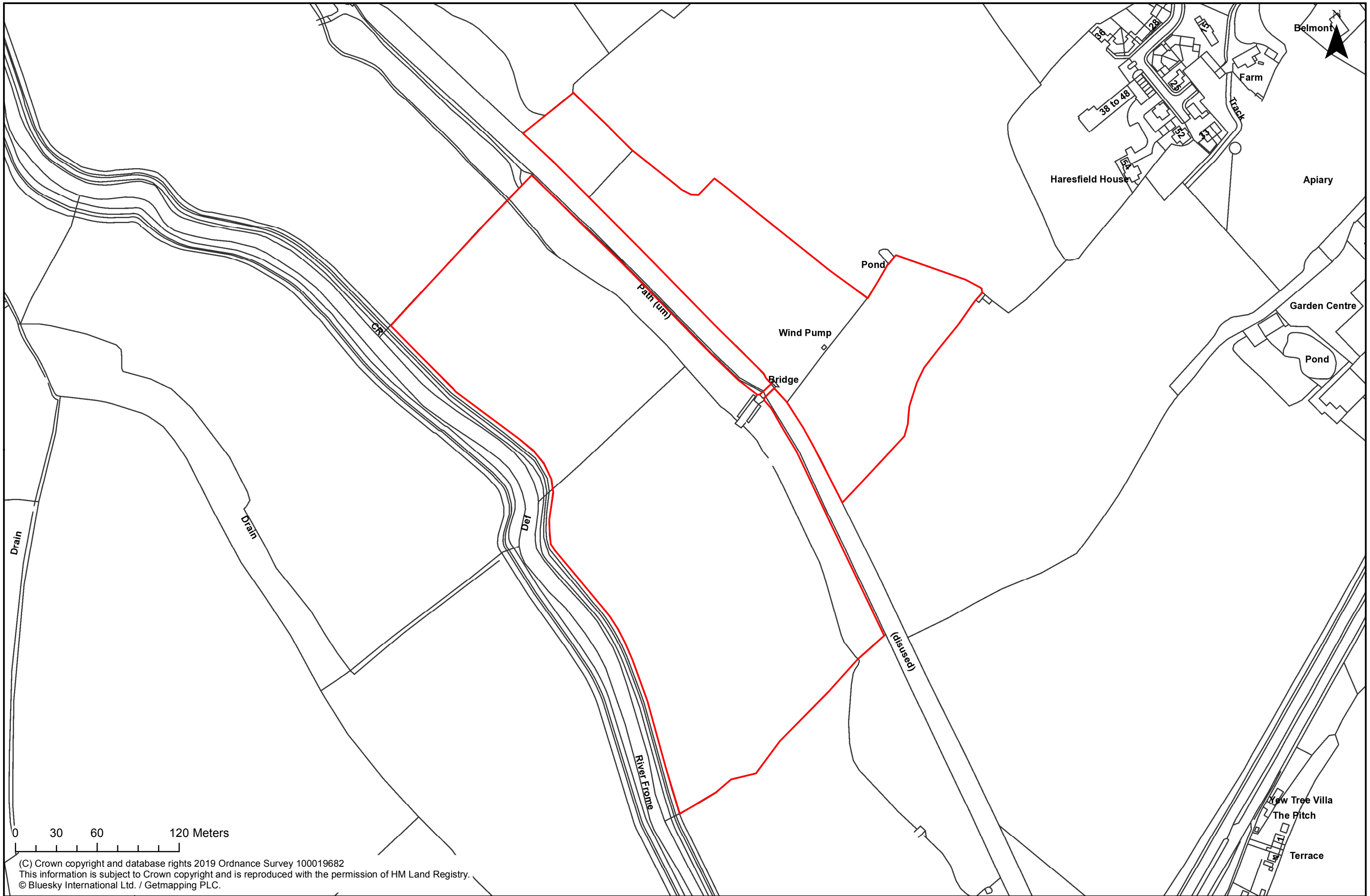
As a Tier 3a settlement, Whitminster has a Settlement Development Limit (SDL) with any development focused on meeting local housing needs and on enhancing/delivering new facilities. The extent of the SDL is identified on the Whitminster settlement map in Chapter 3 page 134 of the Consultation Draft Plan. Potential changes to the settlement's SDL are shown in Appendix A on page 205, which indicates three small areas for inclusion at: Schoolfield Close (ref.SDL-WHI01); Upton's Garden (ref.SDL-WHI02); and Wheatenhurst Cottage, Hyde Lane (ref.SDL-WHI03).

These proposed changes include small areas of development on the edge of Whitminster that are clearly part of the village and are legitimately therefore part of its SDL. However, it is submitted that there is a significant omission to the proposed SDL as it fails to include the recent development of 30 dwellings at Parklands Farm, despite the fact that the proposed amendments to the SDL also include the new development at Schoolfield Close, which could be argued to have a weaker connection to the village than the Parklands Farm site.

The Parklands Farm Development has the village development on two sides with the Highfield Garden Centre on the third side so that it is well and truly part of the village and should therefore be included as part of the SDL.

Additionally, Newbridge Construction Ltd have agreed to grant an option to the Canal Trust on an area of land between the canal and river as an ecological enhancement site in order to assist the Canal Trust's bid for Heritage Lottery funding for the proposed re-opening of the canal. The area offered for option also includes the ancient orchard to the north of the canal, as shown on the attached plan. It may strengthen the Heritage Lottery bid if the area as shown on the attached plan is identified as a potential wildlife ecological enhancement and ancient orchard site in connection with the restoration of the canal as it would give a planning policy context to the proposed ecological enhancement.





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