

Standish Neighbourhood Development Plan

2026–2040

**Pre-Submission Draft
(Regulation 14)**

**Planning Policy Context
Evidence Paper 1**

June 2026

**Standish
Parish
Council**





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INTRODUCTION

1. The purpose of this report is to set out the planning case for the introduction of a masterplan policy for Strategic Development Sites in the Standish NDP. It also reviews the Development Plan policy that other NDP policies must comply with.
2. The report is set out in two parts:
 - **Part 1:** This section summarises the available evidence and examines how it supports the proposed policy.
 - **Part 2:** This section is a factual review of the available planning evidence.

PART 1: Summary of Development Plan Policies

3. This paper reviews a wide range of evidence which supports the need for a masterplan for any strategic development in the parish. The evidence is complex and varied in scope, and some of it is included in other Standish Neighbourhood Development Plan (NDP) evidence papers. Therefore, the main points that have been drawn from all of the evidence submitted with this draft NDP are set out below.

Summary of the evidence in this paper

NDPs must be in general conformity with the strategic policies contained in any development plan that covers their area.¹ Development plans include adopted local plans, neighbourhood development plans that have been made and published spatial development strategies. For Standish parish, this includes:

- the Stroud District Local Plan November 2015 (the Local Plan)
- the Gloucestershire Minerals and Waste Development Scheme (MWDS) 2024–2027, which is made up of the Gloucestershire Waste Core Strategy (WCS) 2012–2027 and the Gloucestershire Minerals Local Plan 2018–2032
- the Stonehouse Development Plan (2017)

*Further information on the Waste and Minerals Development Scheme can be found here:
Minerals and waste development scheme (MWDS) | Gloucestershire County Council*

The Stroud Local Plan was adopted in November 2015 and currently forms the primary development plan document against which planning applications are assessed. The Local Plan identifies a requirement for at least 11,400 dwellings to be delivered in Stroud District between 2006 and 2031. A significant proportion of this housing has already been completed or is committed, with a residual requirement of 3,615 dwellings identified at the time of adoption.

Stroud District Council has declared a climate emergency and has set an ambition to be carbon neutral by 2030. This commitment underpins the Council's approach to plan-making and development management and is reflected in both adopted and emerging planning policy.

The largest confirmed strategic allocation in the adopted Local Plan is set out in Core Policy CP2, which allocates the SA2 site, "West of Stonehouse", now known as Great Oldbury, for 1,350 dwellings and 10 hectares of employment land. Policy CP2 clarifies that, outside of strategic allocations, development should take place in accordance with the settlement hierarchy, with new housing generally directed to designated settlement development limits. Only limited development is permitted outside these areas. Figure 3 shows the location of SA2. A small portion of this site originally lay within Standish parish, but this was transferred to Great Oldbury parish in 2023 following boundary changes.

Within the settlement hierarchy, Stonehouse is designated as a Tier 1 settlement (the most sustainable), while Standish parish is designated as open countryside. In accordance with Core Policy CP2, only limited development is therefore permissible in Standish, except where development is supported by paragraphs 80 and 84 of the National Planning Policy Framework (NPPF).

1. National Planning Policy Framework 2024, footnote 16.

The Gloucestershire Minerals Local Plan (Gloucestershire Minerals and Waste Development Scheme – MWDS – October 2024/25 to 2026/27) identifies a significant part of Standish parish as lying within a Minerals Resource Area for sand and gravel and an emerging Minerals Safeguarding Area. These designations must be taken into account when considering development proposals, particularly in relation to safeguarding mineral resources.

The Stonehouse Neighbourhood Development Plan (NDP) seeks to protect important views over Standish towards the escarpment and to ensure that new development, including that at SA2/Great Oldbury, delivers a robust network of accessible walking and cycling routes which also function as wildlife corridors.

The Stroud Local Plan is currently under review, and the draft Local Plan was submitted to the Planning Inspectorate (PINS) in October 2021 for Examination in Public (EiP). The majority of the examination hearings have taken place, including those relating to the strategic allocation PS19a, which lies entirely within Standish parish. Following a pause to allow further work to be undertaken in relation to impacts on the Strategic Road Network, the Examination remains live. The draft Local Plan proposes to allocate PS19a for approximately 700 dwellings and 5 hectares of employment land.

At the time the draft Local Plan was prepared, it was required by the Government's Standard Method for calculating local housing need to plan for a significant increase in housing delivery, raising annual delivery from around 456 homes per year to at least 630 homes per year. Over the draft Local Plan period to 2040, this equated to a residual requirement of 8,005 additional homes. As the plan was submitted in October 2021, it is effectively "frozen" at that point in time and is not being assessed against subsequent changes to national policy, including later increases to housing need.

The draft Local Plan proposes that Stonehouse will remain a Tier 1 settlement, and that Standish parish (outside the strategic allocation) will continue to be treated as countryside, where only very limited development will be supported. The draft Local Plan (May 2021) PS19a allocation is shown in Figure 11.

This NDP has been positively prepared in response to the challenges and opportunities identified through the draft Local Plan. National Planning Practice Guidance encourages neighbourhood plans to have regard to emerging Local Plan policies and supports early and ongoing engagement between the local planning authority and the qualifying body to minimise potential conflicts between plans.

Accordingly, this NDP includes policies which anticipate the delivery of a strategic allocation within Standish parish. Should such development not come forward, those policies would remain unused and dormant. However, if PS19a is allocated or brought forward through a planning application, the NDP will remain up to date and will not require immediate review following the adoption of a new Local Plan.

As of April 2026, the Inspectors have written to Stroud District Council, National Highways, Gloucestershire County Council and South Gloucestershire Council seeking further clarification through a targeted consultation relating to the Strategic Road Network, specifically M5 Junctions 12 and 14. This consultation closed on 5 June 2026 and was open only to the organisations named above. The Examination remains paused and, at the time of writing, there is uncertainty regarding the Inspectors' next steps and whether the draft Local Plan will ultimately be found sound.

Separately, and irrespective of the outcome of the current Examination, changes introduced by the Government since 2024 to the NPPF and housing targets now require Stroud District Council to commence preparation of a new Local Plan. This new plan must plan for housing numbers approximately 33% higher than those in the submitted draft and must reach Gateway 1 (self-assessment) by 31 October 2026. This requirement applies regardless of progress on the submitted Local Plan and reflects the Government's intention to ensure all authorities move quickly towards up-to-date plans under the new plan-making system.

While this context creates a degree of uncertainty, the Government is clear that neighbourhood plans are expected to continue to progress. Standish Parish Council has worked closely with Stroud District Council to understand the evolving policy position, anticipated timescales and interactions with both the draft and forthcoming Local Plans. Notwithstanding the uncertainty, the Standish Neighbourhood Development Plan remains in general conformity with the adopted NPPF and all relevant Stroud District planning policy documents, whether adopted, under examination or emerging.

The Neighbourhood Development Plan has been positively prepared and seeks to play an active role in shaping development in Standish. It includes the allocation of a housing site and introduces robust, locally specific policies that complement national planning policy and the strategic objectives of the Local Plan, while responding to the unique character, constraints and opportunities of the parish.

4. The Vision for Standish 2040²

In 2040, Standish will have retained its character as an environmentally diverse rural area of outstanding natural beauty, responding effectively to the challenges of climate change.

It will continue to be a pleasant and tranquil place for its residents to live, providing a green lung for nearby urban communities.

The small, scattered hamlets which make up the parish will have retained their separate and distinct character.

New housing will be of high-quality, carbon-neutral design, integrated into the landscape and complementing the historic features of the parish, such as the Almonry Arch and monastic buildings that constitute the ancient parish centre.

The parish's open countryside and farmland will support a wide range of biodiversity.

Easy access to countryside will be maintained via the parish's extensive public rights of way network.

A diverse range of sustainable travel options will enable safe, well-connected movement throughout the parish and to neighbouring urban centres.

Good community facilities will be maintained and enhanced and be accessible to all.

5. The NDP anticipates that masterplans will be prepared for any development sites in Standish including PS19a and – should it come forward for development – Stagholt Farm, enabling the Parish Council on behalf of the parishioners to be involved in the masterplan and delivery of the site. The objectives from the Vision should be delivered through joint work between developers and the Parish Council. Through the planning application and development stages, management of strategic sites should therefore address the following principles:

- Masterplans will be prepared in consultation with the Standish Parish Council and meaningful pre-application engagement will take place that will allow the Standish community to have their views reflected in the overall site layout and access.

- New development(s) will pay regard to the existing community and will allow equal access to all parishioners, whether this be transport access or social/community access.
- Masterplans will need to demonstrate that there are effective transport links between new community infrastructure and the existing community, and that all members of the Standish community will be able to participate equally.
- Masterplans will need to demonstrate how effective multi-user sustainable transport links, with integral wildlife corridors, will connect through the development to the remainder of Standish and how these links will encourage access to the countryside for health, recreation and sustainable transport. For PS19a and Stagholt Farm, the masterplan will need to demonstrate how multi-user sustainable transport links will connect with Great Oldbury and Stonehouse.
- Access to sites will avoid encouraging greater use of the B4008 by motorised vehicles.
- Green infrastructure will be provided, where appropriate, in the form of allotments, parks and recreation grounds, children's play areas, youth access and Accessible Natural Greenspaces to meet identified under-provision.
- Developers will be asked to work with the Parish Council in the design phase to identify means of minimising the carbon impacts.
- New development will be designed, landscaped and oriented in such a manner as to avoid all unnecessary light pollution into the countryside. The use of street lights at the edges of development facing the countryside will be strongly resisted.
- New development will be on mains sewers and include futureproof connection ducts and connection to the latest broadband infrastructure.

2. The initial Local Plan Review period was to 2036 and this was changed to 2040 which is now reflected in the NDP plan period.

PART 2: Review of Relevant Planning Evidence

The Development Plan

NDPs must be in general conformity with the strategic policies contained in any development plan that covers their area.³ The development plan includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies.

Stroud Local Plan 2015

6. The Stroud Local Plan (adopted November 2015) remains the primary planning policy document for the NDP. The Local Plan identified a target of at least 11,400 dwellings between 2006 and 2031. Many have already been built or are firm commitments and the residual number of homes that the plan must identify is 3,615 dwellings.
7. The largest allocation, set out in Core Policy CP2, was the site SA2/Great Oldbury where 1,350 dwellings and 10 hectares of employment land were allocated. CP2 clarifies that outside the strategic sites, development will take place according to the settlement hierarchy and new housing development should generally take place within designated settlement development limits. Only limited development will take place outside of these designated areas. Core Policy CP3 sets out the settlement hierarchy for the District. It sets out 5 tiers, where Stonehouse is a Tier 1 location (an “Accessible Local Service Centre” which will continue to provide significant levels of jobs and homes and support community facilities and infrastructure) and Tier 5 (“Unclassified” areas that have a lack of basic facilities to meet day-to-day requirements). It is important to note that Standish parish is so sparsely populated and un-nucleated that it fails even to register as a Tier 5 settlement. Standish parish is “more unclassified” than the formally unclassified settlements in the hierarchy. However, assuming that Standish were a Tier 5 location, the policy indicates that there could only be scope for limited development in these areas, “should this be required to meet specific needs identified by these communities in any Neighbourhood Plans”.

Core Policy CP5 sets out the environmental development principles for strategic sites:

Core Policy CP5: Environmental development principles for strategic sites

Strategic sites will:

1. *Be built at an appropriate density that is acceptable in townscape, local environment, character and amenity terms*
2. *Be low impact in terms of the environment and the use of resources*
3. *Be readily accessible by bus, bicycle and foot to shopping and employment opportunities, key services and community facilities; and will contribute towards the provision of new sustainable transport infrastructure to serve the area, in seeking to minimise the number and distance of single purpose journeys by private cars*
4. *Have a layout, access, parking, landscaping and community facilities in accordance with an approved indicative masterplan*
5. *Be located to achieve a sustainable form of development and/or support regeneration. Development proposals should incorporate a negotiated design code/framework.*

Applications for all strategic sites (both residential and non-residential) will be required to provide a statement demonstrating how sustainable construction principles have been incorporated. This should address demolition, construction and long-term management. This will be expected to show how the proposal maximises its contribution towards the following objectives:

- a. *Sustainable sourcing of materials and their efficient and appropriate use, including their durability*
- b. *Minimising waste and maximising recycling*
- c. *Incorporating Sustainable Drainage Systems*
- d. *Minimising water consumption*
- e. *Minimising energy consumption and improving energy performance*
- f. *Minimising net greenhouse gas emissions of the proposed development*
- g. *Maximising low or zero carbon energy generation.*

3. National Planning Policy Framework 2024, footnote 16.

Where the Council considers it could be likely that the proposal will result in significant adverse environmental effects during the construction phase, a Construction Environmental Management Plan (CEMP) will be required.

8. Core Policy CP6 discusses how CIL and developer contributions will ensure that infrastructure will be in place at the right time to support the development strategy.
9. Core Policy CP8 sets out how new housing, including that on strategic sites, will be delivered, including reference to density, townscape, sustainable transport accessibility, access to services, layout, sustainable construction techniques and reduction in greenhouse gas emissions. Major development schemes will be expected to enhance biodiversity, where appropriate through a network of multi-functional green spaces.
10. The Development Strategy is set out in the Local Plan Key Diagram which is reproduced below as Figure 1. Standish lies directly north of Stonehouse on the diagram.
11. Standish is located in the “Stonehouse cluster strategic growth area”. The cluster’s vision is set out in pages 52–59 of the Local Plan. Stonehouse cluster has a population of around 13,400 people, of whom 7,700 live in Stonehouse. Standish is identified as

amongst the most sparsely populated parishes in Stroud District with no defined settlement and a strong rural character.

12. The vision to 2031 states, amongst other things, that growth and development will be minimal outside of the strategic location West of Stonehouse (now Great Oldbury) and the area will continue to benefit from strong, well-balanced residential communities both rural and urban. The Vision Diagram for the Stonehouse Cluster is reproduced on page 8 as Figure 2. It shows clear east–west rail and road links, the strategic growth area west of Stonehouse and employment areas. It does not identify, and offers no discussion about, Standish parish.
13. The allocation West of Stonehouse is set out in Site Allocations Policy SA2 shown in Figure 3. The policy makes provision for 1,350 dwellings, including 30% affordable dwellings and 10 hectares of employment land. The allocation requires provision of a local centre, primary school, contributions to community services, green space and recreational facilities, amongst other things. Cycle and pedestrian routes throughout the development are required but there is no specific reference to linkages to Standish. Vehicular access will be from the A419 Chipmans Platt roundabout and from Oldends Lane. The area shown in yellow on Figure 3 lay within Standish parish until boundary changes in 2023.

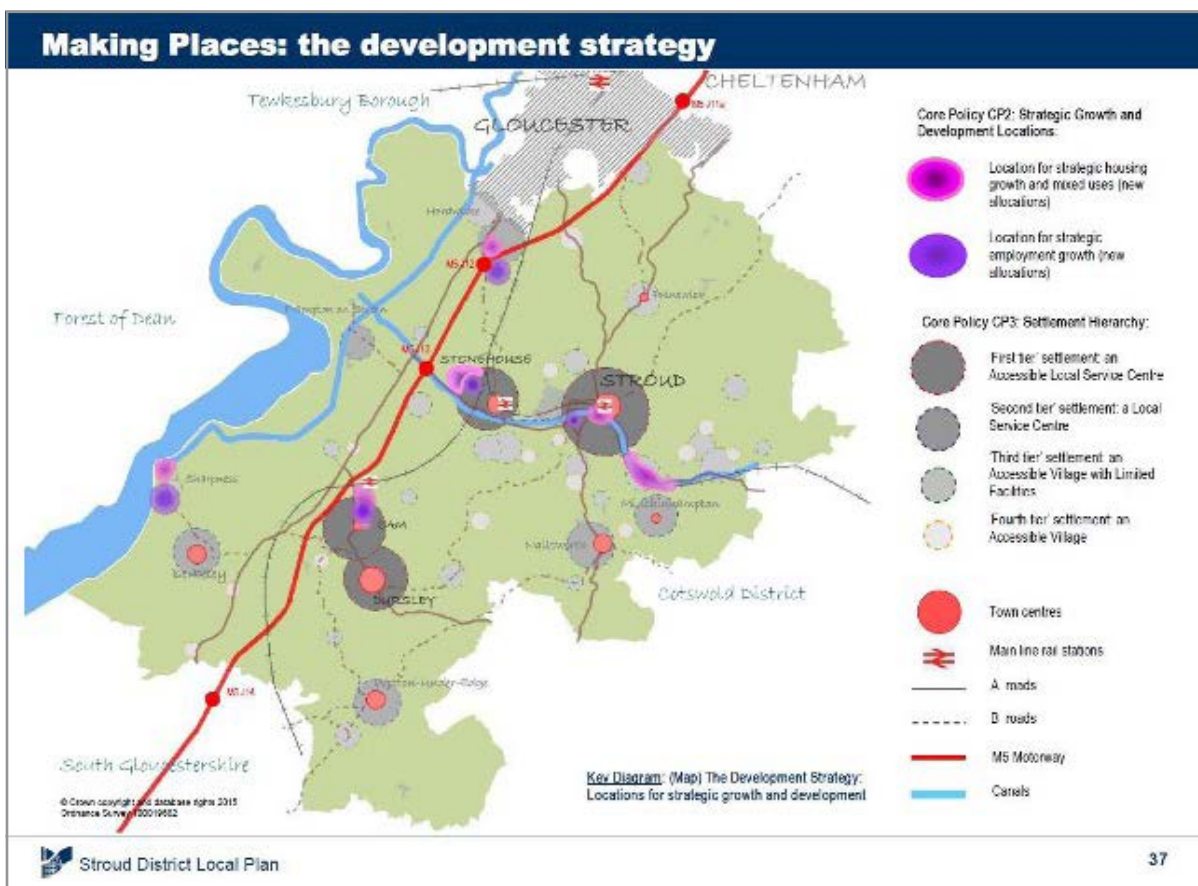


Figure 1. Stroud Local Plan 2015 Key Diagram.

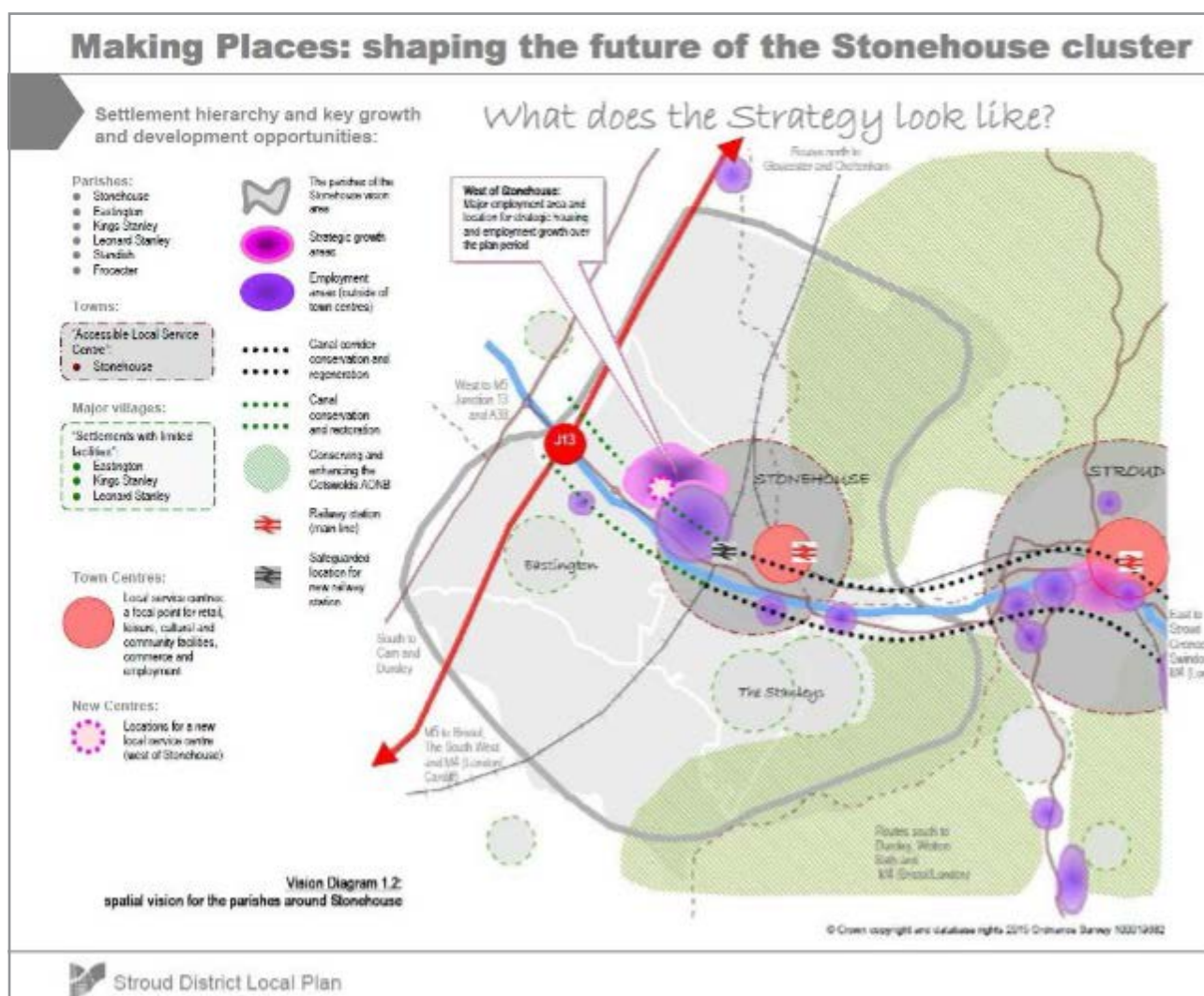


Figure 2. Stroud Local Plan Vision Diagram of Stonehouse Cluster.

14. In terms of transport and travel, Standish is identified in Local Plan Fig. 7 as “difficult: some services inaccessible by public transport or travel times greater than 30 minutes” based on average travel times.
15. Local Plan Delivery Policy E13 protects and extends the cycle routes in the District. Major development is required to connect to nearby established pedestrian and cycle routes. Figure 4 shows the existing public rights of way in Standish to which this policy applies.
16. Core Policy CP15 sets out how development outside of settlements will be allowed. Following the 2023 boundary change, this policy applies to Standish in its entirety. This policy sets forth the principle that there will be no development outside the identified settlement development limits (i.e. all of Standish parish) except for very specific circumstances as set out in the policy.
17. Delivery Policy ES1 sets out criteria for sustainable construction and design.
18. Delivery Policy ES6 requires new development to conserve and enhance the natural environment, whether or not the area in question has statutory protection. Figure 5 shows wildlife sites in Standish, and Figure 6 shows Strategic Nature Reserves to which this policy applies.
19. Delivery Policy ES4 requires strategic flood risk assessments and sets out how development in areas subject to surface water flooding should introduce appropriate mitigation. Figure 7 shows Flood Zone 3 areas in Standish parish.
20. Delivery Policy ES7 on Landscape Character gives priority to the conservation and enhancement of the natural and scenic beauty of the landscape, especially within and affecting the setting of the Cotswolds AONB (now the Cotswolds National Landscape). Development proposals should conserve or enhance the special features and diversity of the different landscape character types in the District. Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future. Reference is

made to the Stroud District Landscape Assessment. Figure 8 shows the extent of the Cotswold AONB (Cotswolds National Landscape) in Standish parish.

21. Delivery Policy ES8 sets out that new trees and woodland resources would be welcomed and that existing protected and non-protected but valuable trees will be protected from unacceptable loss. Figure 9 shows ancient woodland that is protected under this policy.

22. Delivery policy ES10 preserves, protects and enhances the historic environment, including designated assets and ancient monuments. The policy also makes provision to enhance key views and vistas, especially of the spires and towers of historic churches. Figure 10 shows listed buildings in Standish parish to which this policy applies.

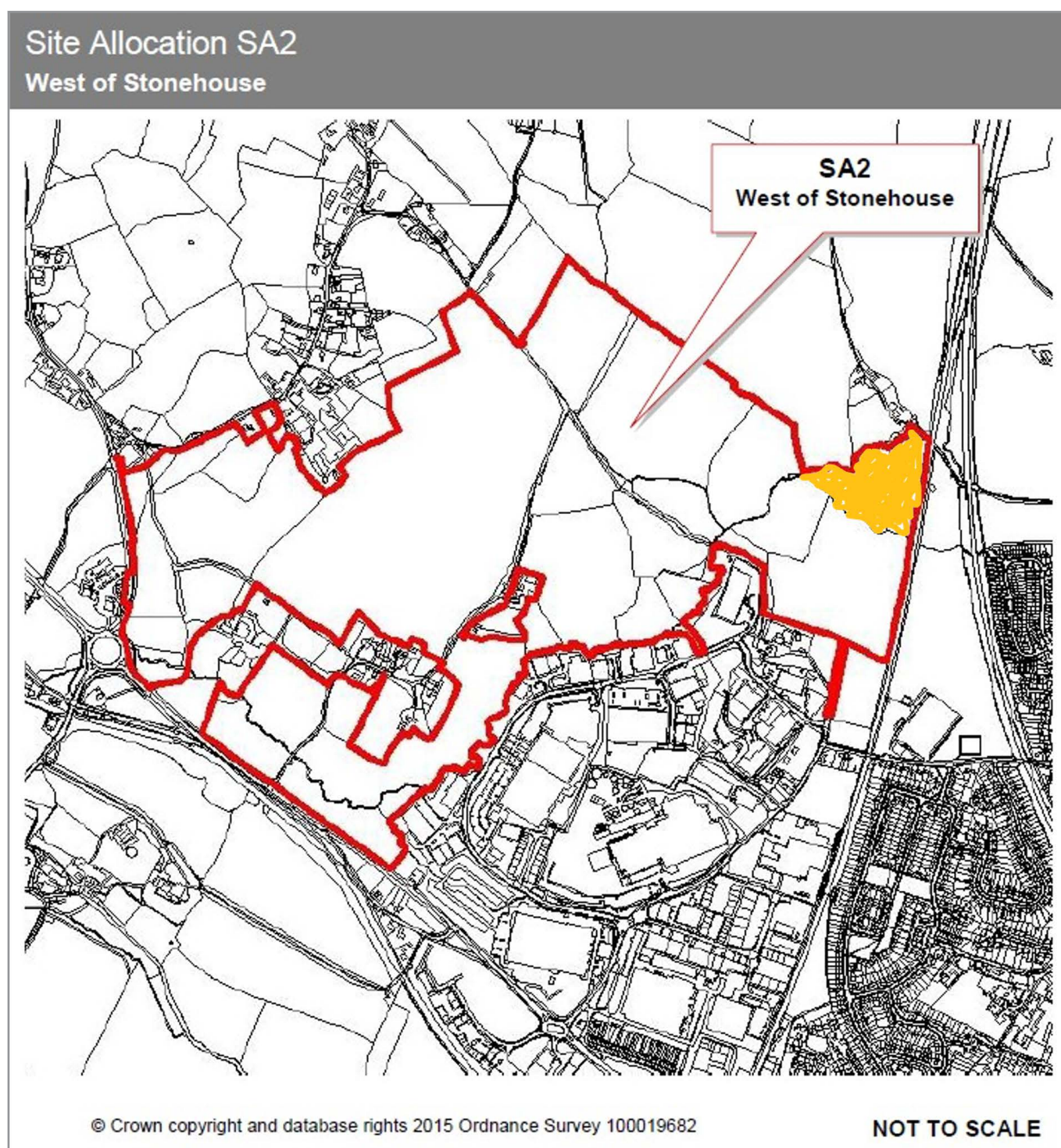


Figure 3. Site Allocation SA2 from the Stroud Local Plan 2015. The area shown in yellow was within Standish parish until boundary changes in 2023.



Figure 4. Public rights of way (red lines). (Source: Gloucestershire Minerals and Waste Proposals Map)

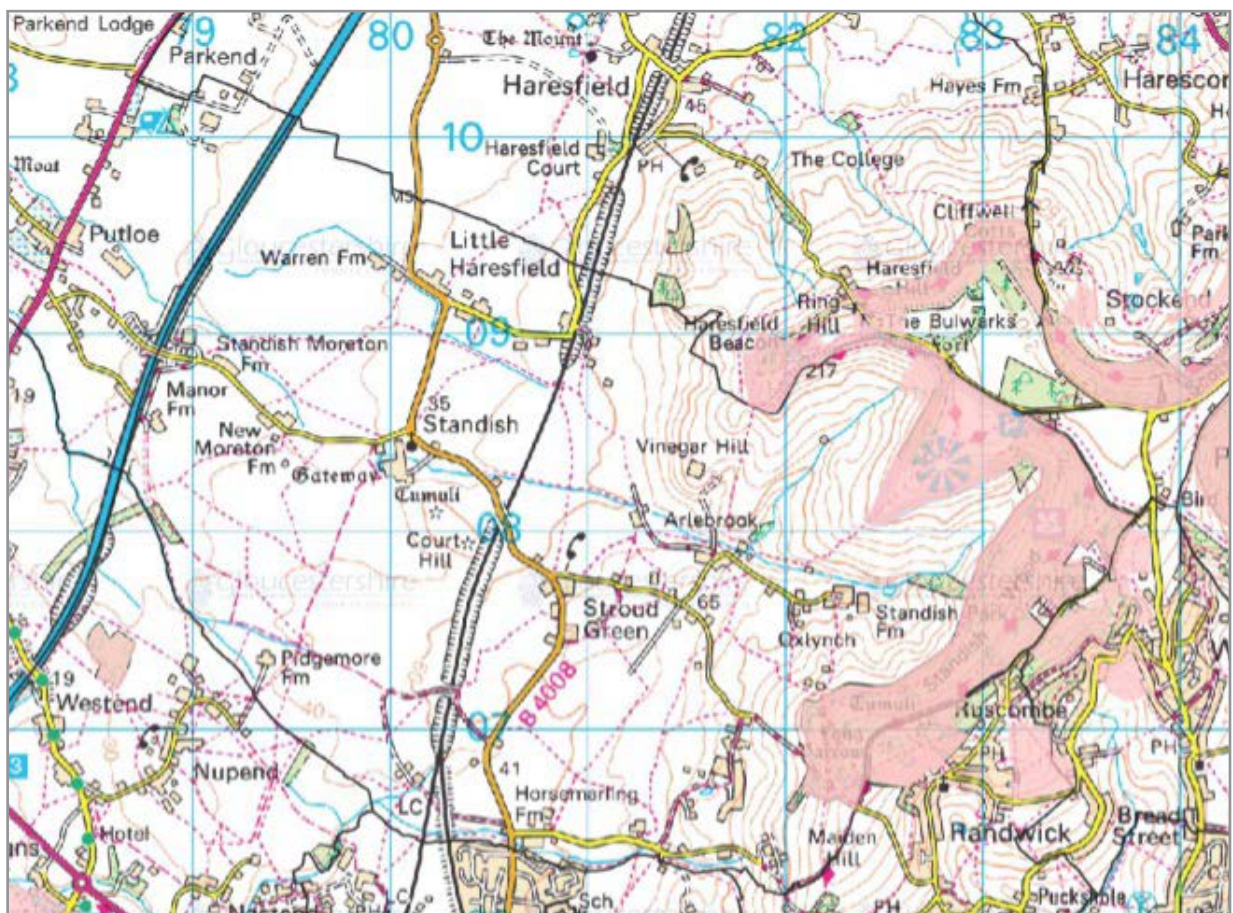


Figure 5. Wildlife sites (pink shading). (Source: Gloucestershire Minerals and Waste Proposals Map)



Figure 6. Strategic Nature Reserve (lilac shading). (Source: Gloucestershire Minerals and Waste Proposals Map)



Figure 7. Flood Zone 3 (dotted yellow). (Source: Gloucestershire Minerals and Waste Proposals Map)

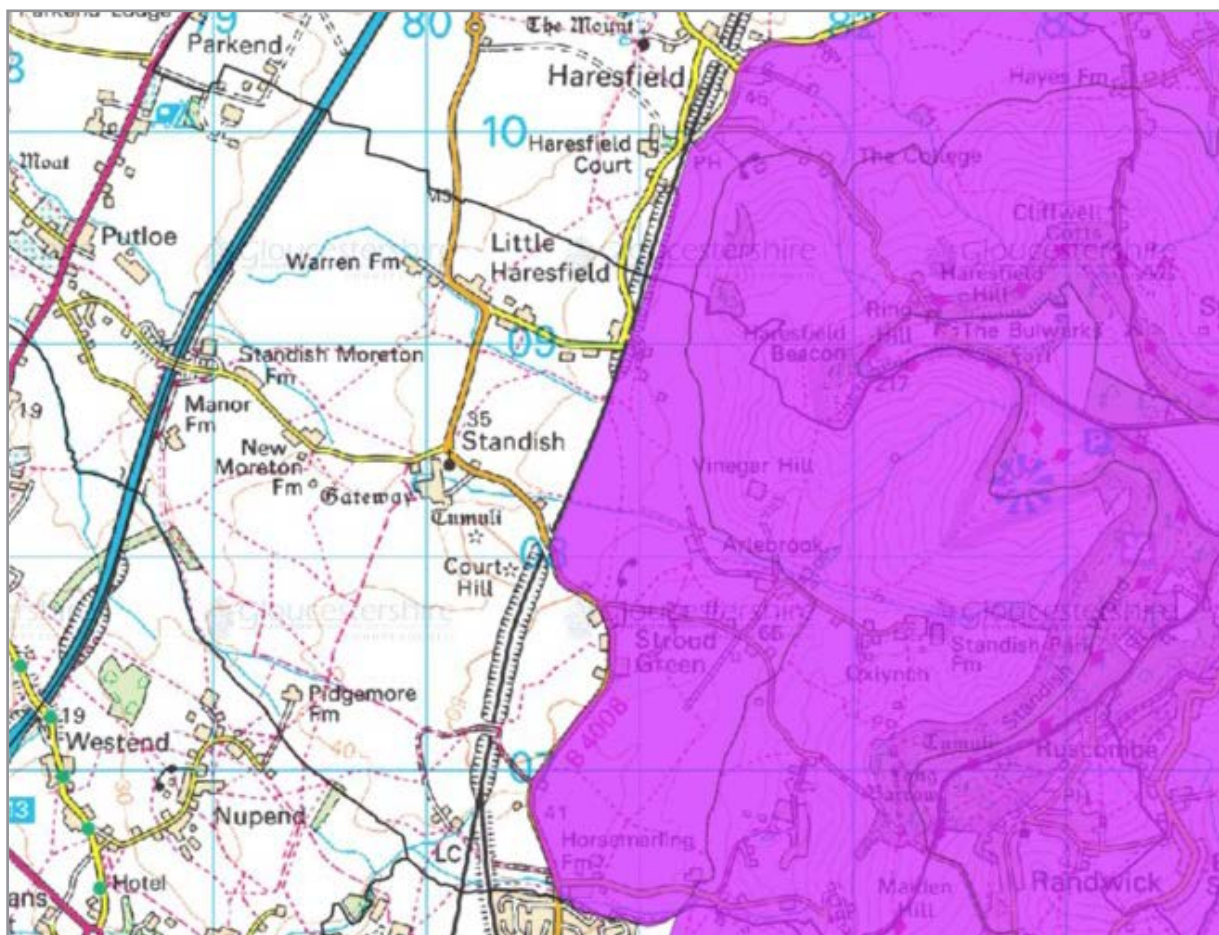


Figure 8. Cotswold Area of Outstanding Natural Beauty (magenta shading).
 (Source: Gloucestershire Minerals and Waste Proposals Map)



Figure 9. Ancient woodland (brown shading). (Source: Gloucestershire Minerals and Waste Proposals Map,)

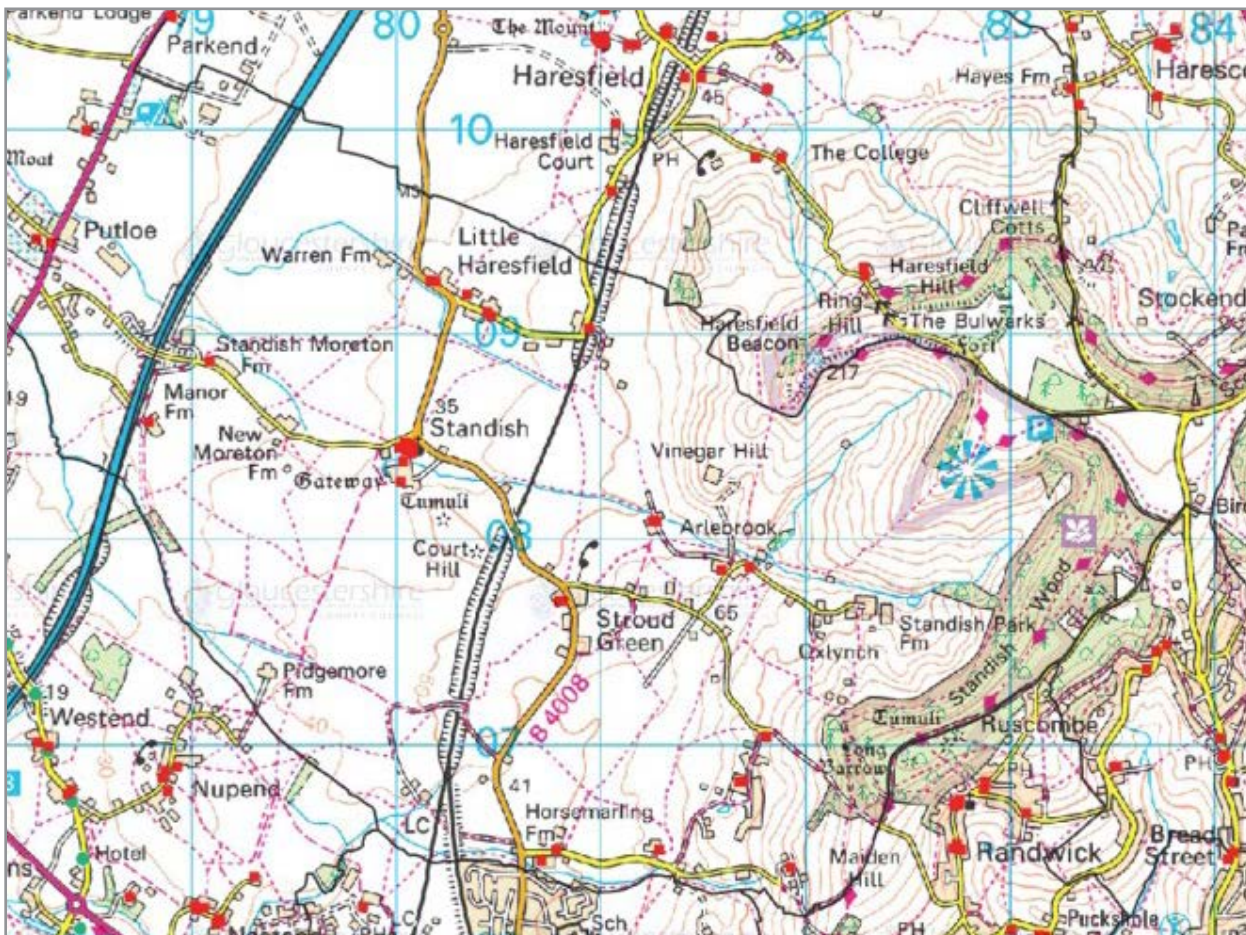


Figure 10. Listed buildings (red). (Source: Gloucestershire Minerals and Waste Proposals Map)

The Draft Local Plan at Examination in Public

23. The Stroud District Local Plan Review Pre-submission Draft for Consultation was released in May 2021. It proposes material changes for Standish parish. The plan period extends to 2040.
24. The draft Local Plan at EiP seeks to move the District to being carbon neutral by 2030 and ensure that demand for new housing is met. The draft Local Plan at EiP's development strategy will distribute at least 12,600 additional dwellings and 79 hectares of employment land to meet needs for the next 20 years.⁴
25. The strategy will concentrate housing growth at the main towns of Cam and Dursley, Stonehouse and Stroud, where there is best access to services, facilities, jobs and infrastructure.⁵ At Tier 4a and 4b settlements, in addition to rural exception sites, the development of small sites of up to 9 dwellings outside settlement development limits will be supported in the interests of maintaining social sustainability, provided that the policy is supported by the local community.⁶
26. A new policy Core Policy DCP1 has been introduced which seeks to achieve carbon neutral development by 2030.
27. Core Policy CP2 identifies a need for 5 hectares of employment land and 700 new dwellings in "Stonehouse North West" (in Standish parish). Limited development will take place outside of designated areas. It also proposes 27 hectares of employment land at Javelin Park in Haresfield parish.
28. Standish is not mentioned in the settlement hierarchy set out in Core Policy CP3. Very small settlements not mentioned in the settlement hierarchy will be treated as open countryside, where development will be restricted to that which contributes to diverse and sustainable farming enterprises, recreation, tourism, or involves the conversion of rural buildings and the provision of essential community facilities, in accordance with Core Policy CP15.

4. Draft Local Plan, May 2021, para 2.3.4.

5. Draft Local Plan, May 2021, para 2.3.6.

6. Draft Local Plan, May 2021, para 2.3.23.

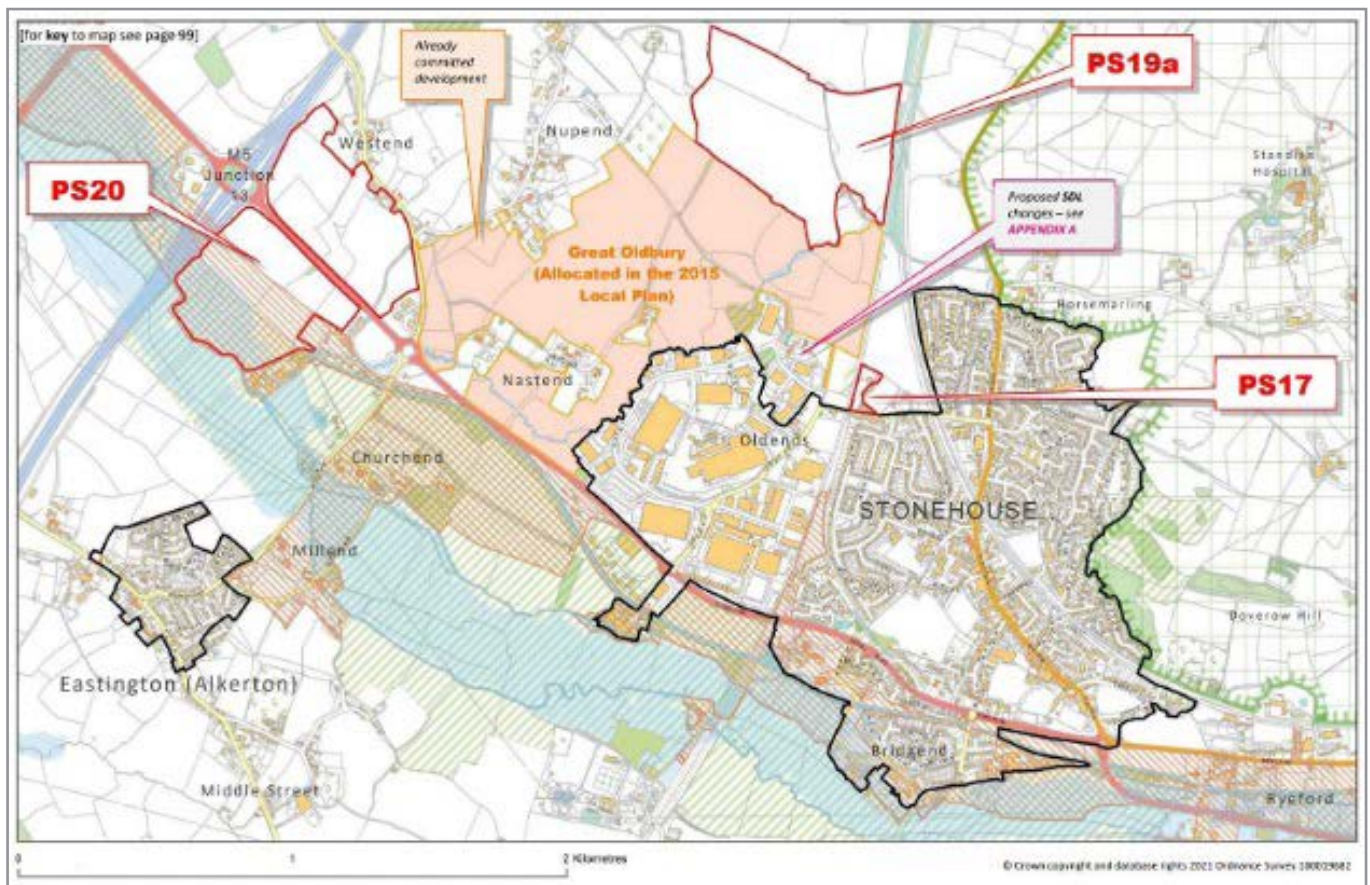


Figure 11. Draft Site allocation, PS19a, north-west of Stonehouse

29. Core Policy 4 requires development proposals to accord with the Mini Visions for specific localities.
30. Core Policy 5 sets out environmental development principles for strategic sites.
31. Standish parish lies within the Stonehouse Cluster. Stonehouse is a Tier 1 settlement, but Standish is acknowledged to be “amongst the most sparsely populated parishes in the District, with a strong rural character”.⁷
32. The proposed policy for PS19a may be summarised as follows:
PS19a/North West of Stonehouse: Land north-west of Stonehouse (in Standish parish), as identified on the policies map, is allocated for a strategic mixed-use development, including 5ha employment, 700 dwellings, primary school, strategic landscaping and green infrastructure along the northern, western and eastern boundaries and associated community and open space uses. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.
33. Figure 11 shows the proposed site allocation.
34. The proposed policy for PS19a is reproduced in full opposite:

7. Draft Local Plan, May 2021, para. 3.2.3.

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PS19a allocation...

Land north west of Stonehouse (PS19a)

3.2.9 Land north west of Stonehouse is identified as a sustainable urban extension to Stonehouse at Great Oldbury, which will deliver a high quality mixed use development, including housing, employment and community uses that meets the day to day needs of its residents.

3.2.10 Land north west of Stonehouse is located immediately adjacent to and to the north of the emerging neighbourhood of Great Oldbury (2015 Local Plan allocation West of Stonehouse) and west of the Bristol-Birmingham railway line, within the parish of Standish.

3.2.11 The site comprises 36 hectares of primarily agricultural land which will be developed for approximately 700 dwellings, 8 plots for travelling showpeople uses and 5 hectares of office, B2 and B8 employment land to reflect the identified sectoral needs of the District and local area. Phasing arrangements will be put in place to ensure that employment land is developed and completed in parallel with housing land completions. Community provision will include a new primary school on a 2 hectare site, together with recreation open space and natural green space in accordance with Local Plan standards to meet the needs of residents. Contributions will also be required towards a new surgery in Stonehouse.

3.2.12 Development is envisaged as a series of neighbourhoods linking seamlessly with the adjoining Great Oldbury development. Employment uses are expected to connect with planned employment uses adjoining Oldends Lane.

3.2.13 To integrate the development with Great Oldbury and to protect the landscape setting of Standish, open countryside and views from the **AONB** escarpment, substantial structural landscaping will provide a green buffer on the western, northern and eastern edges of the development and green infrastructure within the development will link where possible with existing green infrastructure at Great Oldbury to create sustainable green corridors.

3.2.14 The site is located within the catchments of both the **Severn Estuary SAC/SPA/Ramsar** and **Cotswold Beechwoods SAC** sites. Recent survey evidence suggests residents from this development are likely to seek to access recreation opportunities at these sensitive sites. Therefore, it will be important that the development provides sufficient on-site recreation opportunities and off-site works if appropriate, to mitigate against the potential adverse impacts of visitors seeking recreation at these sensitive locations.

3.2.15 The south eastern edge of the site is located adjacent to a local watercourse and the disposal of surface water run-off will require careful consideration to ensure that neither the development nor areas downstream are at risk of flooding. Surface water attenuation facilities will be required to serve discrete areas of development. The Council will seek opportunities to reduce the overall level of flood risk in the area, improve flood storage capacity and enhance biodiversity through the layout, use and form of the development.

3.2.16 The Council has produced a **Sustainable Transport Strategy (STS)** to ensure that new strategic developments deliver on the overall Plan

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objectives to reduce the environmental impacts of transport and to support a transformative rebalancing of the transport network in favour of sustainable forms of transport. The **STS** has identified a number of interventions for this site which should be imbedded within the layout and design of the development and delivered at an early stage to ensure that sustainable transport enhancements are prioritised above the provision of additional highway capacity.

3.2.17 In addition to the provision of high quality walking and cycling routes through the development and improvements off-site connecting with key local destinations and public transport permeability through the site, contributions will be required towards sustainable transport measures on the A38 and A419 sustainable transport corridors and towards extending local bus services and the re-opening of Stonehouse Bristol Road rail station. Vehicular access will be primarily from the Great Oldbury distributor road and from Oldends Lane, with necessary highway improvements consistent with the findings of the **STS** and the **Traffic Forecasting Report**.

Strategic Site Allocation Policy PS19a
Stonehouse North West

Land Northwest of Stonehouse (in Standish Parish), as identified on the policies map, is allocated for a strategic mixed use development, including employment, residential and community uses.

A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

This will address the following:

1. Approximately 700 dwellings, including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the Stonehouse cluster area;
2. 8 plots for traveling showpeople uses, to reflect needs identified in the accommodation assessment (2017);
3. Approximately 5 hectares of office, B2 and B8 employment land and ancillary uses to reflect the identified sectoral needs of the District and local area;
4. A 1.5 form entry primary school (incorporating early years' provision) on a 2 hectare site and contributions towards secondary school and further education provision;
5. A contribution towards a new surgery at Stonehouse to support the development;
6. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, including built facilities and contributions to off-site indoor sports and leisure facilities, in accordance with local standards;

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Strategic Site Allocation Policy PS19a
Stonehouse North West

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- On site and, if appropriate, off site work to mitigate against the identified impacts of development upon the Severn Estuary SAC/SPA/Ramsar and Cotswold Beechwoods SAC sites;
- Structural landscaping buffer along the northern, western and eastern boundaries incorporating existing and new native hedgerows and trees and linking with existing green infrastructure;
- The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS);
- Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company;
- A layout, density and character which integrates seamlessly with the adjoining Great Oldbury development;
- A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a network of internal walking and cycle routes that are shorter in distance than the highway network, in accordance with Manual for Streets;
- High quality and accessible walking and cycling routes to the Great Oldbury local centre, open space, employment and local schools and contributions towards the enhancement of off-site walking and cycling routes to key destinations including Maidenhill school, Stonehouse town centre, Stonehouse railway station and routes to Stroud;
- Contributions and support to sustainable transport measures on the A38 and A419 sustainable transport corridors;
- Public transport permeability through the site and bus stops and shelters at appropriate locations within the development to access existing diverted and new bus services and contributions to enhance bus service frequencies to key destinations including Stroud, Stonehouse, Gloucester, and Cam and Dursley station;
- Contributions towards the re-opening of Stonehouse Bristol Road rail station;
- Electric vehicle charging points in accordance with local parking standards;
- Behavioural change measures to encourage sustainable travel by way of new and improved infrastructure and implementation of a Travel Plan;
- Primary vehicular access from the existing Great Oldbury distributor road and from Oldends Lane, with necessary improvements to the existing highway network;
- Any associated infrastructure enhancements required and identified in the Stroud Infrastructure Delivery Plan in this location;
- Phasing arrangements to ensure that employment land is developed and occupied in parallel with housing land completions and community provision is made in a timely manner.



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Strategic Site Allocation PS19a
Stonehouse North West

PS19a map ▼



The site map for Stonehouse North West (outlined in red) includes the following indicative information:

- Potential access point(s)
- Strategic landscaping, including green infrastructure (indicative)
- Open space(s)
- New primary school
- Community uses
- Site boundary
- Housing / Employment uses



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Gloucestershire Minerals and Waste Development Scheme (MWDS) (2024–2027)

Minerals Local Plan (2020–2032)

35. The Minerals Local Plan (MLP) for Gloucestershire identifies a significant part of Standish parish as lying within a Minerals Resource Area for sand and gravel and an emerging Minerals Safeguarding Area. These designations must be taken into account when considering development proposals, particularly in relation to safeguarding mineral resources.

36. The MLP states that:

Primary minerals are a finite natural resource that should be afforded protection for the benefit of future generations. Primary minerals can only be worked where they occur and with increasing pressure on land from different uses, are potentially at risk of being sterilised.

Sterilisation happens when surface development overlays, obstructs access to, and/or constrains the ability to work primary mineral resources. Without the opportunity to overcome these issues by way of demolition and site clearance, mineral resources become unusable and are effectively lost.

37. MLP policy MSO1 sets out the criteria by which development will be allowed in a minerals safeguarding area shown in Figure 12. The policy will allow minor and householder development, but stipulates that other development, including strategic housing allocations, must be subject to the tests in the policy. The policy is copied below:

MSO1: Non-mineral developments within a Mineral Safeguarded Area (MSA) will be permitted provided:

- i. it is exempt as set out in the list contained in table 2; or*

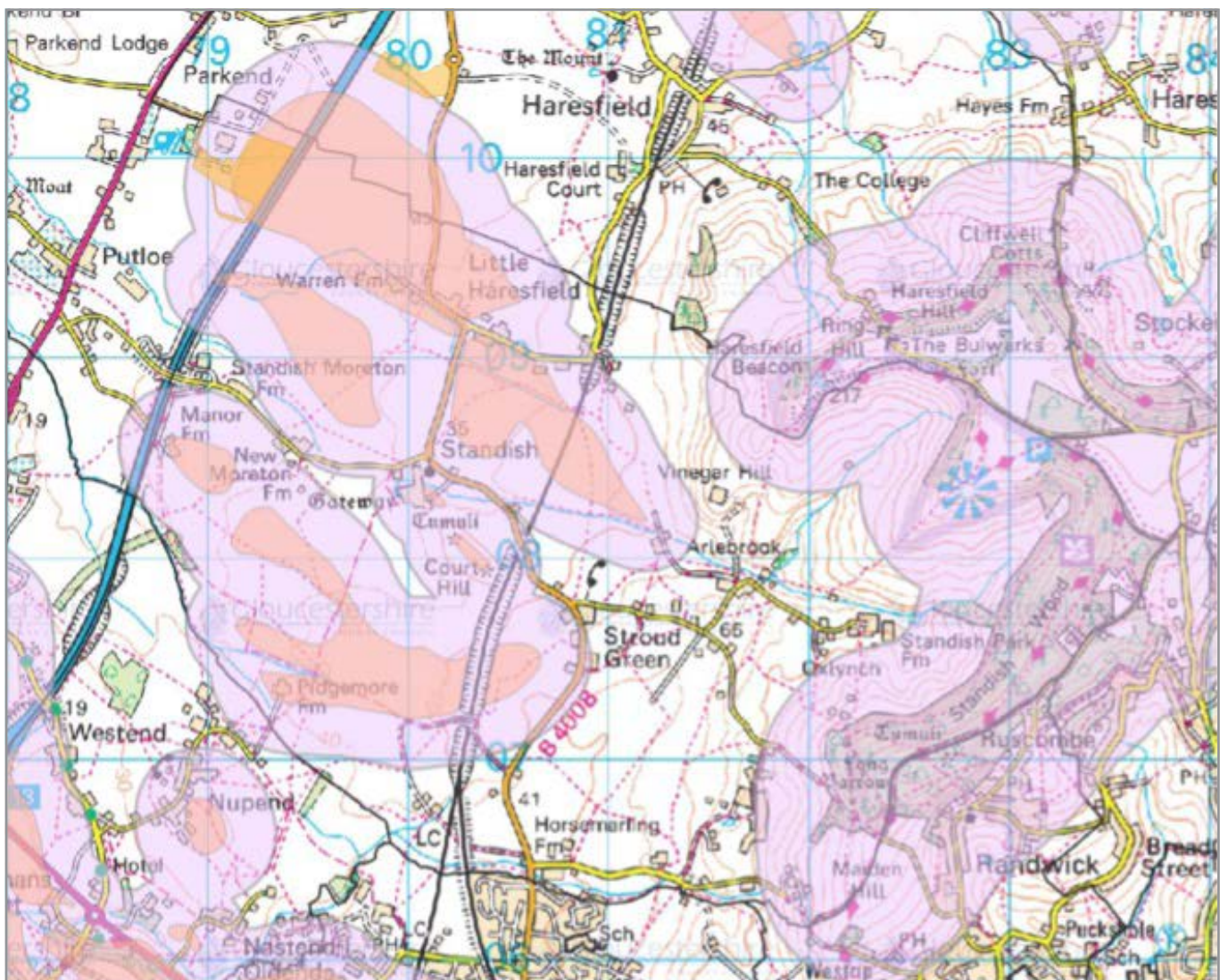


Figure 12. Minerals Resource Area for Sand and Gravel (salmon shading) and Emerging Minerals Local Plan safeguarding area (lilac). (Source: Gloucestershire Minerals and Waste Proposals Map)

- ii. *needless sterilisation of mineral resources will not occur; or*
 - iii. *the mineral concerned is not economically valuable; or*
 - iv. *it is appropriate and practicable to extract the mineral prior to development taking place; or*
 - v. *the overriding need for the development outweighs the desirability to safeguard mineral resources.*
38. Policy DM01 protects the amenity of nearby communities from impacts arising from minerals extraction.

Gloucestershire Waste Core Strategy (2012–2027)

39. Core Policy WCS6 of the Waste Core Strategy (WCS) allocates Javelin Park in Haresfield parish for an energy from waste (EFW) facility. Amidst strong public objection, Gloucestershire County Council's Planning Committee refused the application on 5 March 2012 despite the WCS allocation. The decision was appealed, and the appeal was allowed on 23 July 2015. Javelin Park EFW is visible from much of Standish parish and Urbaser Balfour Beatty, the contractors, predicted 336 vehicles, of which 208 are HGVs, would visit the site daily via the B4008. These vehicles would not be allowed in Standish parish due to weight restrictions. Although it is outside the parish boundary, the Javelin Park EFW has a noticeable impact upon the parish residents.

Stonehouse Neighbourhood Plan (February 2017)

40. Stonehouse is the neighbouring parish to the south of Standish and was the location for part of the strategic housing allocation SA2 (Great Oldbury). It is also the nearest settlement for Standish residents. Should strategic allocations be made at PS19a (which is in Standish), this settlement will remain within Standish but will, to most intents and purposes, be an extension to the Great Oldbury settlement. The Stonehouse NDP is therefore relevant to the preparation of the Standish NDP.
41. Policy T1 Pedestrian Routes requires that development proposals which result in the closure or diversion of such routes should protect the existing rights of way network and its ambiance. When public footpaths or bridleways are routed or realigned through new development they should, where possible, be designed as part of landscaped wildlife corridors rather than being routed along estate road pavements as part of the highway network and should be accessible to all including wheelchair users. This policy is relevant to the Standish NDP because it will be necessary to carry
- the requirements onwards into Standish for public rights of way (PROW) and wildlife corridors and to ensure that effective linkages are maintained across the parish boundary.
42. Policy T2 requires new development, where appropriate, to provide safe, convenient and pleasant pedestrian routes to the town centre which are designed to act as wildlife corridors and areas accessible to pushchair and wheelchair users.
43. Policy T3 requires that new and improved cycle and pedestrian routes should be designed where feasible to be accessible for safe use by those using mobility scooters, and be designed to act as wildlife corridors.
44. Policy T6 ensures that new cycle links are provided to the town centre. It will be necessary for these to link to similar infrastructure in Standish.
45. Policy ENV6 highlights the importance of the views and vistas from Stonehouse to the hills of Haresfield and Standish to the north and east.

Low-carbon Neighbourhood Planning

46. *Low-carbon neighbourhood planning: A guide to creating happier, healthier, greener communities* (January 2018, Centre for Sustainable Energy) is a guide to help neighbourhood planning groups implement measures to tackle climate change and improve sustainability in their areas. It is not part of the Development Plan, but is evidence in support of NDP Objective 5 "Ensure new development is of high quality, well designed and using carbon neutral technology. New development should
- be sensitive to the green environment and non-intrusive to the landscape."
47. The energy efficiency of new residential buildings is controlled by Building Regulations and it is beyond the scope of the NDP to require more stringent standards. However, it is possible for developers to voluntarily improve standards, and the Parish Council will seek to work with developers to achieve the maximum level of low-carbon design and construction.

