

Presentation to Dursley  
Neighbourhood Plan  
Steering Group

21<sup>st</sup> June 2017



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CHARTERED TOWN PLANNERS

# Background...

- The site is located on the south eastern edge of the settlement
- The site is adjacent to Shakespeare Road and is adjoined to the north and west by the existing residential developments on School Road and Shakespeare Road.
- There is a proposed access point from 47a Shakespeare Road.



## Site Location



Access point

'Other land'

# Where we were...

- Appeal dismissed, September 2015, for a scheme of up to 100 dwellings
- The decision concluded that:  
*“The scheme would represent sustainable development next to a higher order settlement and provide additional housing which is capable of meeting both market and affordable needs”.*
- However, following a very fine balancing act the Inspector did not find favour of the site due to potential views of the development from within the AONB.
- We believe that the very limited harm in terms of landscape impact which was set out in the appeal can be overcome through reducing the amount of development on site, increasing the separation between proposed development and the AONB.

## Appeal Decision

Site visit made on 11 August 2015

by Paul Crysell BSc (Hons) MSc MRTPI  
an Inspector appointed by the Secretary of State for Communities and Local Government  
Decision date: 2 September 2015

Appeal Ref: APP/C1625/W/15/3007972

Land off Shakespeare Road, Dursley, Gloucestershire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Gladedale Estates Ltd against the decision of Stroud District Council.
- The application Ref S.14/0966/OUT, dated 22 April 2014, was refused by notice dated 19 December 2014.
- The proposal is for the development of up to 100 dwellings including affordable housing and open space; creation of new access to Shakespeare Road and internal roads, footpaths and landscaping.

### Decision

1. I dismiss the appeal.

### Procedural Matters

2. The proposal is in outline with all matters apart from access reserved for later determination. The Council identified the ecological impact of the development as one of two reasons for refusing the application. In response, the appellant carried out further work which the Council confirms has addressed its concerns, subject to the inclusion of relevant conditions. It has therefore withdrawn its second reason for refusal.
3. The appellant submitted a signed and dated copy of a Unilateral Undertaking which would come into effect if planning permission is granted. The Undertaking makes provision for contributions to open space and provides a mitigation and enhancement strategy in respect of Great Crested Newts. I have considered these obligations and I am satisfied they meet the statutory tests in Regulation 122 of the Community Infrastructure Levy.

### Main Issues

4. Having regard to paragraph 2 above, I consider the main issue is the effect of the proposed development on the character and appearance of the area, including the adjacent Cotswolds Area of Outstanding Natural Beauty.



# Where we are now...

- A smaller residential development scheme of up to 60 dwellings is being promoted, 30% affordable is possible.
- The smaller scheme has been promoted through the latest Strategic Assessment of Land Availability (SALA) 2017.
- The site was placed in the category of 'Future Potential' – The report highlights these sites most suitable for future development will need to be further assessed and consulted upon through the Local Plan Review process to identify the best options to help meet future needs.
- The Site Specific Assessment concluded:  
*“Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising of detached, semi-detached and terraced dwellings at an average density of about 30dph, and the suggested yield of 60 units.”*

## Strategic Assessment of Land Availability (SALA)

Report of Findings

May 2017



- The overall Report concluded for Dursley:  
*“The preferred direction for housing growth in landscape terms is to the southeast.”*



# Stroud Local Plan Latest...

- The Local Plan 2015 was adopted on the basis of an early review of the Plan commencing within five years from adoption or by December 2019. The early review is to consider the housing needs of neighbouring planning authorities.
- The latest position from Stroud Council is that the Local Plan Review commencing Autumn 2017 with the Issues and Options Paper going to the Council's Environment Committee in September.
- This will outline the timetable for the review.



## Your district Your future

Stroud District Local Plan  
November 2015



STROUD DISTRICT COUNCIL  
[www.stroud.gov.uk](http://www.stroud.gov.uk)

# Emerging Neighbourhood Plan Vision...

- The vision:

*“In 20 year’s 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.”*

- Objectives:
- Support a range of housing to maintain our mixed community (including affordable housing)
- Identify suitable opportunities which would support a range of housing

Dursley Neighbourhood  
Development Plan  
2016 - 2031

Draft Version

January 2017



Working Draft 23 Jan 2017

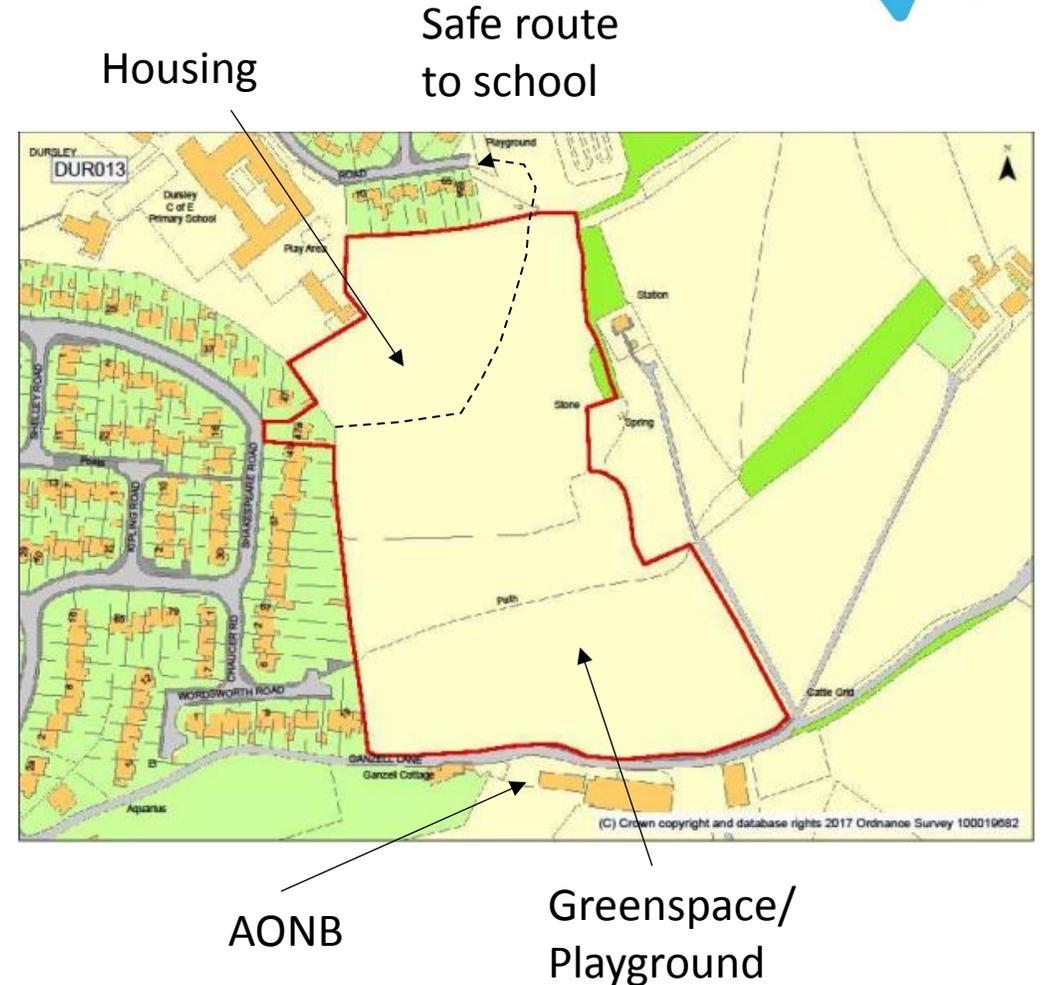
- Ensure that the design of new developments and redevelopments reflects and fits the distinctive character of Dursley
- Increase the provision of greenspace



# What the site can deliver to achieve the future growth of Dursley...



- The small brownfield sites currently allocated in the emerging Neighbourhood Plan are unable to deliver the objectives of the Plan in terms of affordable housing and green spaces due to their size and scale.
- The development is committed to the affordable housing policy of providing 30% affordable housing. This would provide circa 18 affordable dwellings for the town.
- The site can provide greenspace/play area to the South which will act as a buffer to the AONB.
- The site can assist in a 'safe route to school'



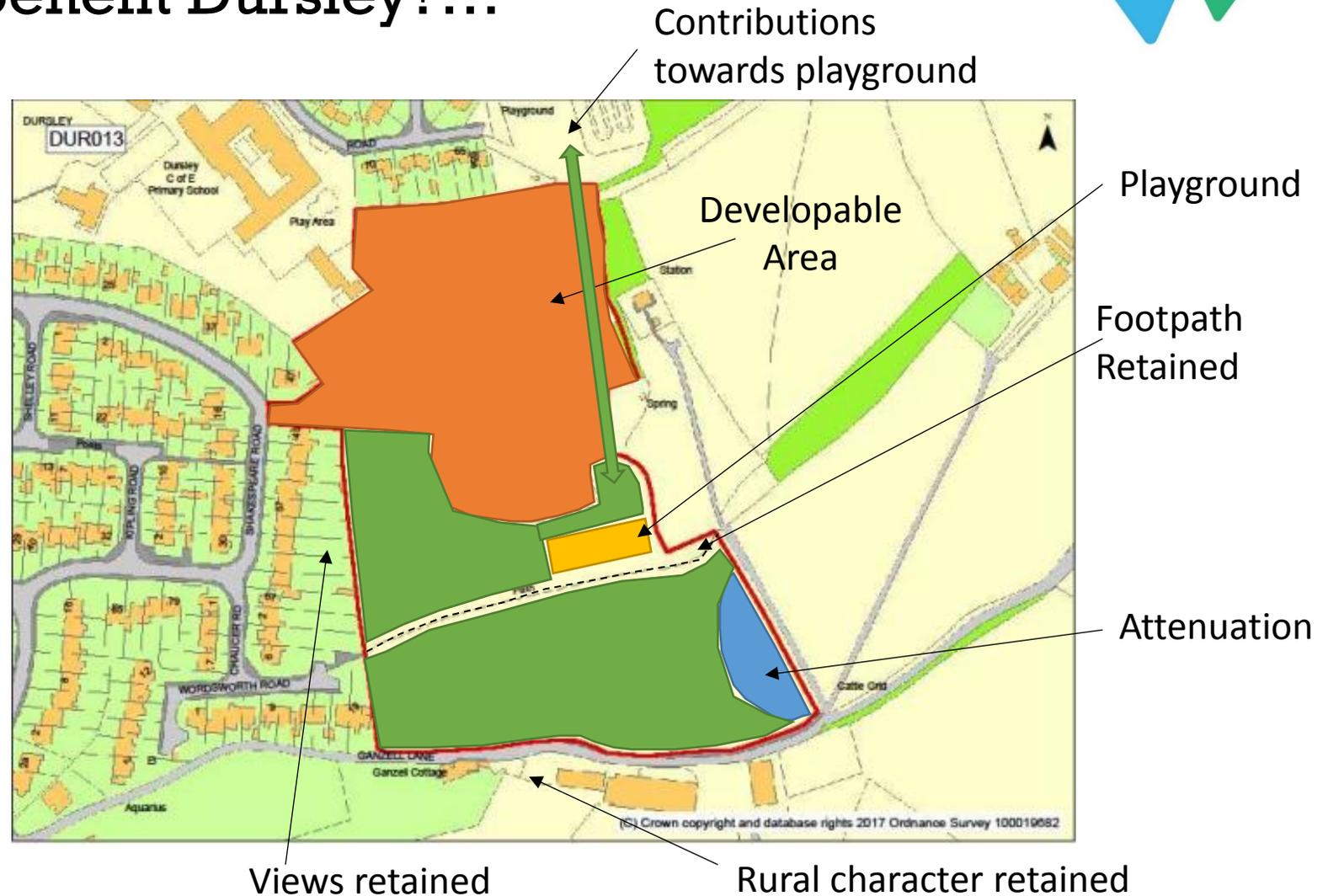
# What additional benefits can the development achieve to benefit Dursley?...



- The 60 dwellings will be confined to the Northern part of site to allow for:

- Views for residents along Shakespeare Road to be retained
- Green Space and Playground to be provided
- Footpath to be retained
- The rural character of Ganzell Lane to be retained

- Contributions towards the local Primary School and Playground



Thank you...



Questions...

