

# Dursley Neighbourhood Development Plan 2018 - 2031

Referendum Version  
October 2018



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[www.dursleytowncouncil.gov.uk/neighbourhood-plan.html](http://www.dursleytowncouncil.gov.uk/neighbourhood-plan.html)

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FUTURE DURSLEY  
Our Neighbourhood Plan

## Thank you

Dursley Town Council would like to thank all those people, organisations and groups who have contributed to the development of the Future Dursley Neighbourhood Development Plan through participating in consultation events, meetings and surveys.

Particular thanks are due to the volunteer-led members of the Steering Group who have worked so hard during the last three years to produce this plan. They are Jonathan Bird, Krystyna Dembny, Sue Creswick, Mel Stennett, Wendy Thomas, Neil Grecian, Nick Organ, Gayle Collins, and Mike Johnson.

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And last but by no means least Locality for their grant funding to complement the financial support from the Town Council.

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# Foreword by the Neighbourhood Development Plan Steering Group



The words in the above title are all straightforward, except one: “Development”.

Yet “development” is the most significant word there. Development means growth and progress. Development is inevitable, otherwise decay results. But development may be good, bad or indifferent. The purpose of this document, worked on for over 3 years by local Dursley people and with wide community involvement, is to influence decisions about the use of Dursley land and property so that, over the near and more distant future (up to 20 years), Dursley develops into the sort of town that Dursley people want.

Dursley has seen huge changes over the last 20 years, not all of them welcome or seen as good developments. This Neighbourhood Development Plan has been formed so that future changes to our town can be guided by the evidence-

based wishes of the population of Dursley. It must fit within national and district plans and will give a local view of how Dursley can best do that.

This version of the plan has been found acceptable at examination, it is now for Dursley residents to decide in a referendum if this Neighbourhood Plan should be used, alongside the Stroud Local Plan, to determine planning applications in the town of Dursley. This is Government policy, set out in the “Localism Act 2011”, the aim of which was to involve local people in local decision making.

Dursley Town Council actively supported the setting up of a Steering Group in 2014; this group has consisted of interested local people, including some councillors. It has been grant-funded and the team has employed specialist consultants for more complex issues relating to traffic, landscape impact

and the final preparation of the NDP document. Community involvement has been assured by multiple meetings with small and large community groups, the local schools and street surveys (many Dursley residents will remember being approached at the Town Festivals or at Farmers Markets).

The NDP Group has met monthly and has received input in the form of letters, emails, social media and photos as well as informal chats with residents throughout its period of activity. We have met with the neighbouring parishes, especially Cam, of course.

We hope, therefore, that you will read this carefully, it concerns the real future for you, your family and for Dursley children yet to come. We hope you find the proposals acceptable, at least in broad terms.

And, when the time to vote arrives, we hope that you will turn out in thousands to make

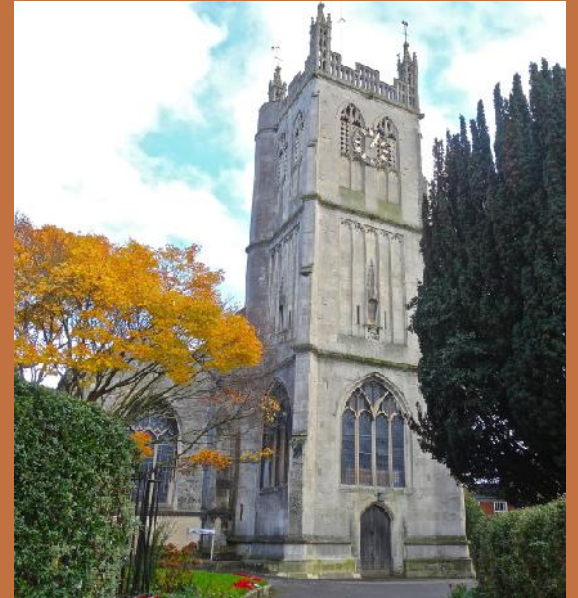
your wishes known on the overall acceptance of this Dursley NDP.

We would like to thank all those who have contributed time, thought, photos and expertise to this process.

***Dr Jonathan Bird for the Dursley NDP Steering Group***



# 1. Introduction



# Introduction

## Why produce a Neighbourhood Development Plan for Dursley?

A Neighbourhood Development Plan is a new type of document, introduced in the Localism Act 2011. It has legal weight and allows local people to say how they want to see the future development of their parish or town.

It sets out clear planning policies which will give guidance to developers and inform decision-making by a range of bodies including district and county councils.

A plan has to be in conformity with national planning policy and with the local authority's own Local Plan. Our plan has been drawn up in accord with the National Planning Policy Framework and Stroud District Council's Local Plan, which was adopted in 2015.

Our plan covers the same time frame as Stroud's Local

Plan, ending in 2031. The area designated for our plan in 2014 was the whole of the Dursley parish, running from the boundary with Cam in the west and Uley in the east (see **Figure 1**).

Local people have been engaged from the beginning of the process, firstly identifying issues and subsequently participating in consultations on a wide range of topics.

This has led to the creation of the 'evidence base', a key requirement in satisfying the independent Examiner that our plan has been robustly developed and has community support.

The Dursley Neighbourhood Plan has been subject to assessment by an independent Examiner.

This final version of the plan, will now be subject to a local referendum, that requires a simple

majority of voters to accept it in order for it to become a plan with legal status. It will then be used by Stroud District Council, alongside their Local Plan, to determine planning applications in the Town.





## What consultation has taken place so far?

A range of consultation activities and community events have been used to engage local people in the preparation of the Neighbourhood Development Plan including:

- Facilitated Public Workshop -28 January 2014
- Dursley Farmers Market - 10 May 2014
- Dursley Town Traders Meeting -8 July 2014
- Dursley Town Festival- 12 July 2014
- Tabernacle Family Café -16 July 2014
- Street Audit Meeting -16 July 2014
- Dursley Day Centre -1 August 2014
- Business Survey – August 2014
- Zumba Class -10 September 2014
- Transition Cam and Dursley Secret Garden Event -20 September 2014
- Meeting with surrounding parishes -26 November 2014
- Meeting with businesses based at Littlecombe – 20 March 2015
- Annual Town Meeting – 20 May 2015
- Dursley Town Festival – 27 June 2015
- Littlecombe Development Drop-in event – 9 July 2015
- Rednock School Students Focus Group Discussion – 10 July 2015
- Annual Assembly (Annual Town Meeting) – 24 May 2016
- Annual Town Festival – 25 June 2016
- Dursley Primary School - 1 & 8 July 2016
- Transition Cam and Dursley Flower & Produce Show- 3 September 2016
- Dursley Business Inclusive Meeting - 9 September 2016
- Dursley Farmers Market – 10 September 2016
- 4 April 2017 - Special Town Council meeting about the NDP
- March/April 2017 - Leaflet delivered to households across Dursley.
- Consultation on the early draft NDP and Local Green Space consultation.
- 15 July 2017 Dursley Carnival stall.
- Between November 2017 and January 2018, a formal Regulation 14 public consultation was held, and this version incorporates amendments from this process.
- Between July- August 2018, a formal Regulation 16 consultation was held by Stroud District Council, which informed the examination of the plan. Comments made at this stage were considered by the planning examiner

and this version incorporates amendments from the examination process.

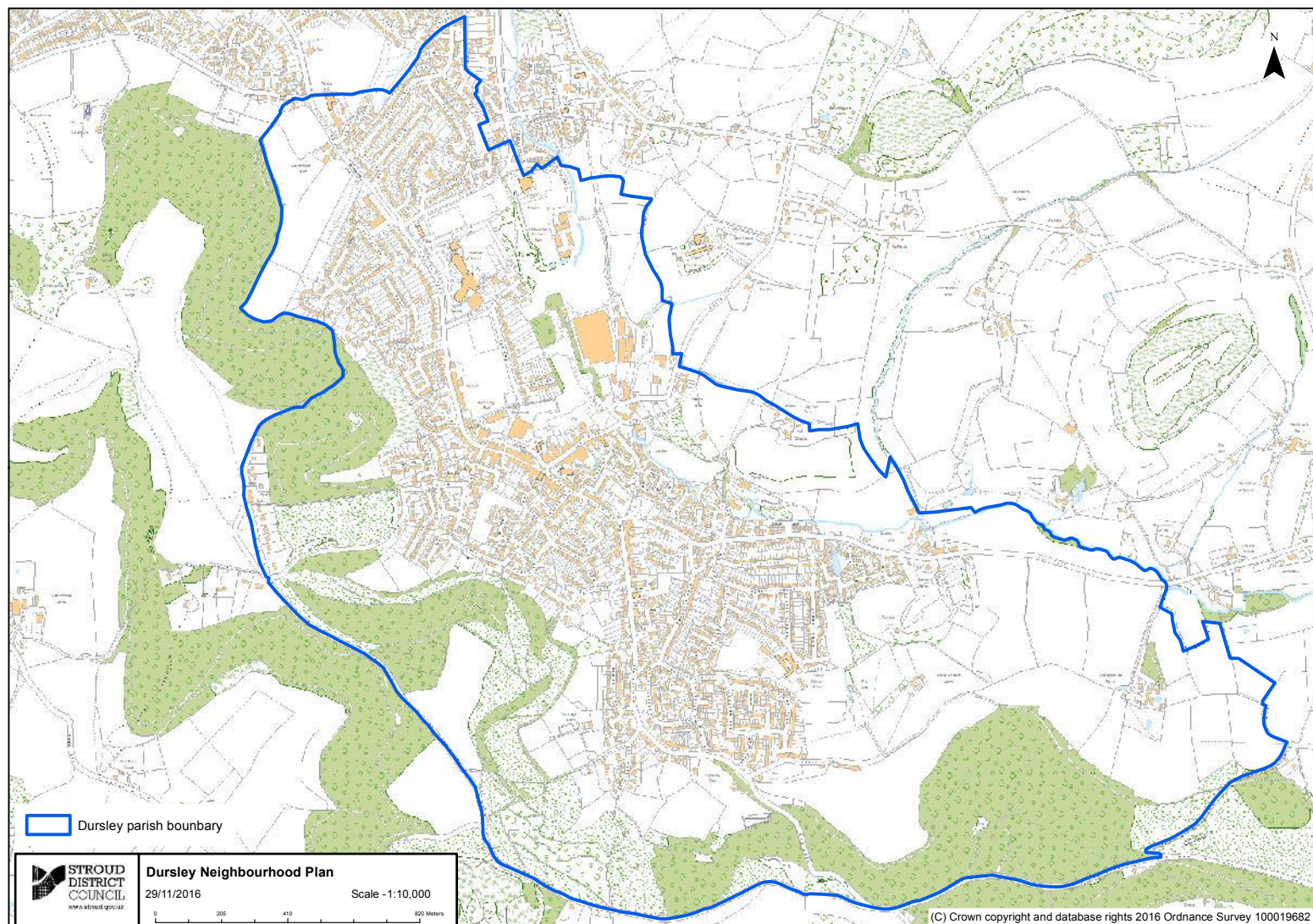
Full details of all of the consultation activities and the feedback to the community on the plan to date are included in the **Dursley NDP Consultation Statement**, found alongside this report on our NDP webpage.

# Dursley Neighbourhood Plan Area

## What is the Plan Area?

Dursley was designated as a Neighbourhood Area, for the purposes of creating a Neighbourhood Plan (by Stroud District Council), on 4th February 2014 under the Localism Act 2011. The Neighbourhood Plan area follows the Town Council area boundary as shown on **Figure 1**.

**Much of the landscape surrounding Dursley is within an Area of Outstanding Natural Beauty which has the highest status of landscape protection under National Planning Policy.**



**Figure 1 - Designated Dursley Neighbourhood Development Plan Area**

 Dursley Boundary



## 2. Vision for Dursley





# Vision for Dursley

**In 20 years' time, Dursley will continue to retain its position as the prime market town serving the south of Stroud District capitalising on its rich landscape and its location on the Cotswold Way.**

**It will be a strong community and a place where people of all ages choose to live and work in a safe and accessible environment.**

**It will be a place where wildlife thrives and the natural environment and green spaces can be enjoyed by residents and visitors.**

## **An Introduction to Dursley**

Dursley is a traditional market town in Stroud District of Gloucestershire.

Dursley acts as the main service town for the South of Stroud area and as such serves a number of smaller villages and communities (Cam, Uley, Stinchcombe, Slimbridge, Coaley and North Nibley) providing schools, shops, health and social services.

Dursley and Cam sit on the edge of the Cotswold Escarpment about half way between and well connected by both road and rail to the major cities of Bristol and Gloucester.

The town is surrounded by beautiful woodland and countryside and the Cotswold Way long distance trail passes through the Town Centre.

The area's industrial heritage was dominated by the presence of several large manufacturing businesses in the town, which have all now either closed or moved out of the area. As a result the employment profile is undergoing a transformation, with many residents now commuting out of the town to find work.

The localities of Cam and Dursley are experiencing a period of rapid change, developing jointly as the second largest settlement in the district.

In recent years many new services have come into the town including a supermarket, hospital, secondary school building and library. New housing and employment is also on the way, at the Littlecombe site.

Topographically it comprises ancient hillside woodlands to the southern, western and partly eastern borders, below which

the areas have been designated as AONB. Farmland borders the north and east side of the boundary line.

# Objectives

## What is the plan seeking to achieve?

The NDP sets out the strategy for Dursley, both as a whole and for the town centre (outlined in parts 3 and 4).

The Dursley Neighbourhood Plan is split into six key themes, which reflect the foci of sub-groups which made up the Neighbourhood Plan Steering Group. The six themes are:

- Environment and Sustainability
- Housing
- Economy
- Design
- Services and Facilities
- Traffic and Transport

For each of the themes a number of objectives have been established which help to deliver the vision.

The policies and projects which follow in part 5 of the Neighbourhood Development Plan relate to these objectives.

In addition the strategy for the town as a whole and the town centre aspirations are outlined in parts 3 and 4.

**Figure 2 Summary of Neighbourhood Plan Objectives (Part 1)**

Environment & Sustainability Objectives	Housing Objectives	Economy Objectives
Protect and enhance wildlife	Support a range of housing to maintain our mixed community (single, starter homes, growing families and life-time homes including affordable housing)	Support the local economy
Protect and create multi-functional green infrastructure corridors that can support the movement of wildlife across Dursley	Identify suitable opportunities which would support a range of housing (including self-build, affordable housing and housing for older people)	Encourage new start-up businesses
		Retain town centre retail
		Support appropriate change of use of existing properties to hotel and guesthouses
		Support local tourism and a new Tourist Information Centre
		Safeguard existing employment sites and support viable mixed use development

**Figure 2 Summary of Neighbourhood Plan Objectives (part 2)**

Design Objectives	Services & Facilities Objectives	Traffic and Transport Objectives
Ensure that the design of new developments and re-developments reflects and fits the distinctive character of Dursley.	Increase the provision of green space including allotments	Improve public transport
	Protect the existing community facilities and assets	Improve Town Centre car parking (short and long-stay)
	Protect local green spaces within Dursley from development	Improve traffic management
		Improve connections for cyclists and pedestrians
		Improve cycle parking

### 3. Dursley Development Strategy



# Dursley Development Strategy



## Dursley Development Strategy

Development proposals in Dursley should meet the guiding principles for strategic growth as set out in the Stroud District Spatial Strategy (as summarised on **Figure 3**).

## Explanation

Stroud's Local Plan (2015) sets a settlement hierarchy for Stroud, and it identifies both Dursley and Cam as "First Tier Local Service Centres".

Dursley is one of the district's main towns, and the Local Plan proposes that it should provide significant levels of residential and employment development over the plan period (to 2031).

Adjoining Cam is a focus for future strategic growth, with 450 dwellings and 12 hectares of employment land allocated there in the Stroud Local Plan (the North East Cam urban extension). Although this development is in Cam, it will impact on Dursley, with new residents likely to use the local facilities and services here.

The Littlecombe site on the northern edge of Dursley is an ongoing area of growth, providing mixed-use development. The

employment element of the Littlecombe site is specifically identified as an "out of town centre employment area".

Dursley is constrained in terms of future development, with the urban area of Cam to the north, and the Cotswold Area of Outstanding Natural Beauty (AONB) surrounding the town to the east, south and west. The settlement boundary follows the built up area tightly to the east and west. Ancient Woodlands and trees on the skylines surround, providing an attractive green backdrop to the settlement.

Dursley has a number of brownfield sites within the settlement boundary where development will be supported in principle. This includes council house re-development which will further add to the local housing supply.

The land in the AONB adjoining Dursley is not currently needed to








meet housing requirements, and national policy gives AONB land the highest status of protection for its landscape and scenic beauty. The AONB and green setting of Dursley is a strong characteristic of the town which must be retained.

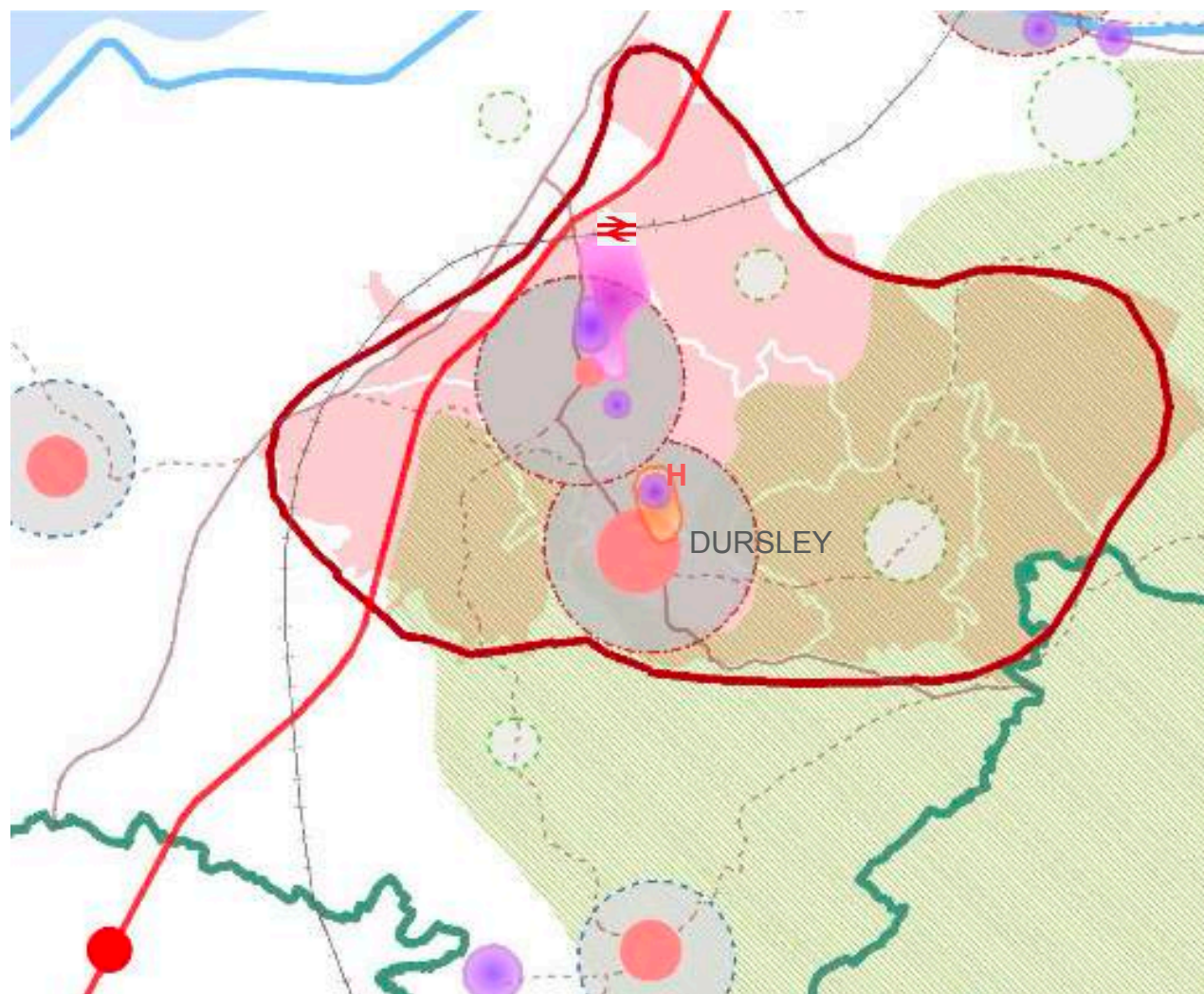
Therefore, planning permission for development in the AONB will continue to be refused, unless exceptional circumstances in the public interest can be demonstrated in line with National Planning Policy (NPPF para 172) and Stroud Local Plan policy ES7.



# Dursley Development Strategy

## Key

-  Strategic Growth area (Cam)
-  Littlecombe Mixed Use Growth Area
-  First Tier Settlement
-  Local Service Centre (focus for retail, leisure, community facilities and employment).
-  Employment Area (outside town centre)
-  Hospital
-  Cam & Dursley Railway station (main line)

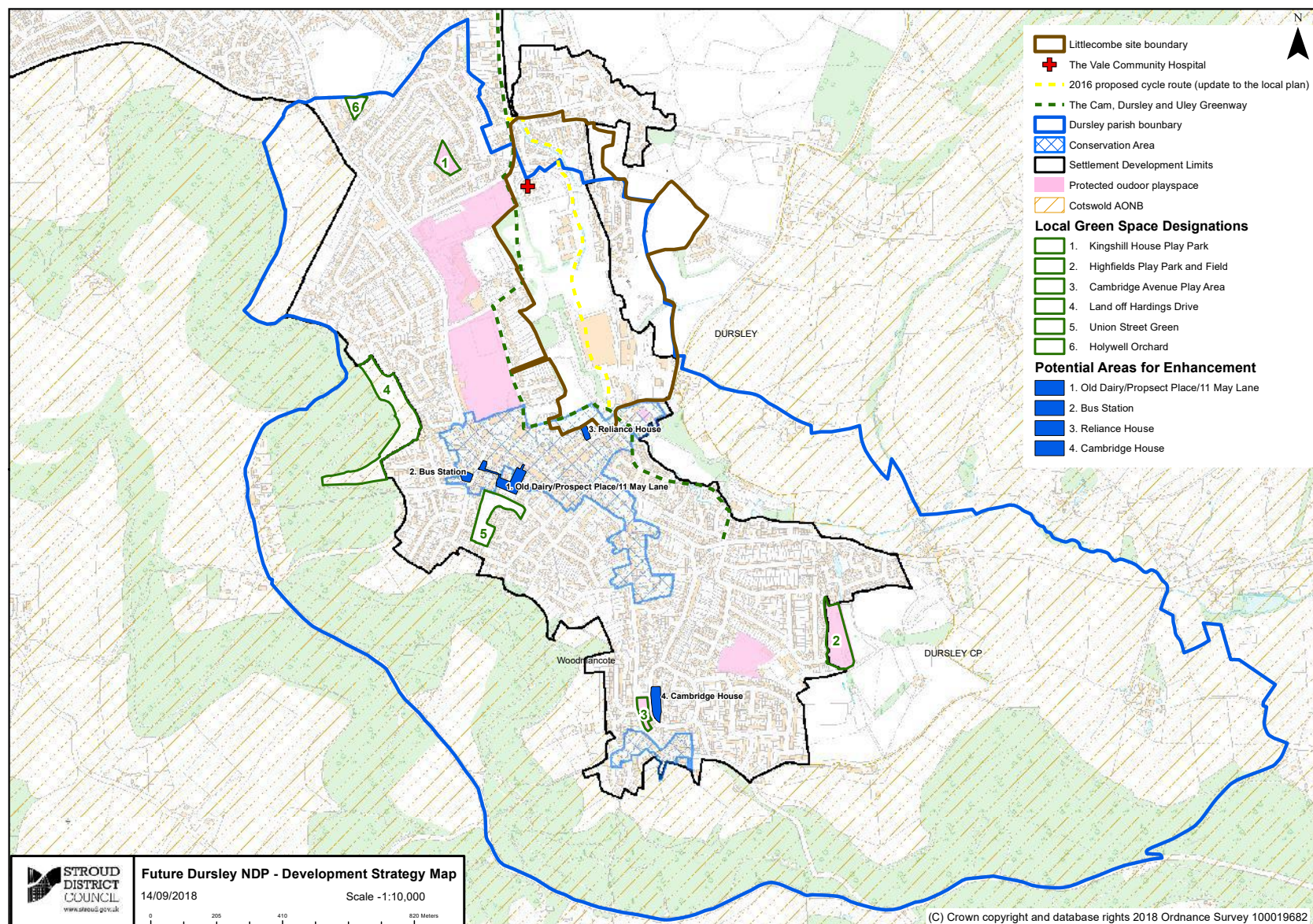


*Key Diagram Adapted from the Stroud Local Plan Vision Diagram 1.3 (2015).*

**Figure 3: Stroud District Level Spatial Strategy for Dursley**

Dursley NDP - Oct 2018





**Figure 4: Dursley Neighbourhood Plan Strategy Overview**

Dursley NDP - Oct 2018

# Dursley Development Strategy

The overall development strategy and policy framework for Dursley is illustrated in **Figure 4**.

As part of the Neighbourhood Development plan process, local people have assessed the suitability of a number of sites in Dursley, to supplement Stroud's Strategic Housing Land Availability Assessment (SHLAA, 2011) and Strategic Assessment of Land Availability (SALA, 2016). These local assessments have been shared with Stroud District Council.

Only a few of the SALA sites are within the settlement boundary, outside of the AONB, and are not proposed as Local Green Spaces, in the Neighbourhood Plan.

## Development Context

The current development context is that there is requirement for major development ongoing at the Littlecombe site and support for windfall sites within the

settlement area coming forward for development (focused on previously developed and infill sites).

Sites located outside the settlement boundary, many of which are in the AONB, have been assessed as part of the Neighbourhood Plan process, but such development is not supported at the current time.

As long as development supports the policies within the NDP, together with national and Stroud level policies, development would be supported in principle on brownfield and infill sites.

The following pages include commentary on four potential areas for enhancement within Dursley. These are not site allocations, or part of the development plan. Some are projects and others are potential future development sites, subject to planning applications being made.

This commentary reflects the views of the community gathered as part of the Neighbourhood Plan process, and highlights relevant Neighbourhood Plan policies and projects.



# Potential Area for Enhancement 1

## Old Dairy, Prospect Place and 11 May Lane

This area consists of land in three ownerships which have been included in the Stroud SALA 2016. Land could come together for re-development as a single proposal, or could be developed in individual parts, within an overall vision.

### Community Views and links to NDP policies:

- This area is detrimental to the appearance of the town centre, and has remained semi-derelict for some years. Enhancements to the appearance of this area would be supported in principle. (policy D.1)
  - There is potential for mixed uses to be introduced, including employment and residential given close proximity to the town centre (policy TC.1).
- May Lane is a key street facing the library, entrances and activity onto this street would be welcomed (policy TC.1)
- Vehicle movement and access is already problematic, there are currently loading areas for shops, as well as access to residential properties, from May Lane. Improvements to the delivery operations of the supermarket loading area as accessed from the private lane would be supported.
  - This location has an important Green Infrastructure role which should be retained, with due consideration given to protecting on site ecology (policy NE.1).
  - Any new development must reflect the character of the location and sensitivities of the Conservation area and listed buildings (Policy D.1).

- There are major level changes through the site and the impact of any proposals on long views should be assessed (Policy ES.3).

- Pedestrian through access onto Parsonage Street should be retained, but there is scope to improve the route (policy TC.1, Project E).

- There are a number of residential and holiday let units in this location, proposals should not be detrimental to residential amenity.



# Potential Area for Enhancement 2

## Dursley Bus Station

- Adjoining the library and located near GP surgeries, the leisure centre and the town centre shops and services, the bus station is a key gateway to the town. There is an opportunity for a project to enhance the appearance and use of the Bus Station.
- Community Views and links to NDP policies:
- Improved boundary treatment to the rear of the site which abuts the pub - to better conceal the exposed delivery area would be supported
- Improved seating area and landscaping could improve the experience of using this bus station (Project E)

- Opportunities for evening car parking on the site (after the buses finish for the evening) could be explored (policy T.1)
- Opportunities for visitor coach parking, supporting tourism could be achieved (policy T.1; Project E)
- Opportunities for real time information on buses and for a shuttle to Cam & Dursley railway station would be supported (policy T.1; Project E)





# Potential Area for Enhancement 3

## Reliance House, Long Street

A former newsprint production factory and office premises, with car parking.

This derelict site was purchased by Dursley Town Council in December 2017. A major project is now underway to convert the whole site into a long stay car park for businesses, residents and visitors to the town. It is centrally located and will provide access to the town centre, nearby arts facility, restaurants and takeaways in Long Street. .

Community Views and links to NDP policies:

- There is potential for long-stay car parking at this location. This would be supported (policy T.1)



# Potential Area for Enhancement 4

## Cambridge House

Cambridge House currently consists of single storey sheltered accommodation for the vulnerable elderly, comprising 18 small, one bed flats.

As part of the housing stock review by Stroud District Council this site has been identified as no longer fit for purpose. Alternative provision for the elderly in the local area will be sought by Stroud District Council elsewhere.

Community Views and links to NDP policies:

- Residential development of the site should be high quality and support a mix of tenures (policy H.1 and H.2)

- A contribution should be made to the Cambridge Avenue Play area opposite the site, to enhance this local green space and support improved natural play (policies NE.1 and SF.2)
- Sufficient car parking should be provided (policy T.2)





## 4. Dursley Town Centre



FUTURE DURSLEY

Our Neighbourhood Plan

# Dursley Town Centre

## Planning Policy TC1: Town Centre Public Realm Improvements

Within the town centre as shown in Figure 5, development proposals which deliver improvements to the public realm will be supported.

### Explanation

The purpose of the Town Centre Public Realm Improvements policy is to support proposals which help deliver the following enhancements to the Town Centre:

- Improved pedestrian links
- Improved public spaces, squares and pocket parks
- Widened pavements
- Improvements to signage and street furniture
- Heritage trails
- Better placement of bus stops
- Realise infill development opportunities
- Opportunities to refurbish existing buildings or improve frontages

Dursley Town Centre has seen a number of improvements in recent years with a new supermarket and the development of the Sports Centre and swimming pool to a full Leisure Centre. We hope to

make future improvements as opportunities arise.





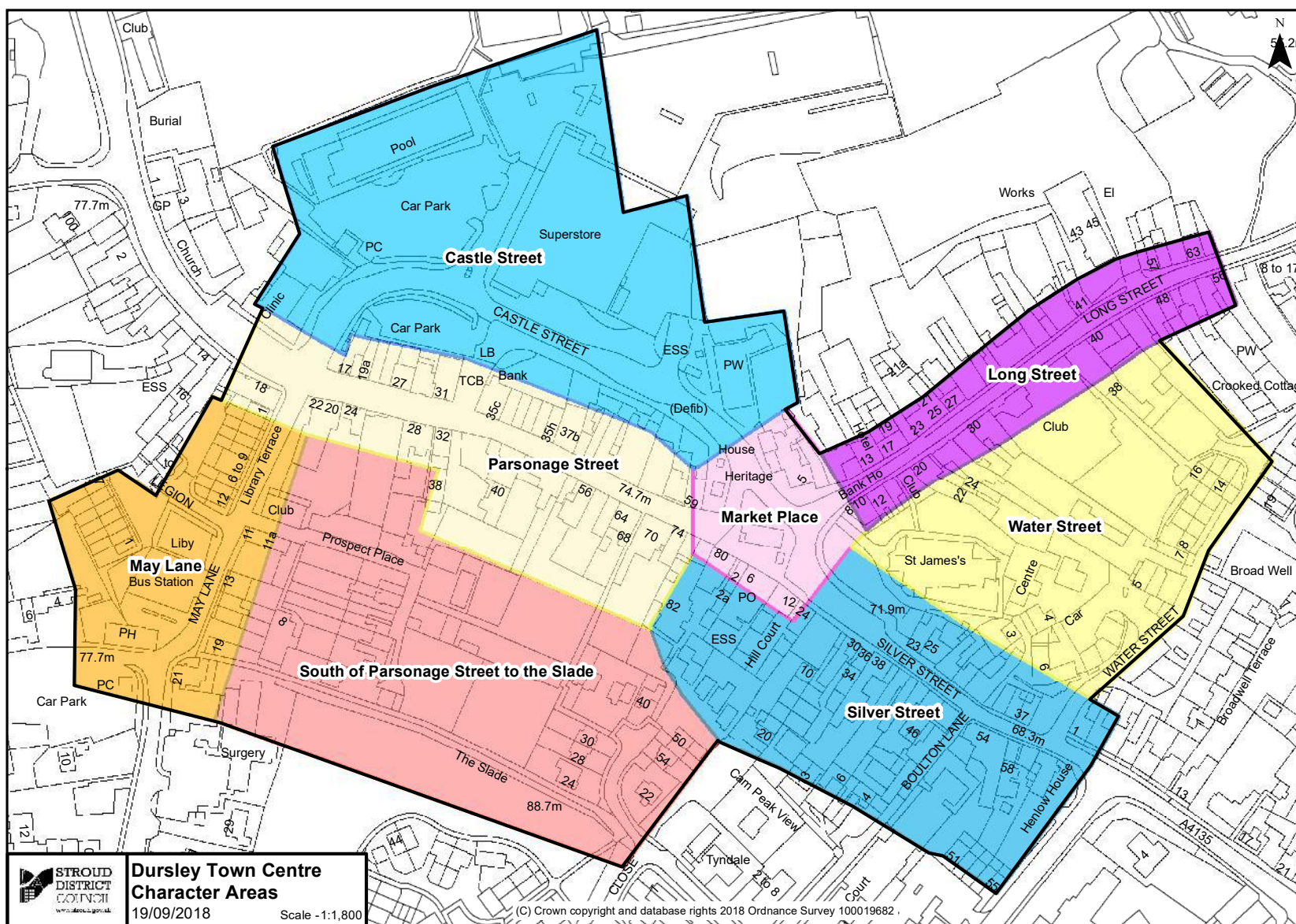


Figure 5: Dursley Town Centre Area (including Character Areas from Dursley Urban Design Framework)



# 5. General Planning Policies



# General Planning Policies

## What is a Planning Policy?

The planning policies included in the Neighbourhood Plan will be used to help determine planning applications within the Dursley Neighbourhood area.

The planning policies will be the subject of an independent examination, followed by a community referendum.

Each planning policy has a unique reference number which can be quoted when comments are made on planning applications, and which will be referred to by planning officers.

These planning policies are shown within a box that looks like this:



Planning  
Policy

## Structure of this section

The following pages follow a common structure:

- Introduction to the theme
- Table of objectives
- Policies
- Explanatory text
- Maps and Plans
- Photo pages

# Environment and Sustainability

Dursley's environmental setting makes the town attractive for residents and visitors alike.

The town is largely surrounded by ancient woodland on hillsides to the south, west and east borders. This woodland, like the grassed areas nearby, has been designated as an Area of Outstanding Natural Beauty, which requires protection. The woodlands have key wildlife status, and contain wildlife sites: Hermitage Wood, Gravelpits Wood and Dursley Woods. With only 11.5% of the UK covered by trees the woodlands of Dursley are a remarkable natural asset.

Additionally the grasslands along the perimeter are ideal for protected species including amphibians, reptiles and mammals, as identified by Gloucestershire Wildlife Trust.

The remaining borders of the town, which nestle in a narrow

valley, abut agricultural lands. It is important that links in the form of wildlife corridors be maintained between these areas. Retaining and enhancing tree plantation/ hedgerows throughout any developments can provide these essential pathways (*Dursley Biodiversity & Wildlife Report, 2014*).

Dursley forms part of the Cotswold Way and is considered by local people to provide some of the best views along the entire route. The preservation of green spaces and wooded hillsides is key to retaining the town's attractive vistas.

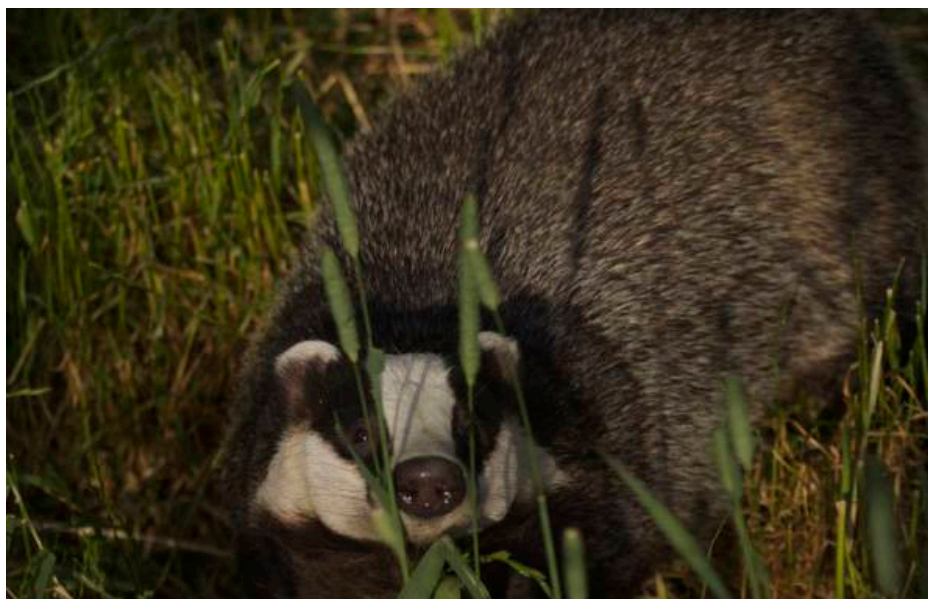
Preserving the green spaces within the town is also important, whether informal or designated play areas. There is national recognition that green spaces enhance well-being and are beneficial to health (*Environment & Green Spaces Report; p5*).

## Environment & Sustainability theme

Objectives	Planning Policy	Project (see section 6)
Protect Wildlife and Biodiversity	ES1	Project K
Protect and create green infrastructure corridors that can support the movement of wildlife across Dursley		Project K



## The Dursley Environment and Landscape





# Environment and Sustainability

The *Dursley Landscape Character Assessment* 2015, together with the *Environment & Green Spaces Report* 2014 and the *Biodiversity & Wildlife Report* 2014 evidence the rich wildlife within the within the Neighbourhood Plan area. While there are strong protective policies within the Stroud Local Plan, there is an opportunity to highlight the existing green links through the town, and protect the surrounding countryside.

The *Dursley NDP Report on Wildlife and Biodiversity* further identifies green infrastructure connectivity of significance within Dursley and has informed the mapping of the Green Infrastructure corridors.

Gloucestershire Wildlife Trust has provided mapping to support this new local Green Infrastructure project, which is based on a synthesis of local environmental evidence (**Figure 6**).

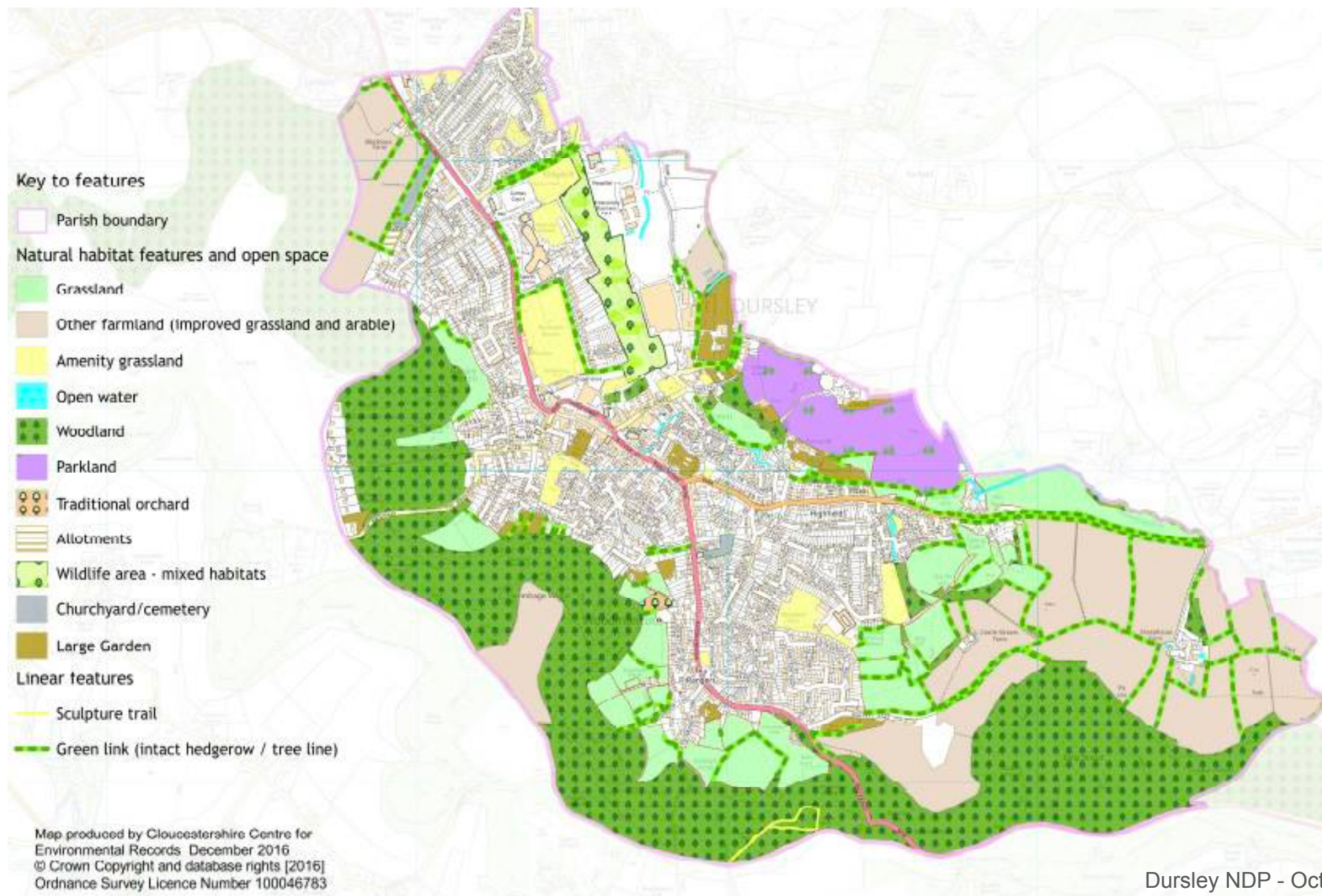
The Littlecombe Masterplan includes green infrastructure corridors that link from the town into the wider countryside. These should be retained and enhanced in the future (see **Figure 7**).





# Environment and Sustainability

Figure 6: Dursley Green Infrastructure Map



# Environment and Sustainability

5/10/16



**Notes:**  
To be read in conjunction with relevant consultants drawings.

**Revisions:**  
A 1.1 31.07.2014  
Zone K2 extra area facility layouts added.  
B 1.1 09.12.2014  
Landscape updated to include comments.  
C 1.1 12.01.2015  
Landscape updated to include comments.  
F 1.1 09.02.2015  
Landscape updated to include comments.  
K1 1.1 09.02.2015  
Minor increase to application boundary. K2 unit no.'s amended to 58 no.  
G 1.1 12.02.2015  
Zone K1 layout boundary updated. Additional reference added.



**Tree Condition Key**  
● high quality/ value  
● moderate quality/ value  
● low quality/ value  
● little/ no value

**Accommodation Schedule**  
Zone A1 + A2  
74no. dwellings  
Zone B  
Zone C  
183no. dwellings  
Zone F  
17no. dwellings  
Zone K1  
94no. dwellings  
Zone K2  
58no. dwellings  
Total: 426no.



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Dursley, Littlecombe

Indicative Masterplan

Drawing status: PLANNING  
CAD reference: 7101-007/004b  
Drawn: 1.1  
Team: L.Y.  
Date: 07.2014  
Scale: 1:1500 at A1

Project no: 7101-007 Dwg no: P 004 Rev: G

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Figure 7: St Modwen Development Masterplan for Littlecombe (2016) highlighting the key role of Green Infrastructure within the most recent phase of Dursley's development



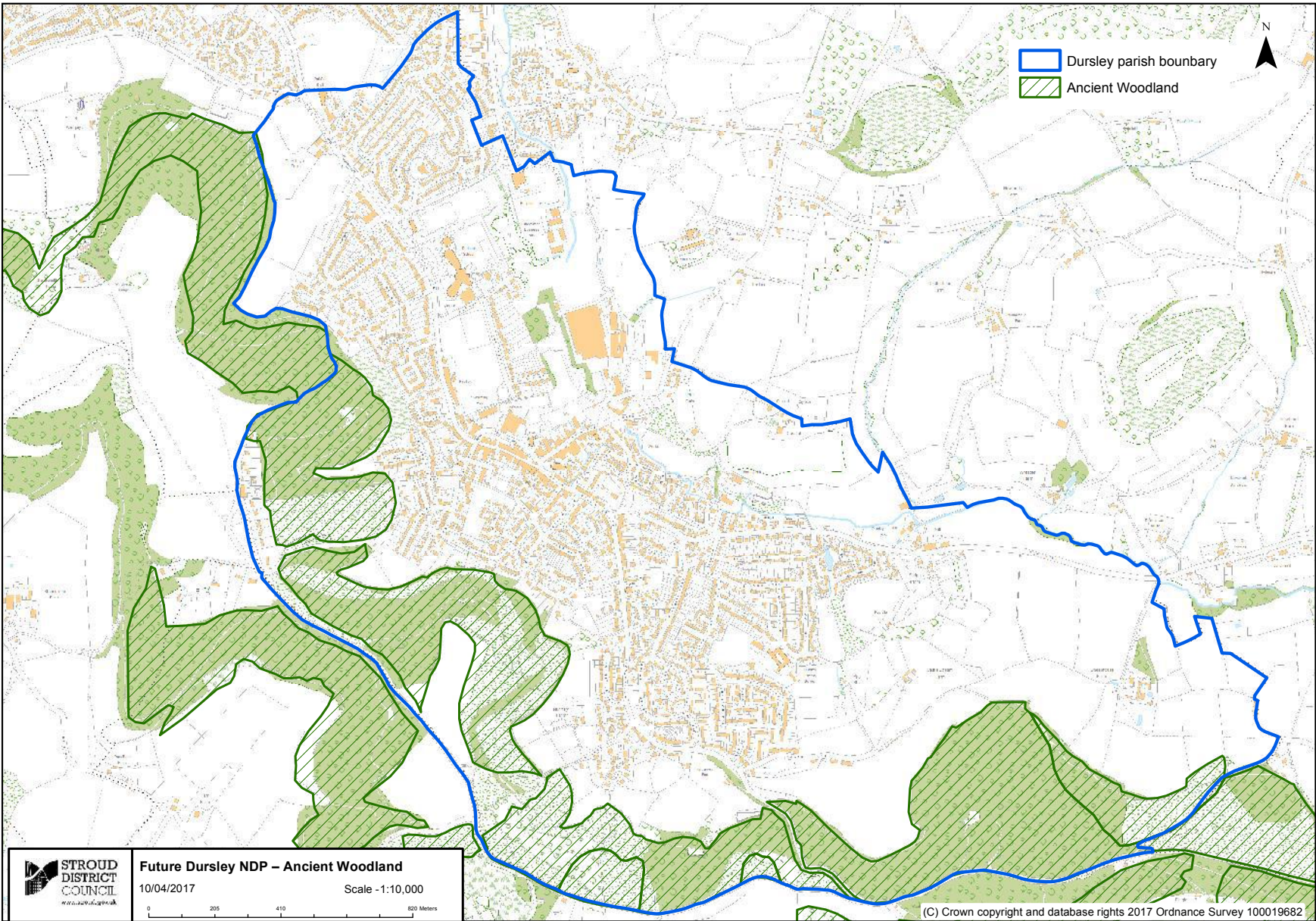


Figure 8: Dursley’s Ancient Woodlands

## Planning Policy ES1: Ancient Woodlands

Development resulting in loss or deterioration of irreplaceable habitats including Dursley's Ancient Woodlands (as shown in Figure 8) and aged or veteran trees found outside ancient woodland, will not be supported, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

### Explanation

The Ancient Woodlands that surround Dursley are an important part of the character of the town and they provide a stunning wooded backdrop and access to woodland walks.

Although there is existing Stroud Local Plan protection in policy ES8 Trees, Hedgerows and Woodland, this policy adds local emphasis and supplements Stroud's policy. The policy reflects national planning policy wording in para 175 of the National Planning Policy Framework.

The extent of the ancient woodland is shown in Figure 8, which highlights how the woodlands frame the settlement to the south and west.

## Policy ES2: Key Views and Landscape

Planning applications proposing development which is of a scale that could impact on the surrounding landscape should demonstrate how the proposal enhances and protects the Cotswold Area of Outstanding Natural Beauty.

Development should respond sensitively to the key views and landscape character of Dursley, as identified in the Dursley Landscape Character Assessment, as summarised in Figure 9.

Views to the surrounding hills, from the town and roads, key landmarks and focal buildings should be retained.

Views to the wooded and grassed slopes and distinctive hills surrounding the town should be retained.

### Explanation

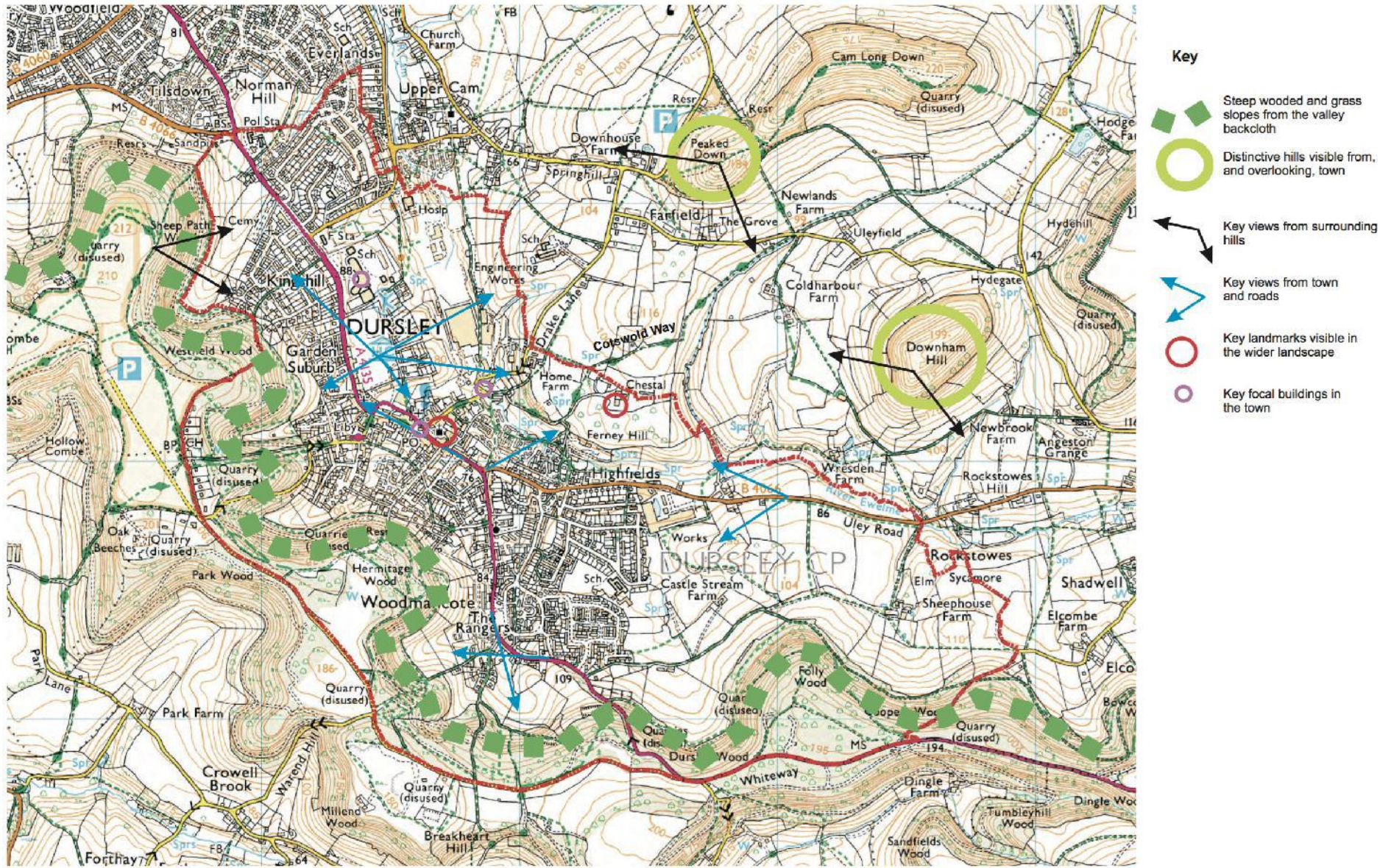
The landscape setting and views are an important part of the character and charm of Dursley. The Plan aims to protect the high quality views and landscape character of the Town.

This policy draws on the detailed *Dursley Landscape Character Assessment 2015* completed as evidence to the Neighbourhood Plan. It is at a more detailed resolution than evidence completed for Stroud District Council. This policy will ensure that the visual impact of development proposals on views and landscape character is fully considered in the planning process.

This is particularly significant as much of Dursley is surrounded by the nationally designated Cotswolds Area of Outstanding Natural Beauty (see Figure 10).



Figure 9: Dursley Landscape Character Assessment (2015). Extract Identifying Important Landscape Features and Key Views



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**Figure 5**  
Key landscape features and views



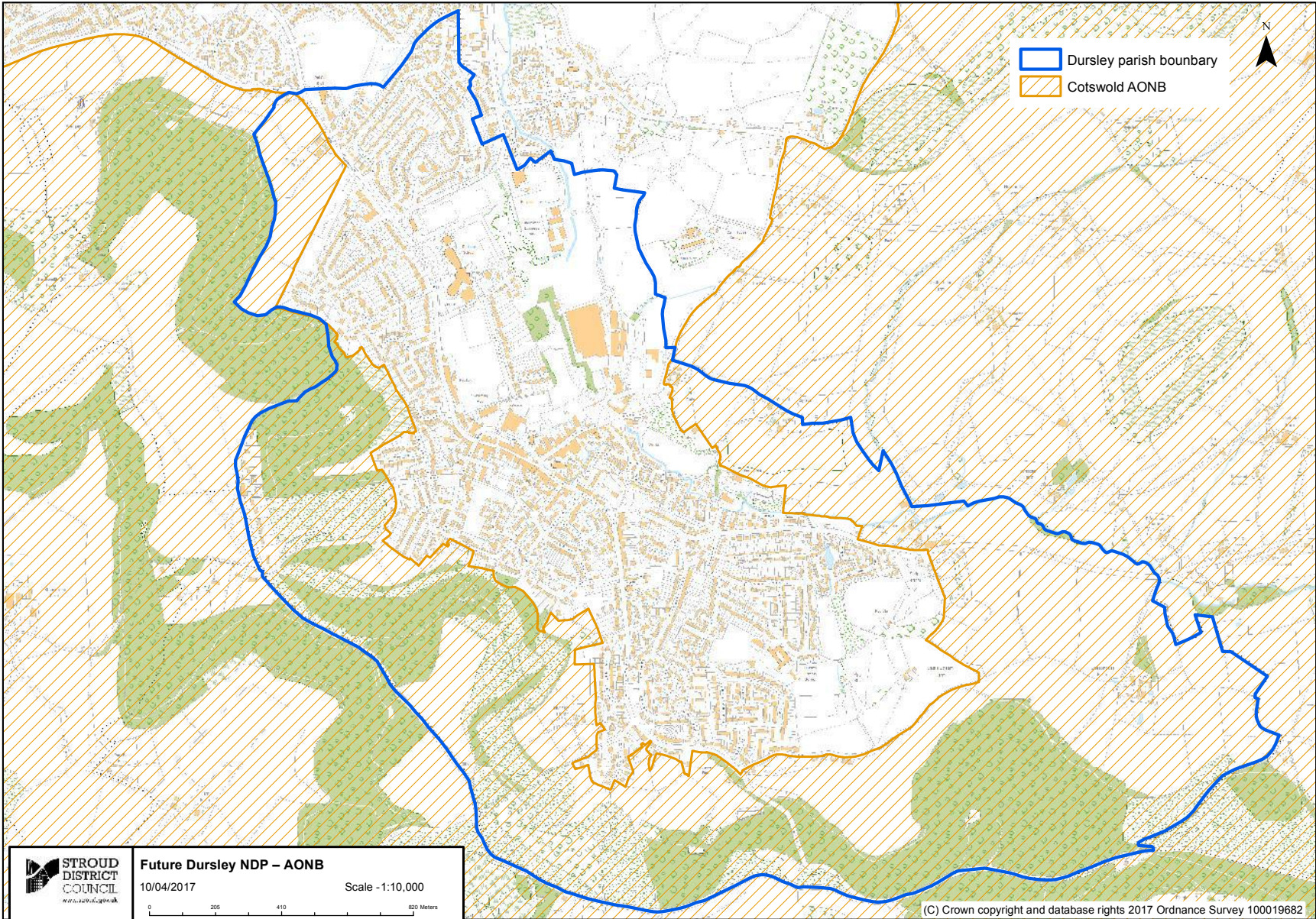


Figure 10: Dursley Area of Outstanding Natural Beauty and Parish Boundary

Dursley's housing reflects its past history. There are over fifty listed buildings in and around the town centre dating from the 17th, 18th and 19th centuries, although settlement has existed since the medieval period.

The significant rise in industrialization throughout the 19th and 20th centuries saw an expansion in housing stock common in style to the period of build with a notable rise in 1930s style housing both detached, semi-detached and terrace. Each subsequent decade is reflected in the architecture of the town right up to the present day. Modern co-exists with old, however the height of buildings does not as a rule exceed three stories in order to preserve the landscape character of the town.

With the withdrawal of three major industrial employers the extensive sites have been used for housing. This has led to an influx of newcomers to the town from surrounding cities of Bristol, Bath,

Gloucester and Cheltenham, largely due to the affordability of properties, the scenic setting of the town and the establishment of rail transport links to these major employment providing centres.

In common with national trends, there is a perceived demand for affordable family housing stock whether privately owned or rented (*GRCC Dursley Housing Report, 2015*). Over the past decade Dursley has seen a rise in house building with the provision of about a thousand new homes as industrial sites have been reconfigured.

Due to the town's landscape constraints it is unlikely that further large scale development will be possible, however, the development of sites within the settlement boundary will still be open to consideration.  
- such as those identified in the NDP development strategy as potential areas for enhancement.

## Housing theme

Objectives	Planning Policy	Project (see section 6)
Support a range of housing to maintain our mixed community (single, starter homes, growing families and life-time homes including affordable housing)	H1	n/a
	H2	n/a
Identify suitable opportunities which would support a range of housing (including self-build, affordable housing and housing for older people)		



# Housing

Some examples of Dursley's housing



## Planning Policy H1: Housing Development

The Neighbourhood Plan supports the development of a range of housing to maintain and meet the future needs of Dursley's diverse community.

The Neighbourhood Plan supports the development of sites within the settlement boundary as defined in the Dursley Development Strategy, where:

- i. Development has regard to the character and quality of the surrounding townscape; and
- ii. New development reflects the form, pattern and grain of the existing development which contributes positively to the character of the town or otherwise high quality design which enhances local character.

## Explanation

The Housing need for Dursley is being met by a combination of large scale development (Littlecombe) and a range of smaller infill and brownfield sites within the settlement boundary, as summarised in the Development Strategy and Town Centre sections of this plan.

## Planning Policy H2: Housing Quality

Planning Applications that will deliver housing that achieves high qualities of design performance including Secure By Design Standards and high standards of energy efficiency and sustainable construction will be particularly supported and encouraged.

## Explanation

Dursley Town Council will continue to work with applicants to ensure high quality development is supported. The provision of high quality housing, that supports a mixed community in terms of tenure, and age profile is a key aim of the Plan.

Innovative models of housing such as starter homes, community land trusts and self-build are some of the methods of delivery that the Neighbourhood Plan would like to support, while always ensuring that design quality is high.

In addition adequate parking spaces for new housing is a common concern for local people.



The economic focus of Dursley has changed significantly in recent years, as established manufacturing companies have withdrawn from the town and agricultural activity has reduced.

The accompanying reduction in local skilled employment opportunities within the town has contributed to the demise of shops and businesses that were dependent on local support.

Nonetheless, Dursley has been fortunate to retain a small number of local traders which co-exist with the recently-established supermarket.

The town also hosts several specialist shops which although carrying out the majority of their trade through the internet also attract visitors to the town. A variety of small businesses, many of which operate from home offices, provide local and national services associated with

manufacture and design, transport and financial services.

The NDP recognises that developing new businesses to start-up and grow, whilst ensuring that established local businesses are able to thrive, is one of the key measures to help restore a healthy local economy.

A combination of policies and projects is proposed to support the Local Economy. Evidence for these policies is provided in the *Dursley Neighbourhood Plan Economic Development Analysis* (2016).

It is noted that in some cases permitted development rights will mean that planning permission is not always required, for change of use, however it is intended that the policies will be applied where a planning application is needed.

## Economy theme

Economy Objectives	Planning Policy	Project (see section 6)
Support the Local Economy	E1	n/a
Encourage New Start-Up Businesses	E2	A
Retain town centre retail offer and provision	E3	n/a
Support change of use from existing properties to hotel and guesthouses	E4	n/a
Support local tourism and a new Tourist Information Centre	E4	B
Safeguard existing employment sites and support viable mixed use development	n/a	C

## Planning Policy E1: Safeguarding Employment Sites

Changes of use of existing business premises away from employment activity will be supported where:

- i. it can be demonstrated that the existing use is no longer economically viable i.e. that the site has been appropriately marketed at a reasonable price for at least one year for that or any other suitable employment or service trade use; or
- ii. The site is allocated as part of a mixed use development.

## Explanation

Dursley has experienced significant reductions in the level of employment over the last five years, and has also seen a reduction in the total number of businesses, with manufacturing and education seeing the most dramatic losses.

There is a range of economic development policies contained in the Stroud local plan, the most directly relevant is DP EI1 – Key Employment sites. This states that “key employment sites listed will be retained for B Class Uses. Redevelopment for alternative uses or changes of use from employment use will not be permitted on these sites.” EK6 Littlecombe business park is identified as a key site, and is granted a great degree of protection from changes of use to non ‘B’ class uses (office, light industrial, industrial and warehouse and storage).’

## Planning Policy E2: Encourage Start up and New Businesses

The provision of local employment, the expansion of Dursley’s small employers and the establishment of new start-up businesses will be supported in principle, subject to an assessment of the impact of the proposals on:

- i. residential amenity; and
- ii. the transport network and parking conditions; and
- iii. biodiversity and the environment.

Proposals will be expected to be supported by proportionate and appropriate information to enable an assessment of these impacts to be undertaken.



# Economy

## Some of Dursley's businesses



## Explanation

Local economic development policy at the Local Enterprise Partnership level recognises the need to focus on business growth with the 'Growth Hub' service and the Stroud District jobs and growth plan providing a further recognition for the need to focus on new business start up and the growth of existing companies.

Small businesses are the most significant sector within Dursley. Enabling their creation and expansion builds upon the economic trend evidence.

The focus on manufacturing, retail and tourism reflects community feedback and local economic analysis.

The *Dursley Neighbourhood Development Plan Economic Development Analysis 2016* is included in the NDP evidence base.

## Planning Policy E3: Town Centre

Proposals which seeks to maintain and enhance the vitality and viability of Dursley Town Centre, as shown on Figure 6, will be supported. As will proposals that support the existing range of uses and new uses such as local markets.

Development that widens the range of existing town centre uses including encouraging convenient and accessible shopping, services and employment facilities to meet the day to day needs to residents will be seen favourably.

## Explanation

This policy reflects and reinforces Stroud Local Plan Policy.

Dursley's function as a local centre and the importance of its retail offer is recognised with the following Stroud Local Plan policies:

CP12. A. Town centre retail uses will be allocated through a hierarchy where Stroud is the 'primary' town centre and will be given priority and Dursley is considered to be an 'other' town centre and will be considered secondarily after Stroud.

CP12.C .Provides policy for the provision of local centres that are not in easy walking distance of existing shops and services, but will need to be appropriate to the site so as not to draw away from existing provision.

CP12.D. 'Other' retail uses which include leisure, cultural and tourists uses will again be

considered in the hierarchy below Stroud as long as they:

- are of a scale and nature that is appropriate to the size and function of the centre and
- would not lead to unsustainable trip generation from outside their catchments.



## Planning Policy E4: Visitor Accommodation

Proposals to convert existing properties in Dursley to hotel/ guesthouse accommodation will be supported where the use and any associated development causes no adverse impact on existing residential amenity.

### Explanation

This policy seeks to support the growth of tourism in Dursley, and the benefits to the local economy that this would bring.

Additional visitor accommodation would support the tourism and leisure industry and encourage visitors to stay longer. There is no readily available site for a hotel, so smaller scale hotels and guesthouses are encouraged in its place.



# Character & Design

A traditional and historic market town, Dursley features much 20th century development which has not always contributed positively to the town.

Dursley has a wide range of building styles from recognisably medieval to very modern. Each stage of the town’s growth is represented by the development of new styles to meet the evolving needs of residents. The photographs in the Neighbourhood Plan show changes in building character through the ages.

A variety of building materials has been used, the most common being locally quarried limestone and red brick, probably sourced from the works in Stonehouse, a few miles away. Render has been used as well as timber as an external design feature.

There are modest terraces of small cottages that front directly on to the street and other larger dwellings with altogether grander facades from the 18th century. Above street level in the town centre, there are interesting first floor windows and roof lines.

More recent developments have had a mixed reception from Dursley residents: the blocks of red brick apartments on Lister Road have not found approval, while the range of styles, sizes and materials on the old factory site on Uley Road are widely admired (*Dursley NDP Consultation Report 2018*).

The modern, glass fronted library has split opinion showing that while some residents are naturally conservative in their tastes, others will embrace innovation.

## Design theme

Economy Objectives	Planning Policy	Project (see section 6)
Ensure that the design of new developments and re-developments reflects and fits the distinctive character of Dursley.	D1	I/J





# Character & Design

## Characteristics of Dursley's Built and Natural Environment



*Photo: View of Area 2A beneath the woodland from Parsonage Street*

## Planning Policy D1: Character and Design

New development and re-development within Dursley should reflect the positive characteristics of the place and must be locally distinctive.

Within each of the Dursley Landscape and Town Character Areas identified - shown in Figure 11 - planning applications should respond to positive characteristics described in the local evidence.

Within Dursley Town Centre development should respond to the positive characteristics of the Town Centre Character Areas - shown in Figure 5.

Development should protect and enhance Dursley's historic assets including the Town Centre and Woodmancote Conservation Areas, Listed Buildings and the Scheduled Ancient Monument (as shown in Figure 12).

## Explanation

Dursley Town Council has undertaken character assessment work in the form of the *Dursley Landscape Character Assessment, 2015* and the *Dursley Urban Design Framework, 2007*, the latter being supported by Stroud District Council. Once made, the NDP policies will be supported by an evidence base.

The *Dursley Urban Design Framework, 2007* established 8 character areas in the Town Centre, outlining the key traits and attributes of these areas and proposing areas for improvement in terms of development opportunities and public realm enhancements.

The *Dursley Landscape Character Assessment 2015*, includes both a settlement characterisation and a more in depth landscape character assessment. It follows a landscape sensitivity approach,

highlighting areas unlikely to be suitable for development and describing the landscape characteristics of each area. It adds additional detail to the broad landscape characterisation undertaken by Stroud District Council.



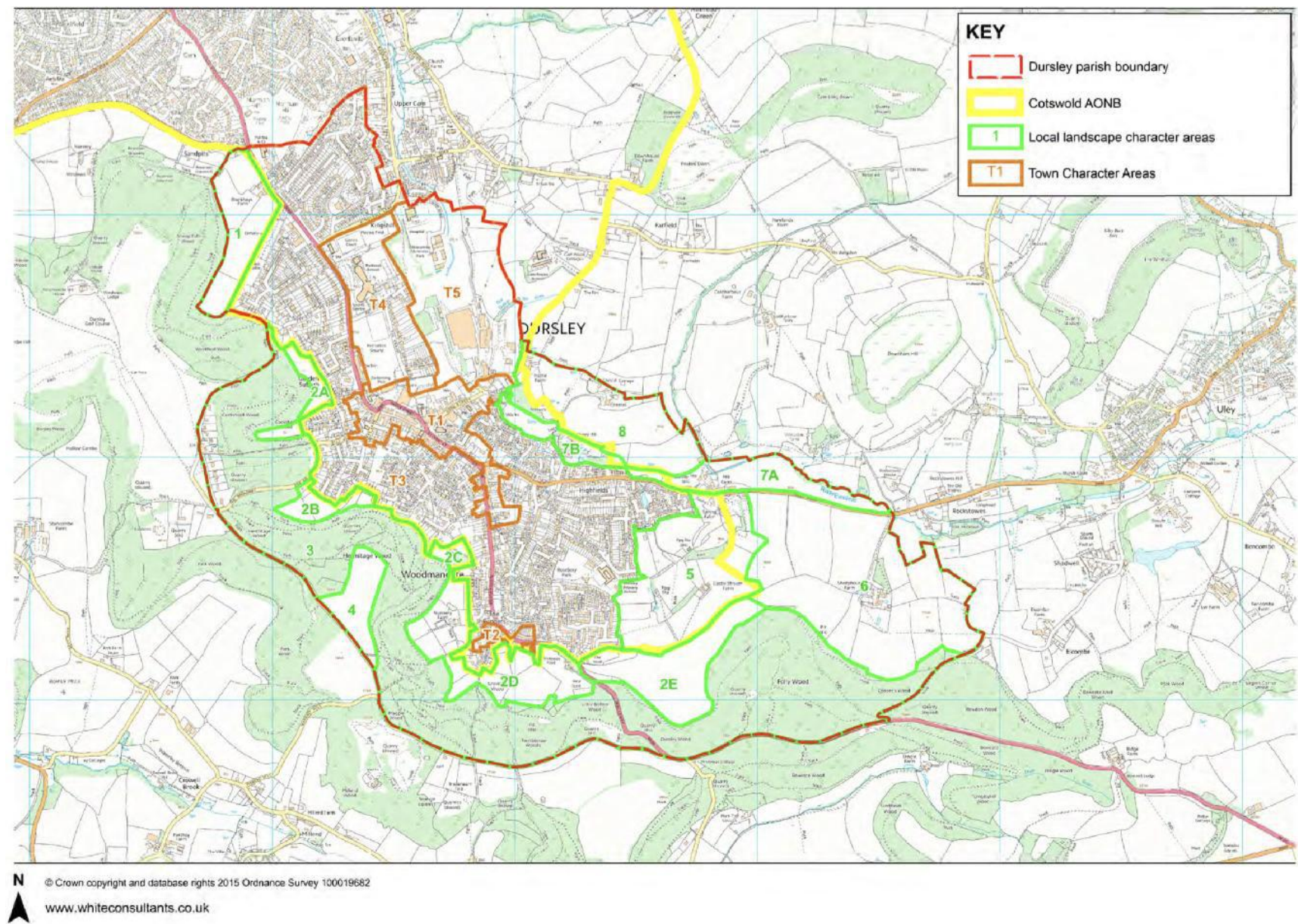


Figure 11: Dursley Local Landscape Character Areas



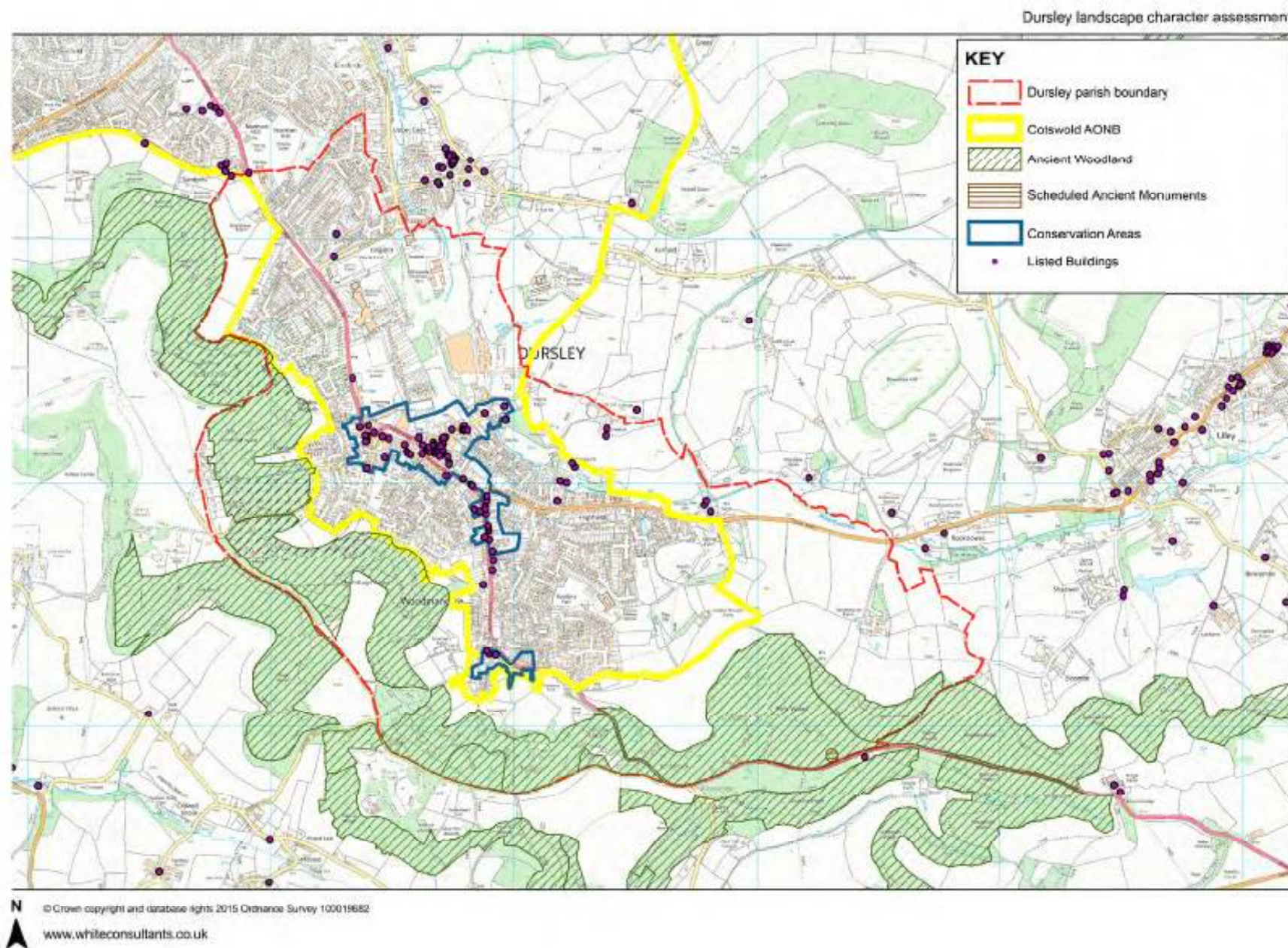


Figure 12: Historic Assets in Dursley



# Services and Facilities

Dursley has an excellent range of community facilities and services. The local population and surrounding villages have access to a good choice of health, leisure and well-being amenities in the town.

Residents are provided with services they may need at all stages of life. A children's centre offers pre-school childcare and is situated on the same large site as the town's primary school. Secondary education, up to the age of 18, is delivered to students at the recently built secondary school.

Health and medical services are available at the Doctors Surgery (which incorporates two practices) and the Vale Community Hospital which opened in 2011. A library, swimming pool and new gym and dance studio contribute to the well-being of the local community.

Further valuable services are available to residents due to the substantial contribution

from volunteers who run toddler groups, a family café, lunch clubs, the day centre and other local clubs. Many of these are run from the numerous public meeting spaces in Dursley, some of which are under-used and others would benefit from being upgraded.

A survey of different types of outdoor play spaces within the Parish revealed that the provision of play spaces is insufficient for the population size, with the overall play space provision being 30% lower than the national guideline requirement (*Dursley Outdoor Play Space Survey – Revised September 2016*).

Comments made by residents during consultation on the NDP have confirmed that residents are appreciative of the wealth of local services and facilities. They would like to ensure that these continue to meet the future needs for Dursley's growing population (*NDP Consultation Report*).

## Community Facilities

Objectives	Planning Policy	Project (see section 6)
Increase the provision of green space including allotments	n/a	D
Improve and protect the existing community facilities and assets	SF1	n/a
Protect local green spaces within Dursley from development.	SF2	n/a

## Planning Policy SF1: Community Facilities

Development which involves the loss of the following community facilities (also identified in Figure 13) will not be supported unless, the criteria below are satisfied:

- i. there is no prospect of continued community use (which is evidenced; and
- ii. there are adequate similar use facilities within Dursley or adjoining areas which cater for the needs of the local population and they are accessible by walking or cycling (within 800m); and
- iii. the current or previous use is no longer viable demonstrated by audited financial and marketing evidence over an agreed reasonable period.

### Community Facilities:

1. Allotments behind Dursley Cemetery

2. Library, May Lane  
 3. Archway Dental Practice Parsonage Lane  
 4. Castlegate Dental Practice Parsonage Lane  
 5. Walnut Medical Practice, May Lane  
 6. Acorn Medical Practice, May Lane  
 7. The Vale Community Hospital  
 8. Chantry Centre, Long Street  
 9. Kingshill House, Kingshill Lane  
 10. Town Hall, Market Place  
 11. Community Centre, Rednock Drive  
 12. Methodist Church Rooms, Castle Street  
 13. The Vibe Youth Centre, Parsonage Street  
 14. The Tabernacle Church, Parsonage Street  
 15. Acacia Drive Play Park  
 16. Maple Close Play Area  
 17. The Mill Ponds Play Area, Riversmill  
 18. Jehovah's Witness, Kingshill Road  
 19. Dursley Tabernacle United Reform Church, Parsonage St - Dominic's Presbytery Catholic

20. Dominic's Presbytery Catholic Church, Jubilee Road Dursley  
 21. Methodist Church, Castle Street  
 22. St James the Great C of E Church, Silver Street  
 23. St Marks C of E Church, Woodmancote  
 24. Dursley Police Station, Kingshill Road  
 25. Dursley Academy Primary School  
 26. Rednock Secondary School  
 27. Post Office, Parsonage Street  
 28. Dursley Sports Centre Rednock Drive  
 29. The Pulse, Gym, Pool and Studio  
 30. Kingshill Cemetery



## Explanation

While the Stroud Local Plan includes policies to protect community facilities it does not specify what these are within Dursley. This policy supplements the Stroud Local Plan by identifying the key local facilities and services. In practice there are sometimes permitted development rights that allow changes of use without planning permission, however, this policy applies where planning permission is needed.

Parish Plan responses in 2012 provides evidence of the importance of retaining a good range of services and facilities to local residents. This research also identified that access to facilities and services in Dursley is good, above County average (*Dursley Facilities and Services Research, 2014; Dursley Infrastructure Information Report, 2014*).

**Figure 14** highlights outdoor play space protected by the Stroud Local Plan.





# Services and Facilities

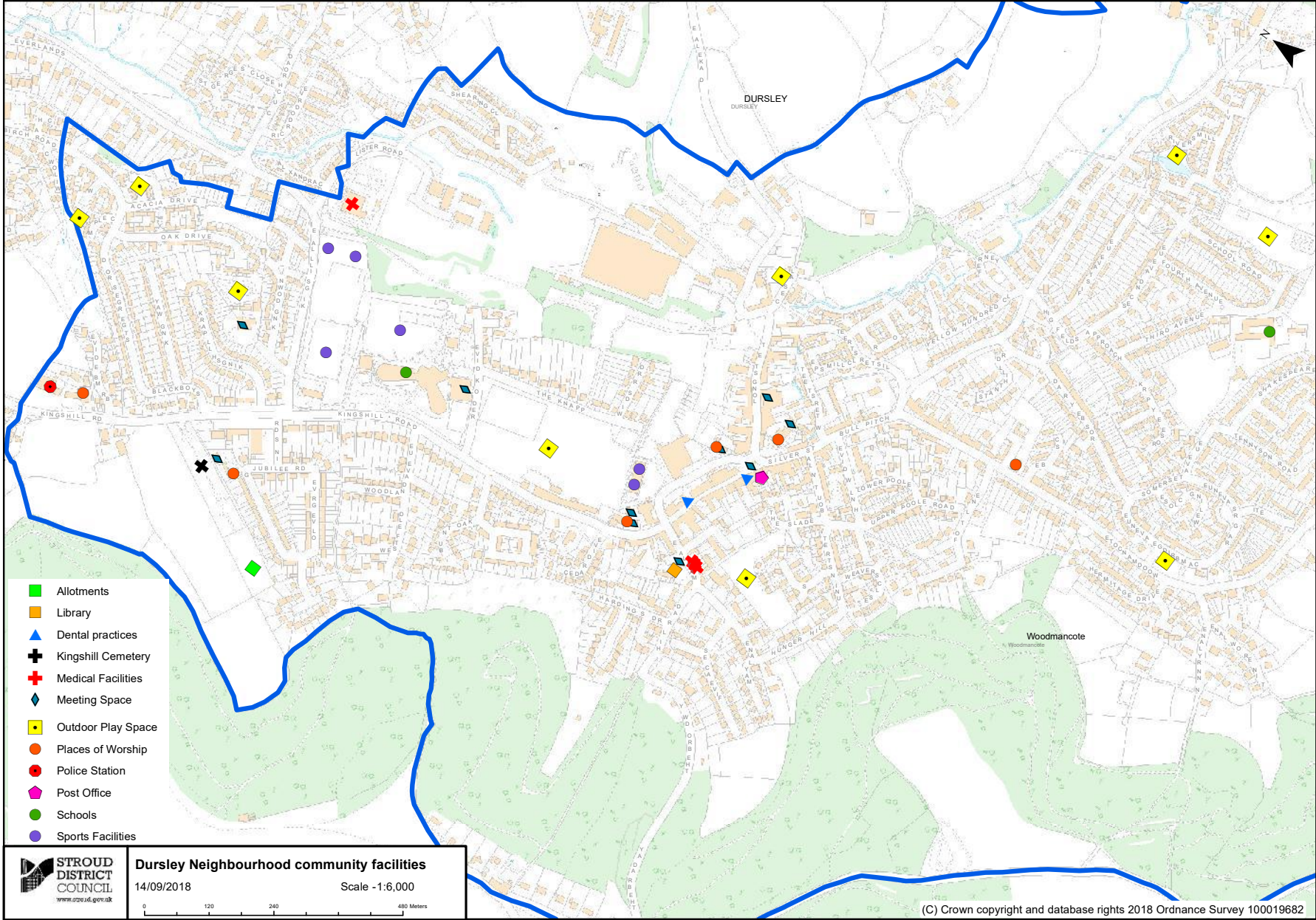


Figure 13: Community Facilities in Dursley



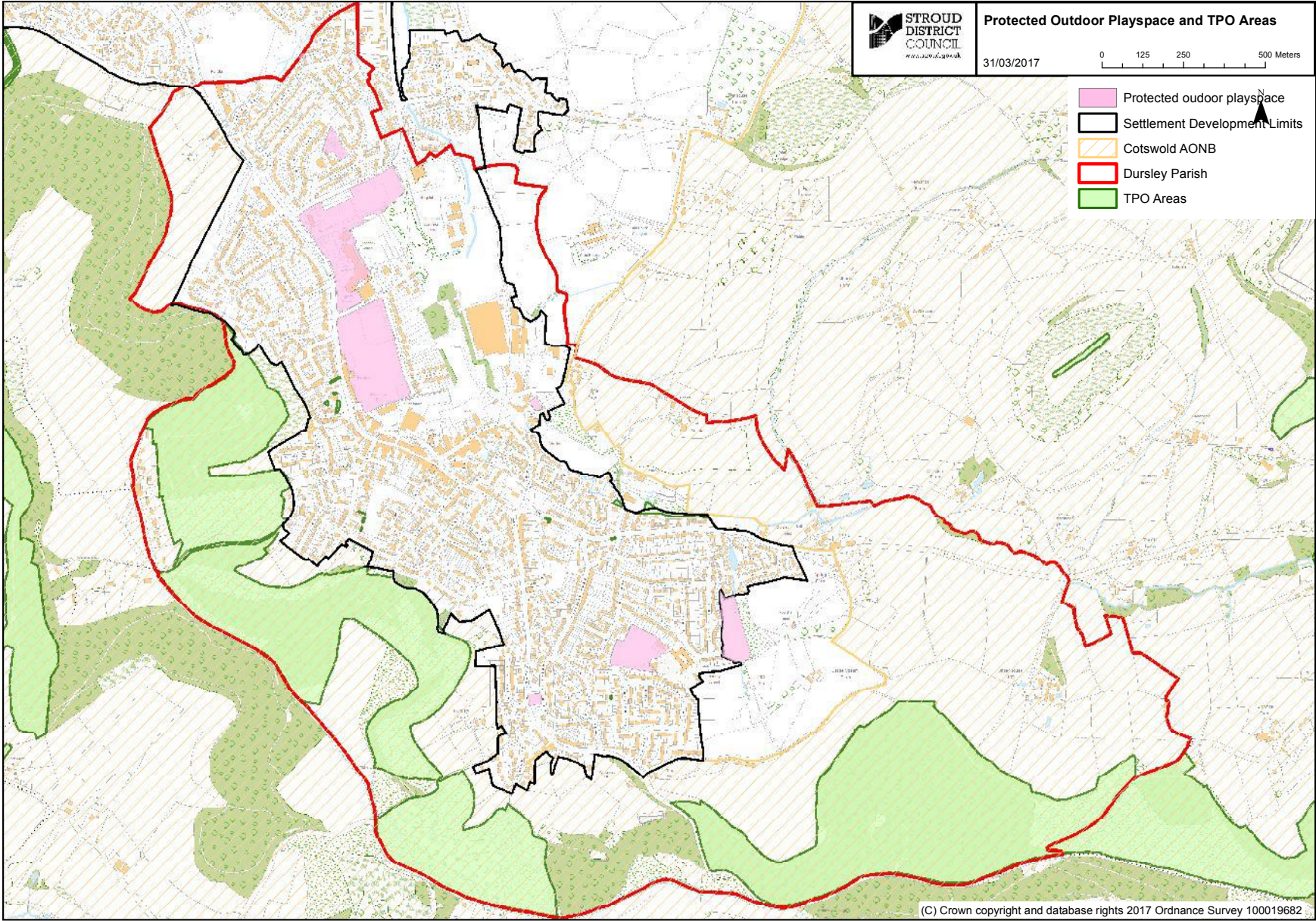


Figure 14: Protected Outdoor Playspace (Stroud Local Plan) and Protected Trees





## Planning Policy SF2: Local Green Space Designations

The Plan proposes that the local green spaces, as shown on Figure 15, and listed below, be designated in accordance with the provisions of Paragraph 100 of the National Planning Policy Framework.

1. Kingshill House Play Park
2. Highfields Play Park and Field
3. Cambridge Avenue Play Area
4. Land off Hardings Drive
5. Union Street Green
6. Holywell Orchard

## Explanation

Neighbourhood Plans can designate Local Green Spaces that are demonstrably special to the community, to protect them from development in line with paragraph 100 of the National Planning Policy Framework.

This designation protects these green spaces for the long term, and development on these is then possible only in exceptional circumstances.

The *Dursley Infrastructure Information Report, 2014* includes resident survey results that highlight the importance of local green spaces to the community. *Stroud District Outdoor Play Space Study 2013*, demonstrates the under supply of green space in Dursley, which emphasises the importance of retaining green spaces within the town.

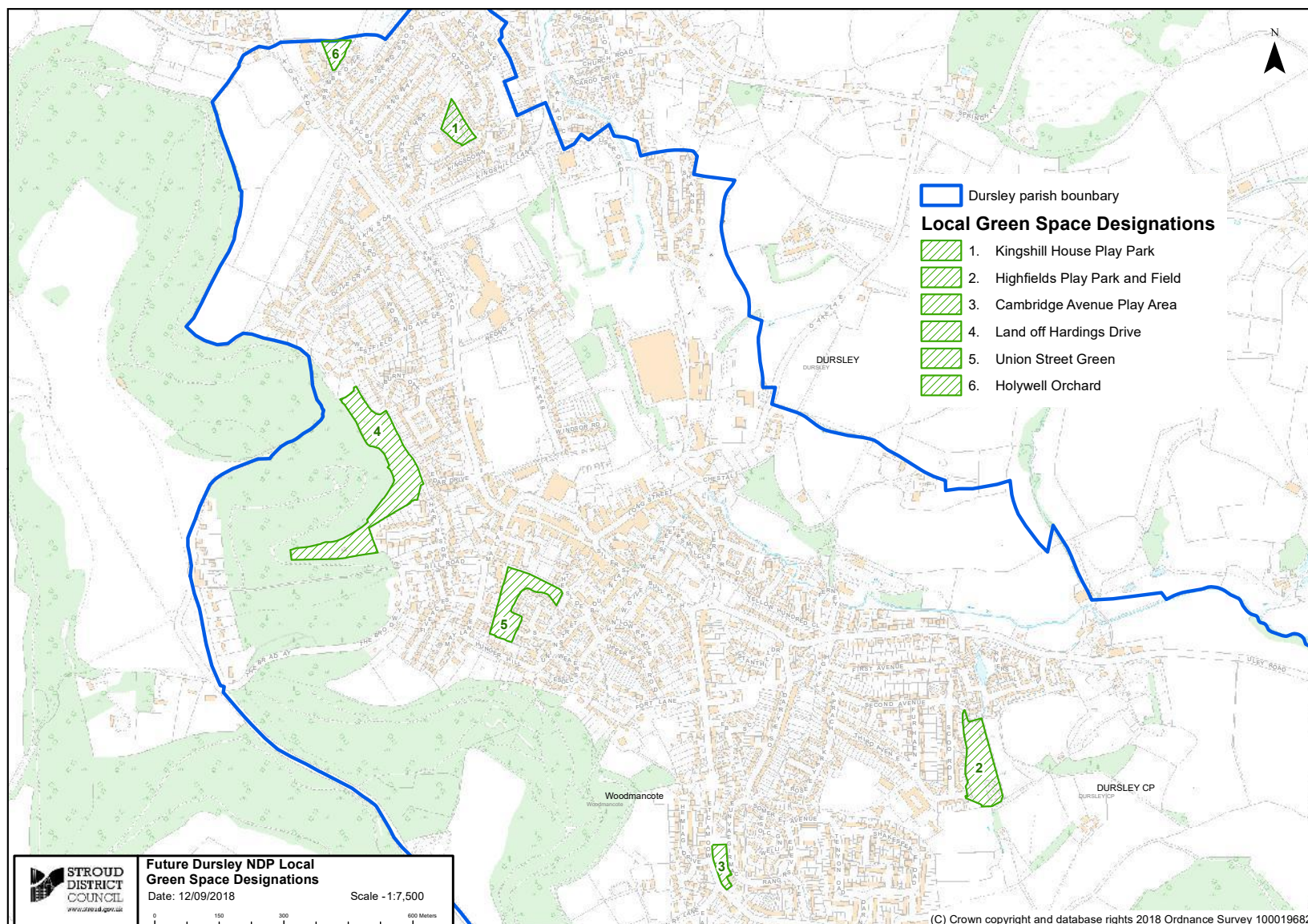
The *Environment & Green Spaces Report 2014*, includes a photos of each of the green spaces within Dursley and outlines their size and dimensions.

For each of the Local Green Spaces landowners have been notified and a proforma has been completed to demonstrate that each of the green spaces meets the national planning requirements and is eligible for designation.

A small number of Local Green Spaces are proposed, noting that this designation cannot be used as a blanket protection for green spaces and that the designation is not suitable for most green spaces, as confirmed in national policy.

A *Local Green Space Designation Evidence Report 2017*, has been prepared to support the proposed designation of local green spaces.





**Figure 15: Proposed Local Green Space Designations in Dursley**

# Traffic and Transport

Policies and projects in Dursley's Neighbourhood Development Plan will work to make it easier for residents, businesses and visitors to move around Dursley, whether by car, public transport, cycle or on foot.

Dursley is growing in population and the marked increase in usage at the Cam & Dursley Rail Station reflects this. Rail patronage increased by nearly 30% between 2009 and 2014 (*Cam and Dursley Station Travel Survey Reporting and Recommendations - Final Report, 2015*). Many of these users are travelling to work or education. This reflects the changing demographic of Dursley's residents who now increasingly commute out of the town for work.

Dursley's town centre is thriving with independent shops as well as national stores. The town has an effectively pedestrianised high street and acceptable walking

routes into the town centre, but there is room for improvement, especially along the narrow pavements of Silver Street. Key transport issues for Dursley are: the lack of an integrated bus service to meet trains; lack of parking in the town centre and at the train station; decreased bus provision and a need to improve cycling routes (e.g. the Greenway), as well as safer routes for pedestrians.

The implementation of transport projects will require working closely with Cam Parish Council, as well as Stroud District Council, Gloucestershire County Council and local community groups.

## Traffic and Transport theme

Traffic and Transport Objectives	Planning Policy	Project (see section 6)
Improve public transport	n/a	H
Improve Town Centre car parking (short and long-stay)	T1	n/a
Improve traffic management	n/a	E
Improve connections for cyclists and pedestrians	T2	G
Improve cycle parking	T2	G



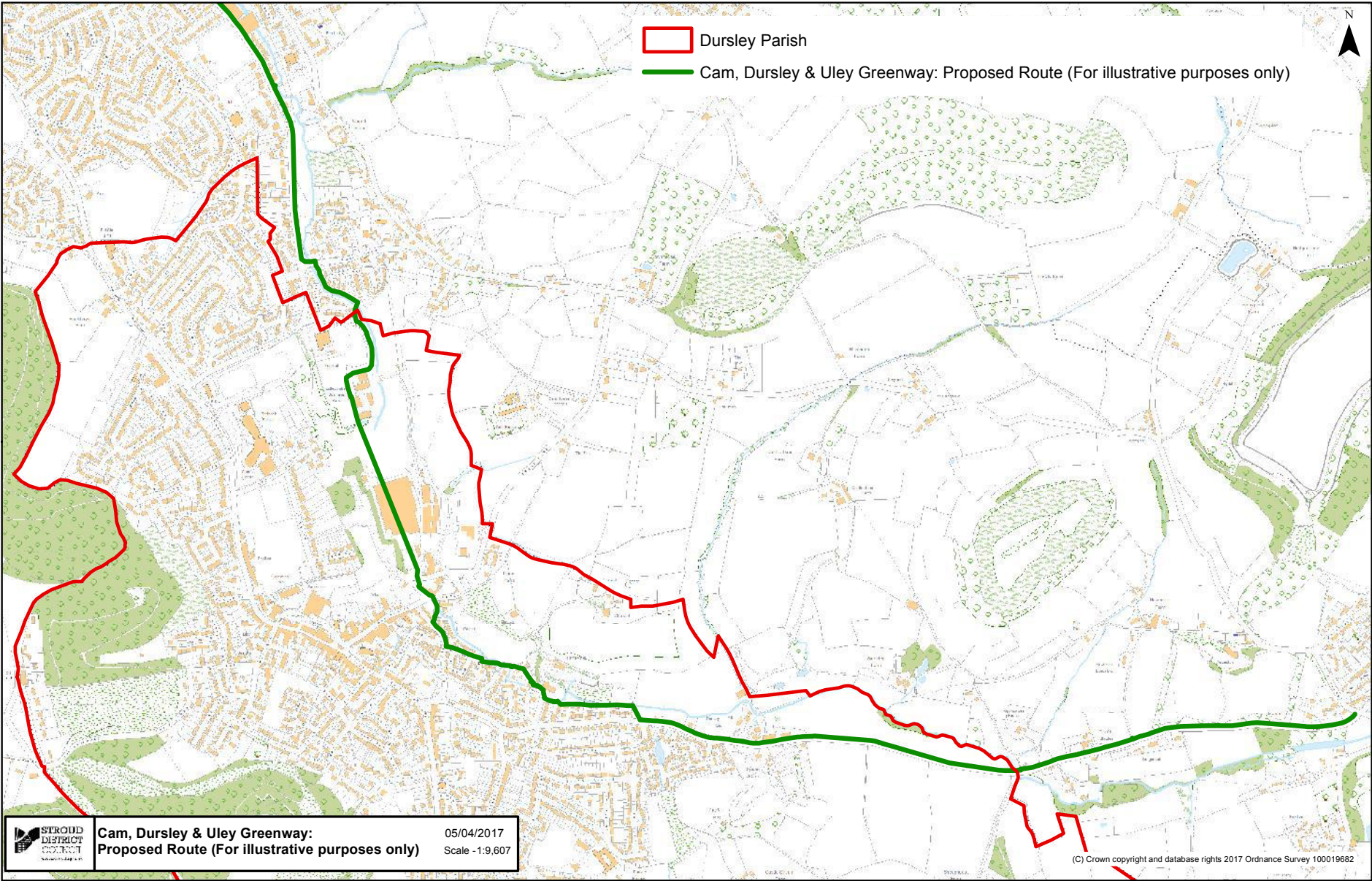


Figure 16:Dursley-Cam Greenway Route (Indicative)

## Planning Policy T1: Car Parking

Development which supports provision of car parking, especially development which provides higher levels of car parking than mandated in the Stroud Local Plan, will be supported.

Improvements to the supply and quality of short and long stay car parking to support the town centre will be supported.

### Explanation

The Neighbourhood Plan can only encourage increased provision of car parking linked to private development. National Planning Policy states that Neighbourhood Plans have no power to impose local parking provision unless there is clear and compelling justification that it is necessary to manage the local road network.

Dursley's Neighbourhood Plan supports local projects and community groups working to improve car parking, particularly in the Town Centre. The town has high level of car ownership and a vital but limited public transport network, which is rural by nature.

The plan also supports opportunities to improve the town centre car parking offer, which has been an issue raised as part of the public consultation.





# Traffic and Transport

## Policy T2: Improve Connections for Cyclists and Pedestrians

Development proposals which include, where possible, footpath and cycle links to improve access to green space, the town centre, wider countryside and Cam and Dursley train station will be supported.

### Explanation text

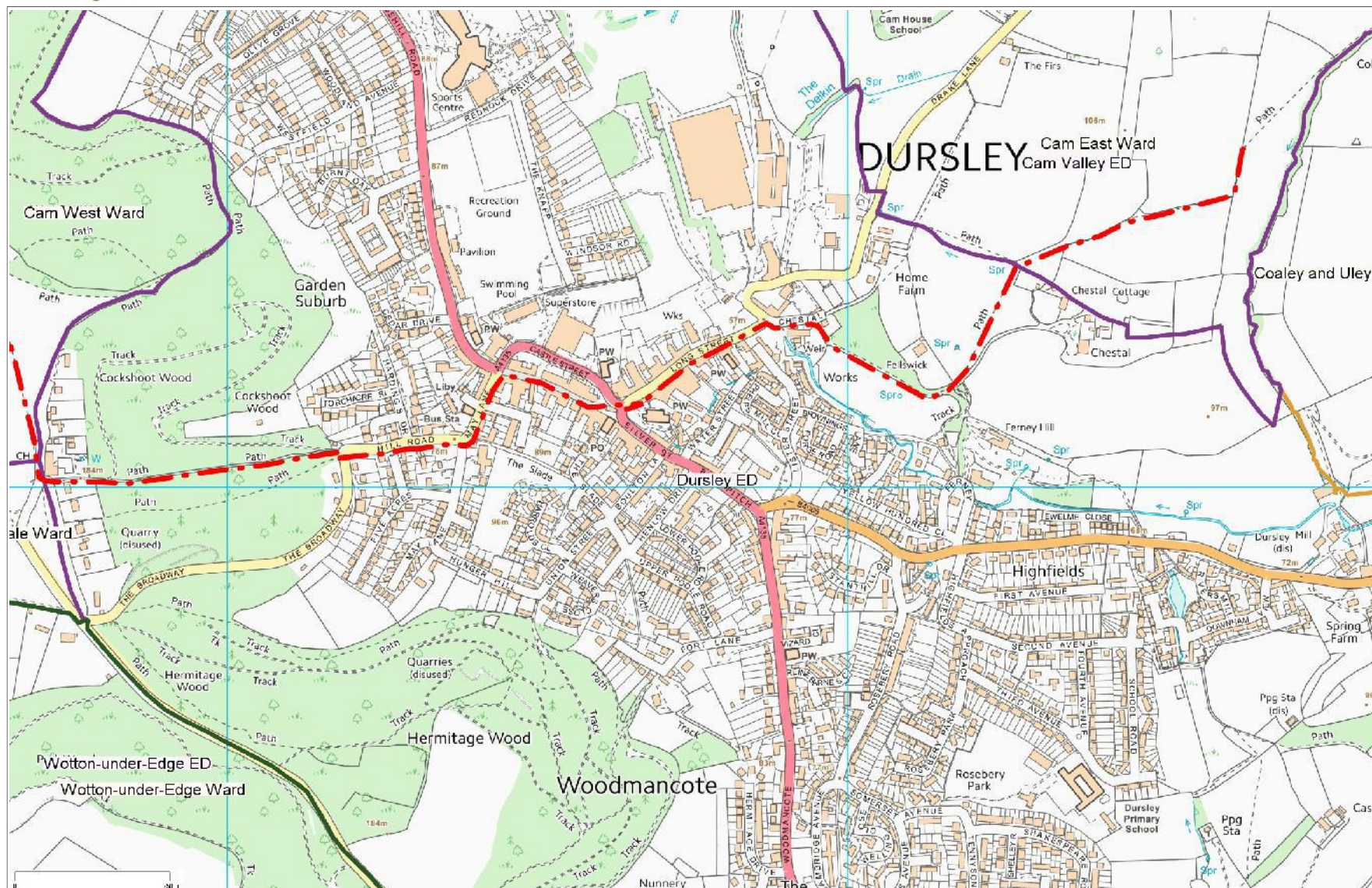
Where development proposals can include improvements for pedestrians and cyclists within the scheme or directly related to the scheme these will be sought. Improvements are not only sought to better connect to the town centre, but also to the wider countryside.

Improvements will need to be proportionate and related to the development proposal is scale and kind.





Figure 17: Cotswold Way



Date Created: 17-8-2016 | Map Centre (Easting/Northing): 375757 / 198057 | Scale: 1:8089 | © Crown copyright and database right. All rights reserved (100050612) 2016 © Contains Ordnance Survey Data : Crown copyright and database right 2016

 Cotswolds Way route



## 6. Projects



The projects defined in this Neighbourhood Plan are actions that the Neighbourhood Plan would like to achieve. They are not planning policies as they refer to issues that cannot be controlled via planning consent.

For example a number of traffic and transport projects do not require any planning consent, but require key agencies to work together to deliver improvements.

These projects are not subject to independent examination or referendum, but are included as they are important issues for the community. Their inclusion also makes the plan more holistic.

## **Project A: Encourage Start up and New Businesses**

The Town Council will also work with other agencies including the Local Enterprise Partnership Growth Hub Team and Stroud District Council to reverse losses in employment and strengthen the town's employment opportunities for local people particularly in the manufacturing, retail and leisure/tourism sectors.

## **Project B: Leisure and Tourism**

To support the development of the town's visitor economy, Dursley Town Council will:

- i. support the development of new tourist attractions, of appropriate scale and in accordance with the policies of the development plan and that have no adverse impact on the residential amenity, the existing economy or the environment.
- ii. actively work with other agencies to create a new Tourist Information Centre within the town centre.

## **Project C: Potential Projects to support the Local Economy**

Dursley Town Council will consider projects to support the Local Economy, such as:

- (i) Dursley Business Inclusive to work with both the area Federation of Small Business (FSB) and Chambers of Commerce, to develop retail support partnership. Delivering marketing campaign and events to promote the retail and tourism offer of Dursley.
- (ii) Direct marketing campaign of Growth Hub to businesses across Dursley, via Town Council website, social media and membership organisations. Potentially hosting Growth Hub officer at town council offices, providing drop in advice and guidance sessions for local business.



(iii) Link with local colleges and schools to promote apprenticeships to local businesses, via direct marketing activity and events.

(iv) Developing the local economy by encouraging business start up and growth in established businesses, working with the LEP Growth Hub team and economic development officers within Stroud District Council.

(v) Facilitate temporary uses of empty retail units, e.g. pop-up shops and art spaces.

## **Project D: Access to green space and allotments**

Dursley Town Council will actively seek to increase access to green spaces and areas for allotments and will encourage active use of land for this purpose. In addition, improvements to the quality and usability of existing green spaces for the community will be sought.

## **Project E: Improving Traffic Management**

Dursley Town Council will work together with the Highway Authority, public transport providers, community groups, local schools and developers to develop a long term sustainable strategy for improvements to the highway network and the management of traffic in and around Dursley to reduce the impact of traffic on the community.

## **Project F: Improve Public Transport**

Dursley Town Council will work together with the Highway Authority, public transport providers, local groups and developers to develop a long term sustainable strategy to:

- Encourage better access to and increased use of public transport;
- Ensure that new development takes place adjacent to the built up areas where there are good travel choices;
- Improve links within the existing built-up area for cycling and bus provision; and
- Ensure other vehicular traffic keeps to appropriate routes.

## **Project G: Improve Cycle Parking**

Dursley Town Council will work with Gloucestershire County Council, local businesses, community groups and other agencies to improve the amount and quality of secure cycle parking in Dursley. This will encourage cycling as an alternative to car use.

## **Project H: Improve Connections for Cyclists and Pedestrians**

The Town Council will work with Stroud District Council, Gloucestershire County Council and other agencies to improve green routes and connections for pedestrians and cyclists within Dursley and between the town centre, Rednock School and leisure facilities.

This could include working with the Highways Agency and Local Transport Team to include reallocating street space to cyclists.

Access to and signage for the Cotswold Way will also be supported as part of the local tourism offer.

## **Project I: Valuing our Conservation Areas**

The Town Council will work with Stroud District Council, Historic England and local residents to carry out a review of existing conservation areas - Dursley Town Centre and Woodmancote.

## **Project J: Looking After our Heritage Assets**

The Town Council will work with Stroud District Council, Historic England and local residents to create a list of non-designated heritage assets of local significance.



## **Project K: Green Infrastructure**

Dursley Town Council will work with the community to establish a Green Infrastructure Plan in order to better protect and enhance green connections for people and wildlife.

This work will draw on the recommendations from the examiners report, to make sure that the network is better defined and that it is clearer exactly how development will be expected to respond to the Green Infrastructure network. The intention is that this evidence will allow a new policy to be included in a future version of the Dursley Neighbourhood Development Plan. It can also inform local wildlife and land stewardship projects.

# 7. Evidence Base



FUTURE DURSLEY

Our Neighbourhood Plan



Dursley NDP Local Evidence Base Documents by topic:

## Consultation

Dursley NDP Consultation Statement (March 2018)  
(This contains links to write-ups and comments made at all consultation events)

## Business & Economy

Dursley Neighbourhood Plan Economic Development Analysis (Place Studio 2016)

Dursley Main Employers (2014)

Dursley NDP Business Survey – Counts and Percentages (2014)

Dursley NDP Business Survey Final (2014)

Tourism Development in Dursley – (Hidden Britain 2014)

Economy Topic Highlights of Evidence (Oct 2014)

Littlecombe Flyer (March 2015)

NDP Littlecombe Business Meeting (March 2015)

Dursley External Marketing Audit Summary – (Hidden Britain 2014)

Town Centre Survey (2015)

Town Centre Survey (2016)

## Design

Dursley Urban Design Framework (Roger Evans Associates 2007) – including update note (March 2017)

Housing Design Evidence Summary

Ferney Character Review (2017)

## Ecology, Landscape and Environment

Dursley Landscape Character Assessment (White Consultants 2015)

Environment and Green Spaces Report (2014)

Dursley Biodiversity & Wildlife Report (2014)

Landscape Character Assessment (Stroud District Council 2016)

Local Green Space Designation Evidence Report (2017)

Explanatory note for Green Infrastructure in Dursley (Gloucestershire Wildlife Trust 2017)

Gloucestershire Local Nature Partnership – Strategic Framework for Green Infrastructure and Cotswold Scarp Nature Improvement Area

Key Wildlife Sites [www.gcer.co.uk](http://www.gcer.co.uk)

## Housing

Housing Needs Assessment Stroud District Council (June 2010)

Dursley Housing Report (Gloucestershire Rural Community Council 2015)

Gloucestershire Strategic Housing Market Assessment (2014)

Stroud District Council Housing Strategy (2015-2019)

Housing Permissions and Proposals (2014)

Housing Research (Jan Burdge 2014)

NDP Estate Agent Survey (2014)

Estate Agent Survey – (Gayle Collins 2015)

Self-Building and the Dursley NDP (Tracy Organ 2016)

Strategic Housing Land Availability

Assessment for Stroud (Stroud District Council 2011)

<https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/evidence-base/housing-evidence/strategic-housing-land-availability-shlaa>

Strategic Assessment of Land Availability (Stroud District Council 2016)

<https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/evidence-base/housing-evidence/strategic-assessment-of-land-availability-sala>

## Services and Infrastructure

Dursley Infrastructure Information Report (2014)

Stroud District Outdoor Play Space Study (2013)

Dursley Outdoor Play Space Survey Revised (2016)

## Site Assessments

List of proposed development sites

Dursley NDP - Oct 2018

Site Assessment Checklist – Site Assessment Checklist – The Old Dairy/Land off Prospect Place

Site Assessment Checklist – 11/11a May Lane

Site Assessment Checklist – Bus Station

Site Assessment Checklist – Fields at the back of Shakespeare Road

Site Assessment Checklist – Fields at Spring Farm

Site Assessment Checklist – Castle Stream Farm

Site Assessment Checklist – Triangle at the back of Sandpits clinic now Kingdom Hall

Site Assessment Checklist – Starkey's Woodmancote

Site Assessment Checklist – Mill Farm, Uley Road

Site Assessment Checklist – Land at Sheepphouse Farm

Site Assessment Checklist – Land off Acacia Drive

Site Assessment Checklist – Land with garages at the bottom of Kingsway

Site Assessment Checklist – Blackboys Farm

Site Assessment Checklist – Land off Hardings Drive

Site Assessment Checklist – Land behind the Old Bell and the Dilraj

Site assessment Checklist – Henlow House Redevelopment

Site Assessment Checklist – Reliance House (former Gazette Office, Long Street)

Site Assessment Checklist – Cambridge House (Sheltered Accommodation – SDC Review)

## Transport

NDP Traffic and Transport Evidence Base and Issues Report (2014)

NDP Summary of Transport 'Needs' in Dursley (2014)

NDP Parking Survey (2014)

NDP Executive Summary – Dursley Parking Behaviour and Needs (2014)

Cam & Dursley Station – Travel Survey & Site Assessment (2014)

Cam and Dursley Station

Travel Survey Reporting and Recommendations, Final Report (Harris Ethical Ltd 2015)

Gloucestershire Local Transport Plan 2015-2031

[www.gloucestershire.gov.uk/transport/gloucestershires-local-transport-plan-2015-2031/connecting-places-strategies-cps/](http://www.gloucestershire.gov.uk/transport/gloucestershires-local-transport-plan-2015-2031/connecting-places-strategies-cps/)

Gloucestershire County Council's public rights of way map – [www.gloucestershire.gov.uk/prow](http://www.gloucestershire.gov.uk/prow)

## Maps

Dursley Designated Neighbourhood Plan Area

Stroud District Level Spatial Strategy for Dursley

NDP Development Strategy for Dursley

Town centre Urban Design Framework – Townscape Analysis

Town Centre Urban Design Framework – Summary Diagram

Dursley Green Infrastructure Map

St Modwen's Development Masterplan for Littlecombe (2016)

Dursley's Ancient Woodlands

Dursley's Landscape Character Assessment (2015) – extract

Dursley AONB and Parish Boundary

Dursley Local Landscape Character Areas

Dursley Town Centre Character Areas

Historic Assets in Dursley

Community Facilities in Dursley

Protected Outdoor Play Spaces

Proposed local Green Space Designations

Dursley-Cam Greenway

Cotswold Way – Route through Dursley





FUTURE DURSLEY

Our Neighbourhood Plan