

# CONSULTATION RESPONSE ANALYSIS

## Proposed Redevelopment at 1-4 The Avenue, Stinchcombe



March 2026

## Contents

Introduction .....	3
Methodology .....	3
Survey Design and Structure.....	3
Consultation Data and Insights .....	4
Data Analysis .....	4
Sentiment Analysis .....	4
Survey Responses.....	5
Response to Consultation Feedback .....	14
Appendix A - Paper Survey.....	18
Appendix B – Consultation Boards .....	18

# Introduction

The consultation on the proposed redevelopment at 1-4 The Avenue, Stinchcombe provided residents of Stinchcombe Parish the opportunity to view the proposed plans for the site and provide feedback prior to the council submitting a planning application.

The objectives for the consultation were to:

1. Inform local residents of the plans for the proposed development at 1-4 The Avenue, Stinchcombe.
2. Gather any feedback on the proposals.
3. Review the feedback to understand what could be incorporated into the proposed plans prior to the submission of the planning application.

# Methodology

The public consultation took place for 6 weeks between 24 November 2025 – 7 January 2026. The consultation encompassed a variety of feedback mechanisms, these included:

- Meeting with Stinchcombe Parish Council on 24 November 2025 to discuss the proposals and understand how it felt was the best way to consult with its residents.
- Letters were sent to all residents within the Stinchcombe Parish (175 households) to invite them to the drop in consultation event. This letter also advised of the information available on the website, the online survey and alternative ways to get involved in the consultation if they were unable to attend the event.
- A drop in consultation event was held at Stinchcombe Village Hall on 10 December 2025. This event provided the opportunity to view the proposals with paper feedback forms available for completion.
- Proposed plans and consultation boards with key information about the proposals were available to view online throughout the consultation period on the '[have your say](#)' section of the website.
- A digital survey located on the '[have your say](#)' section of the website was live for 4 weeks following the drop-in event.
- A downloadable survey was also available to print from the '[have your say](#)' section of the website to provide an alternative to the online survey.

# Survey Design and Structure

The digital survey was developed and hosted on Smart Survey, respondents accessed the survey through the '[have your say](#)' webpage. The survey was also formatted into a PDF which was made available on the same webpage, this was to ensure respondents had the option to fill the survey in manually if they chose, or to view the survey in its entirety before providing feedback. The PDF also served as the basis for the paper surveys (Appendix A) made available to respondents, these were available at the drop in consultation event and could be requested via telephone or email.

The survey highlighted our privacy policy for further information. All questions were optional; the respondent was able to skip over any questions they did not wish to answer.

The '[have your say](#)' webpage provided all of the information required which allowed the respondent to see the proposals prior to or whilst completing the survey.

The survey asked 8 questions in total. Question 1 requested the postcode of the respondent to allow us to understand the locality of the respondents and map out the number of respondents within Stinchcombe Parish to determine whether the feedback received was from respondents who live close to the proposed development site.

Question 2 requested an email address from the respondent so that we could respond if they had asked specific questions within the survey response. The details of this question have been redacted from the report for privacy and data protection purposes.

Question 3 asked for quantitative data on their level of support for the redevelopment proposal. The remaining 5 questions asked qualitative responses relating to the proposals, with one question at the end allowing respondents to add any other feedback.

## Consultation Data and Insights

There was a total of 33 responses to the consultation. This included 29 digital responses and 4 paper feedback forms. The information on the paper forms was uploaded to Smart Survey for inclusion within the analysis.

### Data Analysis

Smart Survey provided a report with a breakdown of responses. All qualitative data was inputted into Microsoft Excel to be coded and analysed. All qualitative feedback was reviewed using thematic analysis. There was a significant number of themes throughout all the qualitative data received due to the considerable variety of feedback.

Other feedback that did not directly relate to the development or the consultation, but did provide insightful information, were included in the thematic analysis. All these comments were coded under 'Other comments not directly related to the development.' Some comments provided by respondents which consisted of answers like 'no' or 'see above' in reference to a previous answer throughout the survey, were removed from the thematic analysis.

### Sentiment Analysis

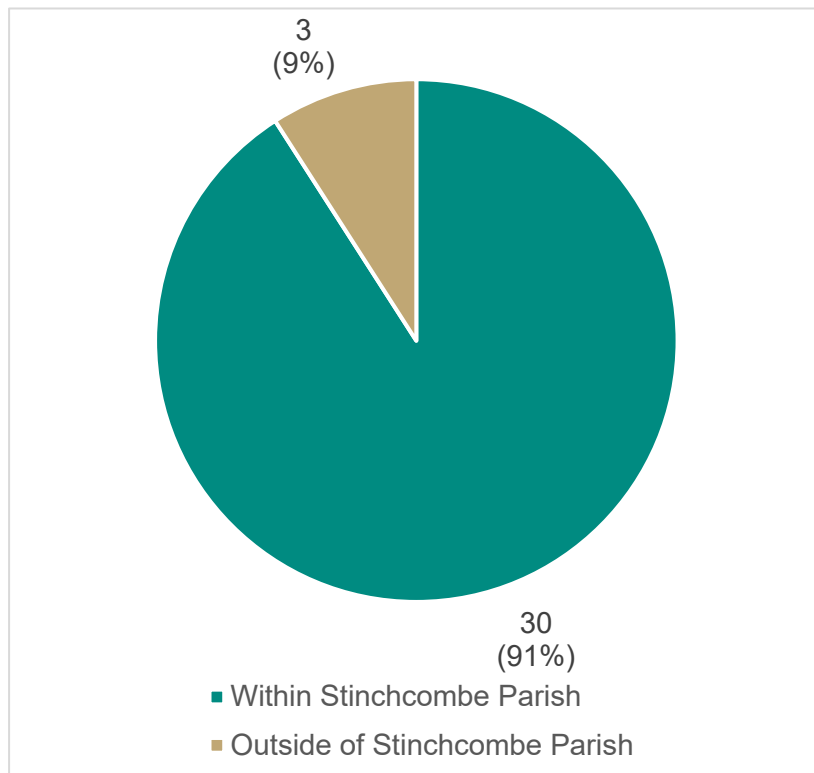
A sentiment analysis was also conducted for each qualitative question. Each response was measured using a five-point Likert scale to categorise the level of sentiment for each qualitative response. The scale includes Strongly Positive, Positive, Neutral, Negative and Strongly Negative.

## Survey Responses

**Q1. What is your postcode?** (We are asking this to determine how close you live to the proposed redevelopment) If you do not have a fixed address, or do not wish to share your postcode, please skip this question.

This question requested the postcode of the respondent to allow us to understand the locality of the response. For the purposes of this report, responses have been categorised as either 'Within Stinchcombe Parish' or 'Outside of Stinchcombe Parish' to determine whether the feedback received was from respondents who live close to the proposed development site.

100% of respondents answered this question. 91% of respondents identified that they lived within the Stinchcombe Parish. 9% of respondents identified that they did not live within the Stinchcombe Parish.



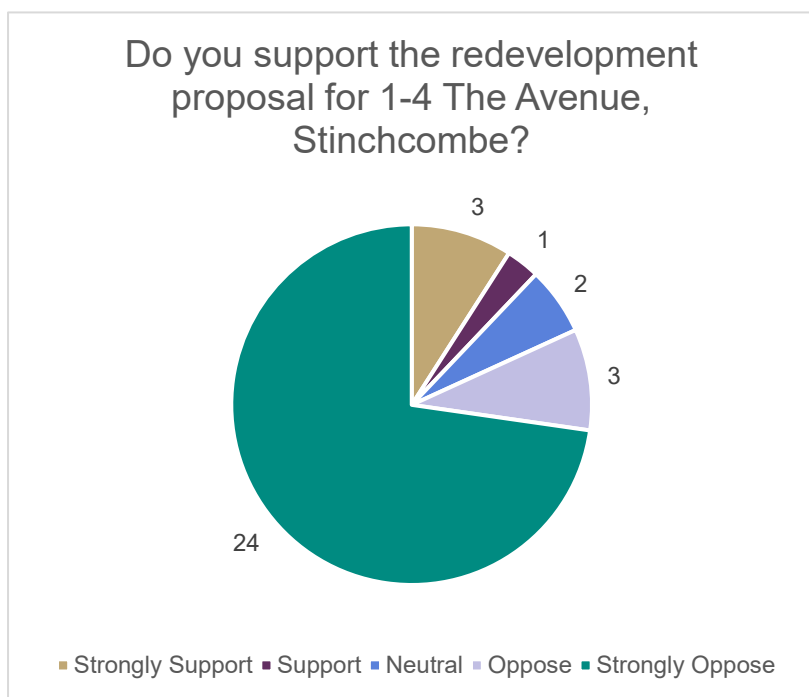
*A chart to illustrate whether the response received was from within the Stinchcombe Parish*

**Q2. What is your email address?** (We are asking this so that we can respond if you have asked specific questions within the survey response)

This question requested an email address from the respondent so that we could respond if they had asked specific questions within the survey response. The details of these questions were redacted from the report for privacy and data protection purposes.

### Q3. Do you support the redevelopment proposal for 1-4 The Avenue, Stinchcombe?

A significant majority of respondents strongly opposed the proposals (24 respondents or 72.7%), with an additional 3 respondents (9.1%) confirming they were opposed the proposals. These results demonstrate that 27 respondents either strongly opposed or opposed the redevelopment proposals (81.8%). 2 respondents (6.1%) expressed a neutral position. 1 respondent supported the proposals (3%), and 3 respondents strongly supported the proposals (9.1%). Overall, 4 respondents (12.1%) either supported or strongly supported the redevelopment proposals. In our experience these findings are not unusual where development is proposed but highlights the need for comments to be reviewed and the proposals amended where possible prior to submission of a planning application.



ANSWER CHOICE	RESPONSE PERCENT	RESPONSE TOTAL
1 Strongly Support	9.1%	3
2 Support	3.0%	1
3 Neutral	6.1%	2
4 Oppose	9.1%	3
5 Strongly Oppose	72.7%	24
<b>ANSWERED</b>		<b>33</b>
<b>SKIPPED</b>		<b>0</b>

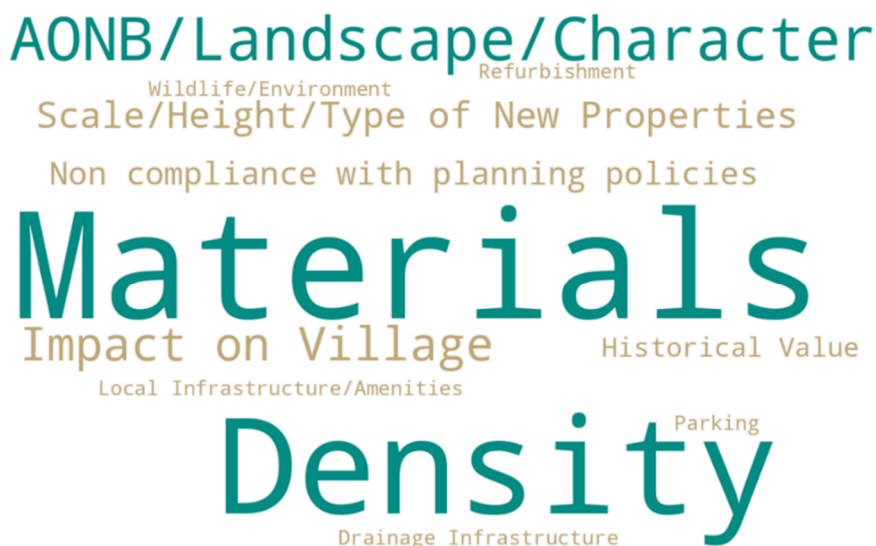
A chart to illustrate support for the redevelopment proposal for 1-4 The Avenue Stinchcombe

## Q4. Do you have any comments on the materials and overall external design of the proposed development?

This question was answered by 28 respondents. A comprehensive thematic analysis of the 28 qualitative responses to this question identified 12 distinct themes. In total, 66 thematic assignments were made, with each response accommodating up to 12 individual themes. To evaluate the distribution of each theme, a proportional analysis was carried out to determine what issues mattered most to respondents.

An analysis was conducted to assess the overall sentiment of the qualitative data. 7% of responses were either Strongly Positive or Positive. 21% of responses were neutral and 72% of responses were either Strongly Negative or Negative.

Although the question specifically asked for comments on the material and the overall external design, it presented other themes throughout responses. A word cloud has been produced which details all distinctive themes mentioned within this question, however the question identified three common themes.



*A word cloud to illustrate the thematic analysis of all qualitative responses to this question.*

The most common theme was '**Materials**', cited by 64% of respondents. Many described the materials and design as urban/suburban and out of keeping with the existing village. Some responses requested that traditional materials are used which reflect the adjacent terrace, 'The Buildings', while others requested timber cladding or local mudstone. Other requests included chimneys and retention of hedgerows.

The second most common theme was '**Density**' cited by 50% of respondents, in which they felt that there were too many dwellings proposed for the size of the plot and therefore it was overdeveloped and inappropriate for the village.

The third most common theme '**AONB/ Landscape/ Character**', cited by 46% of respondents. Many comments discussed the location of the proposed development on impact it could have on the AONB, historic views and overall character of the village. Some respondents felt that the existing properties provide a more natural transition into the landscape due to being set further back into the site and the new properties proposed would alter the characteristic of the village.

## Q5. Do you have any comments on the proposed site layout including vehicular/ pedestrian access?

This question included 31 qualitative responses which were all included within this thematic analysis. It identified 18 distinct themes and in total 109 thematic assignments were made with each response accommodating up to 12 individual themes. To evaluate the distribution of each theme, a proportional analysis was carried out to determine what issues mattered most to respondents.

An analysis was conducted to assess the overall sentiment of the qualitative data. 3% of responses were either Strongly Positive or Positive. 10% of responses were Neutral and 87% of responses were either Strongly Negative or Negative.

As with the previous question, many themes were discussed throughout the responses, not just those relating to vehicular/pedestrian access. 5 clear themes were established from this question. A word cloud has been produced which details all distinctive themes mentioned within the responses to this question.



*A word cloud to illustrate the thematic analysis of all qualitative responses to this question.*

**The most common themes identified within this question were as follows:**

- **Increase of vehicles and risk of accidents** (58% of responses).
- **Density** (45% of responses)
- **Location of vehicular access** (42% responses)
- **Road speed** (39% of responses)
- **Existing Parking issues along 'The Avenue'/'The Street'** (39% of responses)

**Other significant themes included:**

- **Pedestrian Safety** (26%)
- **Parking** (26%)

58% of respondents again expressed concern that the proposals for the site are too **dense** for the size of the plot, with many raising the concern that there are not enough **parking** spaces to accommodate both residents and visitors which they felt would increase on-street parking, and lead to reduced visibility at junctions and general obstructions.

The **increased number of vehicles and the increased risk of an accidents** was the most common theme within responses to this question. Respondents were concerned about the increase in the number of vehicles as a result of the new properties and the increased risk for pedestrians, cyclists and other road users. This linked to existing concerns around the current **road speed**, with respondents stating that although the speed limit is 30mph, many cars travel through at faster speeds and that a new access road with a high density of properties would increase the risk of collisions and make it harder to cross the road. One respondent suggested traffic calming measures along The Avenue to help to address the existing speeding problem and help to reduce the risk of collisions.

**The location of the proposed access** was a key theme within the response with respondents citing different concerns. Some felt that it would be a fundamental change to the highway and therefore raised safety concerns. Some questioned the visibility from the new access road and whether required visibility splays could not be met due to being placed on a blind bend and without trees along The Avenue being removed. Several respondents raised concerns about the proposed access being situated opposite the busy junction to the Rugby Club and existing properties. Others were concerned about the loss of on-street parking as a result of the new access road.

Respondents also highlighted the **existing parking issues along The Avenue/ The Street** especially when events are held and raised concerns that this could be made worse if there is overflow parking from the proposed redevelopment. Some responses suggested that double yellow lines are included along The Avenue to help with the existing issues and prevent on-street parking in this location.

**Pedestrian Safety** was also raised as an issue by respondents with a crossing point suggested due to the speed of the road, with the Rugby Club, Cricket Ground and playground all situated across the road from the site.

## Q6. Do you have any comments on the proposed property types/ mix?

28 qualitative responses were received for this question which identified 18 key themes, a total of 80 thematic assignments were made, with each response covering up to 12 themes. To evaluate the distribution of each theme, a proportional analysis was carried out to determine what issues mattered most to respondents.

An analysis was conducted to assess the overall sentiment of the qualitative data. 7% of responses were either Strongly Positive or Positive. 11% of responses were Neutral and 82% of responses were either Strongly Negative or Negative.

One response did not directly relate to the development so was labelled as 'other comments not directly related to the development'. A word cloud has been produced which details all distinctive themes mentioned within the responses to this question.



*A word cloud to illustrate the thematic analysis of all qualitative responses to this question.*

As with the previous question, many themes were discussed throughout the responses, not just those relating to the proposed property types/mix. '**Density**' was the most cited theme, appearing within 54% of responses, with respondents stating they felt that there were too many properties proposed for the size of the site. These comments linked to another significant theme '**AONB/ Landscape/ Character**', cited within 25% of responses, where comments expressed concern that the quantity and design of the proposals were not in keeping with the existing character of the village or the AONB.

Another key theme was '**Parking**' mentioned within 36% of responses. Respondents expressed concern that there were not enough parking spaces for the number of properties, particularly the one-bedroom flats which could house two adults, both of whom could have their own vehicles, with no allowance for overflow parking. The concerns raised are repetitive of earlier feedback discussed within Questions 4 and 5 of the report.

'**Affordable housing not required in Stinchcombe**' was identified as a theme within 25% of responses. Respondents questioned what evidence SDC had of housing need in Stinchcombe, stating that new housing in the village should not be used to meet housing demand from neighbouring areas due to being located within the Cotswolds National Landscape.

## Q7. Do you have any comments on the proposed floor plans?

This question generated the lowest volume of qualitative feedback across the entire survey, with a 42% response rate. A total of 14 qualitative responses were received for this question which identified 10 key themes, a total of 35 thematic assignments were made, with each response covering up to 12 themes. To evaluate the distribution of each theme, a proportional analysis was carried out to determine what issues mattered most to respondents.

An analysis was carried out to assess the overall sentiment of the qualitative data. 0% of responses were either Strongly Positive or Positive. 7% of responses were Neutral and 93% of responses were either Strongly Negative or Negative.

Two responses did not directly relate to the development so were labelled as 'other comments not directly related to the development'. A word cloud has been produced which details all distinctive themes mentioned within the responses to this question.



*A word cloud to illustrate the thematic analysis of all qualitative responses to this question.*

Three key themes emerged from the responses, '**Proposed properties too small**', '**Gardens**' and '**No Communal Space**'.

79% of respondents were concerned that the '**proposed properties were too small**' and didn't allow enough space for occupants or furniture, leaving them questioning the quality and long-term suitability of the properties for residents. Others noted that although the size of the properties likely meets legal requirements, they were still small and too cramped in on the site which is out of keeping with the village.

'**Gardens**' were mentioned within 50% of responses, with respondents concerned with the size of the gardens being too small, which is out of character for Stinchcombe and fail to provide spaces for children to play outside. Some respondents mentioned that communal space could be included. 43% of respondents also expressed concern about the lack of '**communal space**'. The comments below encompass a general example of feedback provided against this theme:

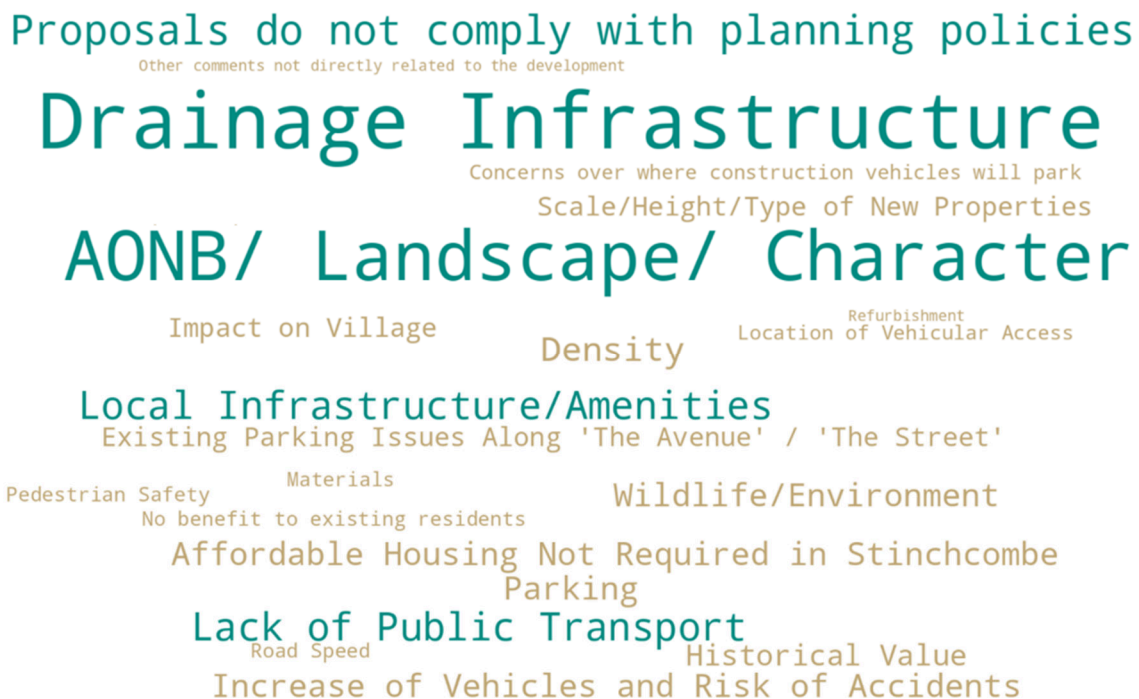
It was very apparent within responses that respondents had interpreted the plans differently, with some disparity in understanding the provision of gardens within the proposals.

## Q8. Do you have any other comments on the proposed redevelopment of 1-4 The Avenue?

This question provided respondents with the opportunity to comment on any other areas not already captured within their responses to the previous questions. This question generated the highest volume of qualitative feedback across the entire survey. A total of 29 qualitative responses were received for this question which identified 22 themes, a total of 115 thematic assignments were made, with each response covering up to 12 themes. To evaluate the distribution of each theme, a proportional analysis was carried out to determine what issues mattered most to respondents.

An analysis was conducted to assess the overall sentiment of the qualitative data. 3.5% of responses were either Strongly Positive or Positive. 3.5% of responses were neutral and 93% of responses were either Strongly Negative or Negative.

One response did not directly relate to the development so was labelled as 'other comments not directly related to the development'. A word cloud has been produced which details all distinctive themes mentioned within the responses to this question.



*A word cloud to illustrate the thematic analysis of all qualitative responses to this question.*

The key themes identified throughout the responses were:

- 'Drainage Infrastructure'
- 'AONB/ Landscape/ Character'
- 'Proposals do not comply with planning policies'
- 'Local Infrastructure/Amenities'
- 'Lack of Public Transport'

**Drainage infrastructure** was mentioned in 48% of responses noting several concerns. Some respondents were concerned that the proposed development could exacerbate existing flooding issues due to the hardstanding that would be introduced, respondents advised that the existing issues are caused by water run-off in periods of heavy rainfall and already affect properties and the road. Some respondents questioned whether the existing drainage had capacity to cope with the additional properties and advised that there are reoccurring issues with the existing water main which could be made worse if new properties are connected. Some responses expressed concern around the proposal for the surface water drainage to be routed down The Avenue and the disruption that this would cause.

**'AONB/ Landscape/ Character'** was once again a common theme, cited within 38% of responses. The comments were repetitive of earlier feedback discussed within Q4 and Q6 of the report, with respondents concerned about the impact on Stinchcombe Conservation Area, Cotswold National Landscape and the rural character of the village due to the density and style of housing proposed.

34% of respondents felt that the **proposals did not comply with planning policies** including: SDC Local Plan Policies, National Planning Policy Framework and Cotswold National Landscape guidance. Respondents were particularly concerned that housing need had not been evidenced within Stinchcombe and therefore the proposed development would conflict within planning policies due to the site being located within the Cotswolds National Landscape. Concerns were also raised around the loss of Non-Designated Heritage Asset with respondents unclear of the public benefit to justify the harm or loss of the assets.

**'Lack of public transport'** and lack of **'local infrastructure/ amenities'** were both common themes, both of which were mentioned in 31% of responses. Respondents questioned the suitability of the location for the proposed new properties due to it being a village with no amenities such as a school, shop or doctor's surgery. This linked to concerns that the location would encourage car usage by the occupants, in order to access amenities due to the lack of public transport and the amenities not being within walking distance.

## Response to Consultation Feedback

The table below shows how the comments made within the consultation have influenced the final proposals which will be submitted as a planning application. If comments could not be addressed or only partially addressed this details the reason why.

Comment	Response
<p>External appearance/ materials not in keeping with the location or the existing properties.</p>	<p>Brick is the proposed external material for the properties. Timber and timber effect materials similar to the existing buildings were considered at an early stage, however the overall design approach has been shaped and informed by discussions with the local planning team, in line with local and national policy and by consideration of long-term maintenance requirements. The type and colour of the external finishes proposed have been reviewed and adjusted to ensure they are as closely in keeping as possible with the existing terrace of properties adjacent to the site.</p>
<p>Density – Too many properties proposed for the size of the plot therefore leading to overdevelopment.</p>	<p>The number of homes has been reduced from 17 to 16 following consultation feedback. This represents a modest adjustment, and any further reduction would have implications for scheme viability by widening the funding gap and increasing the level of public subsidy required.</p> <p>Delivery of affordable housing is aligned with the council's strategic priorities and supports the objectives set out in the Council Plan, specifically <i>'Delivering affordable homes through our own new homes programme'</i>. This scheme forms part of the council's approach to maximising the use of its land assets to deliver against the actions within the Strategy for New Council Homes, which is focussed on increasing delivery of high-quality affordable housing in the district.</p> <p>The Council Plan and Strategy for New Council Homes recognise the current acute housing crisis with approximately 3,000 households currently on the housing register. And significant increases in residents presenting as homeless.</p>
<p>Harm to/ effect on the AONB/ Landscape/ Character – change to historic views and overall character of the village.</p> <p>Non-compliance with planning policies – SDC Local Plan, National Planning Policy Framework and Cotswold National Landscape guidance.</p>	<p>It is the role of the planning case officer to review the proposals against national and local planning policies to ensure compliance and these matters will be reviewed as part of the planning process. They will also be a consideration of statutory consultees during the planning consultation phase.</p> <p>The design approach for this site has been carefully developed to minimise harm to the AONB, landscape character and wider visual setting.</p>

<p>Lack of parking spaces for residents and visitors</p>	<p>The reduction of homes from 17 to 16 has enabled an increase in the number of parking spaces on the site.</p> <p>The original proposal viewed during the consultation included three visitors parking spaces, one of which would be located on-street within the site boundary.</p> <p>The revised proposal now includes six visitors parking spaces (one of which will still be located on-street within the site boundary). This results in an increase of three additional visitor parking spaces.</p>
<p>Pedestrian Safety</p>	<p>Pedestrian safety and the possibility of a crossing to the rugby club and playground were highlighted during the consultation.</p> <p>We are working with our highways consultant to explore what may be possible, and what, if anything, could be safely achieved in this location as there is no pavement on the opposite side of the road. Identifying any appropriate measures will take time and may need to develop through or beyond the planning process. We will continue to engage and work in partnership with key stakeholders to explore what may be possible.</p>
<p>Highway Safety - including road speed, the location of the proposed access, increased number of vehicles and increased risk of accidents.</p>	<p>The council appointed an independent Highways Consultant to provide professional guidance throughout the design process. A comprehensive review of all highway and road safety matters relating to the proposed development has been undertaken. As part of this work, independent automatic traffic counts were carried out to understand current vehicle flows and travel speeds along the road. We also reviewed speed data previously collected by the Parish Council to ensure a complete and accurate picture.</p> <p>In addition to the above, Road Safety Audits (RSAs) will be undertaken at this site. All RSAs are carried out by independent, accredited professionals removing any risk of conflict.</p> <p>A Stage 1 RSA has already been completed. This is the first formal stage in the road safety audit process and takes place during the preliminary design stage of the project. The aim is to identify any potential safety issues at an early stage when taking into account all users of the highway (pedestrians, cyclists, cars etc). The Road Safety Audit identified one potential issue with the existing embankment located to the north of the site access which could have restricted visibility. The proposals have now been amended to address this and mitigate risk to users.</p> <p>If planning permission is granted, further RSAs will take place as the development progresses, ensuring road safety is checked at every stage.</p> <p>The council shared the early highways information with Gloucestershire County Council (GCC) Highways as part of the pre-app process. The Local Highway Authority requested some minor amendments which have all been incorporated into the design and have since agreed that the proposed site access meets safety requirements.</p>

	<p>Overall, the highways assessments demonstrate that safe access and egress can be provided and that all safety concerns have been properly reviewed and addressed prior to planning.</p>
<p>Existing Parking Issues along The Avenue/ The Street</p>	<p>Several respondents raised concerns about existing parking issues along The Avenue/ The Street, with some suggesting double yellow lines as a possible solution.</p> <p>In response to these comments, we have reviewed this possible solution with our architect and highways consultant. The council will reference its intention to explore this option within the planning application, while making it clear that this intention is not yet confirmed. It is important to highlight this, because any plans for double yellow lining would be subject to a separate application process to the Highways Authority and so cannot be guaranteed at this stage.</p>
<p>Affordable Housing not required in Stinchcombe</p>	<p>The quantum of parish housing need is only relevant to planning applications made under Local Plan Policy HC4, which allows for development of affordable housing-led schemes outside of the residential development boundary in order to meet evidenced and parish-specific need.</p> <p>The affordable housing element of all other residential planning applications (such as this site) is expected to contribute to meeting the affordable housing need of the wider district of Stroud. The 2020 Gloucestershire Housing Needs Assessment identified this as a net need for 521 affordable units per annum.</p>
<p>Size of proposed properties and gardens too small, with no communal space.</p>	<p>The council has an ambitious programme to build good quality affordable homes, with an emphasis on enhanced design which exceeds minimum building standards.</p> <p>To achieve this, all properties are designed to the <a href="#">Nationally Described Space Standard</a> (NDSS), which set the required internal floor areas for new homes based on occupancy, including minimum sizes for key spaces such as bedrooms, storage, and ceiling heights.</p> <p>The properties (with the exception of first floor flats) are designed to <a href="#">Building Regulations Part M4(2)</a> 'Accessible and adaptable dwellings'. This is an optional design enhancement that supports higher standards and long-term adaptability of homes, and includes additional features above the standard requirements such as, a living area at entrance level, step-free access to all entrance level rooms as well as wider doorways and corridors. It also includes further features to make homes more easily adaptable over time for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users, for example stairs designed to allow easy installation of a stair lift.</p> <p>The scheme proposals also incorporate the <a href="#">Building for a Healthy Life</a> (BHL) design tool, written in partnership with Homes England, NHS England and NHS Improvement, which supports the creation of places that work better for people and nature. Alongside this, the proposals embed the Healthy Homes core requirements to ensure homes are safe,</p>

	<p>adaptable and promote long term wellbeing. BHL assesses the qualities that make places successful and considers how these, together with the Healthy Homes principles, can be applied to the specific characteristics of a site and its wider context to strengthen and improve overall design.</p> <p>All homes benefit from external garden space, supported by well-designed landscaping. All gardens have been designed to be functional, usable and in keeping with the character of the development.</p>
<p>Drainage and water infrastructure issues including concerns that: existing flooding issues may be exacerbated by the proposals, existing infrastructure not having capacity to cope with additional properties and reoccurring issues with existing water main.</p>	<p>The drainage strategy has been developed by the council's appointed drainage engineer who has consulted with Severn Trent Water (STW) and the Lead Local Flood Authority (LLFA) to ensure that the drainage proposed is in line with their requirements. STW allowed the proposal for foul water to discharge into the existing sewer but would not permit the surface water to be discharged into it due to limited capacity and existing flooding issues in the network. As the ground is not suitable for soakaways and there are no nearby watercourses, STW advised that the surface water could be discharged to their nearest surface water sewer located 500m away from the site.</p> <p>The LLFA also requested SuDS (Sustainable Drainage Systems) within the drainage design. These are naturally inspired features designed to manage surface water runoff by mimicking natural hydrology. They reduce flooding, improve water quality, and enhance biodiversity by slowing, storing, and infiltrating rain where it falls, rather than relying on traditional piped sewer systems. The revised proposals include permeable paved parking spaces and tree pits.</p> <p>STW advises that there is capacity for a connection for the new properties to mains water.</p> <p>The proposed drainage strategy for the site will be considered as part of the planning process. This will include formal consultation with Gloucestershire County Council Highways in their role as Lead Local Flood Authority who will review and comment on the proposals.</p>
<p>Lack of Public Transport/ Local Amenities</p>	<p>Although Stinchcombe is a Fourth Tier Settlement, it remains well connected to Cam and Dursley, where residents can access and benefit from a good range of services, shops, schools, GP surgeries and public transport links.</p>

# Appendix A - Paper Survey

## Proposed Redevelopment at 1-4 The Avenue, Stinchcombe

Feedback will be used to inform the proposals prior to submission of the planning application and must be submitted by Wednesday 7th January. All questions are optional. You can skip over any questions you do not wish to answer.

If you choose to provide personal information for the purposes of keeping you informed, this will never be used in connection with your survey responses. Visit [www.stroud.gov.uk/privacy](http://www.stroud.gov.uk/privacy) to see how we manage personal information.

If you have any questions about the form, please email [newhomes.regen@stroud.gov.uk](mailto:newhomes.regen@stroud.gov.uk) Alternatively, you can also call our Customer Contact team on 01453 766321

1. What is your postcode? (We are asking this to determine how close you live to the proposed redevelopment). *If you do not have a fixed address, or do not wish to share your postcode, please skip this question.*

2. What is your email address? (We are asking this so that we can respond if you have asked specific questions within the survey response)

3. Do you support the redevelopment proposal for 1-4 The Avenue, Stinchcombe?

<input type="checkbox"/>	Strongly Support
<input type="checkbox"/>	Support
<input type="checkbox"/>	Neutral
<input type="checkbox"/>	Oppose
<input type="checkbox"/>	Strongly Oppose

4. Do you have any comments on the materials and overall external design of the proposed development?

5. Do you have any comments on the proposed site layout including vehicular/ pedestrian access?

6. Do you have any comments on the proposed property types/ mix?

7. Do you have any comments on the proposed floor plans?

8. Do you have any other comments on the proposed redevelopment of 1-4 The Avenue?

## Appendix B – Consultation Boards



★ Planning Site Extents

## Site Background

1 - 4 The Avenue are owned by Stroud District Council and comprise a small cluster of Swedish Timber prefabricated bungalows constructed in the post WW2 period, circa 1946-47. These units formed part of the UK's national emergency housing programme, which sought to address housing shortages through the rapid delivery of prefabricated homes. These buildings were intended as temporary dwellings with a limited lifespan.

The site is bordered by residential properties to the west, Dursley Rugby Club sits to the north, and the eastern and southern boundaries are defined by fields and woodland. While the existing buildings are distinctive, they have become increasingly inefficient and difficult to maintain. Their current EPC rating of D is particularly problematic in the context of increasing energy costs and wider concerns about fuel poverty. The dwellings have surpassed their design life, and their age now presents many challenges.

The Council explored refurbishment, disposal, and redevelopment options for this site. Refurbishment was ruled out due to high costs that would not fully resolve issues of longevity or efficiency. Disposal was also discounted, as it would not support the Council's strategic objective to increase affordable housing availability. The Housing Committee approved redevelopment as the best option for the site. This approach enables the provision of high quality, energy efficient affordable homes in the district.



## Design Development

During the design process alternative options were considered, one of these was a fully clad scheme with black composite timber boarding to reflect the existing building. During pre-application discussions, the planning officer raised concerns regarding the materiality of the composite cladding and its finish, with the scheme also appearing disjointed within the street scene and from the local vernacular. Composite cladding was our preferred option over timber cladding due to the long-term maintenance responsibilities required, as well as the increased fire-safety implications.

Addressing this feedback, the design progressed towards a more robust material strategy. The proposal now adopts a high-quality brick external finish, chosen to reflect the established architectural language and material palette of neighbouring properties along The Street. This ensures the new development sits comfortably within its context while providing a durable, low-maintenance, and policy-compliant solution.

Welcome to Stroud District Council's drop-in session to display our proposals for The Avenue, Stinchcombe.

Plans have been produced for the replacement of 4 dwellings with 17 new affordable homes.

Our project team are here to answer your questions, listen to any concerns, and receive your feedback prior to a planning application.

We are particularly keen to hear the views of local residents. Please feel free to provide feedback which you can either leave with us today, or return by post or email, or complete online.

Thank you for taking the time to attend today's event and we hope that you find the information on display useful.

## About Stroud District Council

Stroud District Council currently own and manage more than 5,000 properties across the Stroud District. Delivery of high quality, energy efficient, affordable homes is a key priority for the Council and their ambitious New Homes Programme will see them deliver new affordable homes, particularly on brownfield sites across the district.



## The Proposals

We propose to demolish the existing buildings on the site and to replace them with 17 new affordable homes which are a mix of affordable rented and shared ownership properties. The affordable rented properties will be owned, managed, and maintained by the Council. This provides a substantial uplift of affordable homes to assist with demanding housing needs. There are currently over 3,000 applications on the housing register with 39 households who have expressed a preference for Stinchcombe.

A pre-application was submitted to Gloucestershire County Council Highways who reviewed the proposal and provided a positive response confirming there are no significant concerns from a highway planning perspective.

A proposed drainage strategy has been discussed with Severn Trent Water and produced in line with their requirements and will be consulted further throughout the design process subject to planning approval.



Initial Proposed Streetscene

# Site Layout

# The Avenue

## Scheme Proposals

The proposal provides;

- 6, one bedroom apartments.
- 6, two bedroom homes.
- 5, three bedroom homes.
- Each house has a private rear garden. The apartments have communal amenity space located to the rear.
- Each house has two parking spaces. Two visitor spaces are also shown. Parking provisions are in line with local policies, including SDC & Gloucestershire County Council.
- Every home has dedicated refuse & secure cycle storage.
- New trees and landscaping will be implemented on the site. Existing hedgerow & tree features are to be retained where achievable.
- Units are designed to achieve an EPC A rating and feature on-site renewable energy production (solar panels & air source heat pumps) to minimise energy costs.



Existing Site Layout (1:500)



Proposed Site Plan (1:250 @A1)

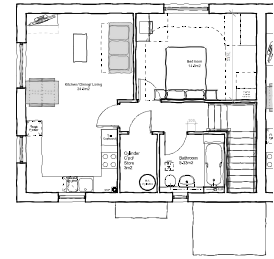
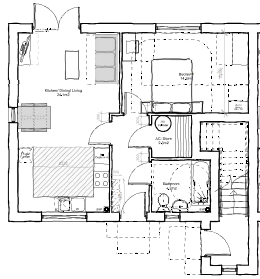


- Key;**
- Planning Boundary (Dotted Indicates Taken From OS)
  - Existing Trees
  - Existing Hedgerow / Infill/ Extension
  - Trees to be removed
  - Proposed Trees (Indicative sizes & Locations)
  - Low Level Soft Landscaping
  - Tarmac Surfaces
  - Block Pavours
  - Block Paving
  - Gravel (Including margins)
  - 1.8m Timber Fencing
  - 1.8m Brick Walling
  - 1.1m Post & Rail Fencing
  - 1.8m Trellis Top Fence
  - 0.9m Knee Rail Fence
  - ★ Bin Collection Point
  - Bin Store
  - ASHP Handling Unit Locations (Indicative)
  - PV Panels (Indicative Size & Location)
  - Sheds/ Low Level Bike Locker
  - Refuse & Recycling Storage Point
  - ★ Wall Mounted EV Charging Point Locations (Indicative)
  - ★ Post Mounted EV Charging Point Locations (Indicative)

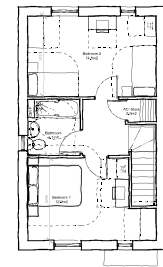
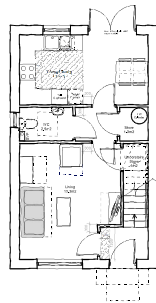
Accommodation Schedule							
	Area (Sqft)	Area (SqM)	House Type	Storey	Total no.	Total Area (Sqft)	Total Area (SqM)
●	552.2	51.3	1B2P Flat GF	1	3	1656.6	153.9
●	7007.4	651.0	1B2P Flat FF	1	3	21022.1	1953.0
●	851.4	79.1	2B4P House	2	2	1702.8	158.2
●	883.7	83.7	3B6P House	2	4	3474.8	322.9
●	1010.7	93.9	3B5P House	2	5	5053.7	469.5
<b>Total</b>					<b>17</b>	<b>32910</b>	<b>3067</b>



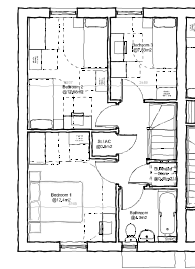
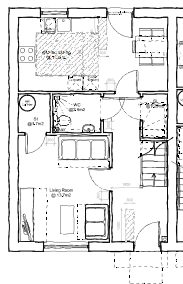
Typical 1 Bed 2 Person Flat  
(1:100@A1)



Typical 2 Bed 4 Person House  
(1:100@A1)



Typical 3 Bed 5 Person House  
(1:100@A1)



Existing Streetscene



Illustrative Proposed Street Scenes (NTS)

The proposal adopts a high-quality brick external finish, chosen to reflect the established architectural language and material palette of neighbouring properties along The Street. This ensures the new development sits comfortably within its context while providing a durable, low-maintenance, and policy-compliant solution.