

**Dursley Neighbourhood Development Plan – Notes from Vision and Objectives Setting Meeting held on Wednesday 8<sup>th</sup> October at the Methodist Church Meeting Rooms 6-9.30pm.**

**Present:** Elin Tattersall, GRCC, Jonathan Bird, Mel Laybourne, Krystyna Dembny, Jon Harris, Chris Lambert, Sue Creswick, Jan Burdge, David Evans, Leah Wellings and Anita Gambie.

**Apologies:** Clare Nelmes

Each lead gave a five minute summary of the key findings from their topic research:

**1. Environment (Krystyna Dembny)**

So what are the key messages about Environment:

- Walkers 'ground' – tourism and national and international attraction.
- Ancient woodland important.
- AONB 'attraction' – Cotswold escarpment important.
- High demand for space – population density is high
- Physical wellbeing and green space.
- Town located in a basin – visual connection.
- Present green spaces, bridleways, footpaths and hedgerows.
- 'Local' green space designation.
- Protection and designation.
- Demand for allotments and a waiting list.
- Area rich in biodiversity.
- Conservation and need for 'net gain' for nature (NPPF).
- Protected species present.
- Wildlife corridors important.
- Green environment is an attractor for new homeowners.

**2. Transport (David Evans)**

So what are the key messages about transport;

- Long term parking is a challenge.
- Short term parking needs.
- Cycling is a key opportunity but needs to be a realistic choice.
- Cycle parking provision
- Walking environment is vital for people to meet and greet and use services.
- Footpath access plan needed.
- Mobility audits revealed key areas for improvement.
- Silver Street is a key pinch point.
- Kingshill Road and Kingshill Lane junction and impact regarding Rednock School.

- Speed -20 mph for residential roads, 30 mph for A4135. 'Gateway' design 20 mph for town centre.
- HGV volumes and through traffic issue.
- Pedestrian/vehicle treatment on Parsonage Street.
- Local shops/services and access for deliveries.
- Change of role of Cam and Dursley station
- Bus accessibility/DATE and opening up buses to all users.
- Safe waiting areas.
- Safer routes to school.
- Live/work units with reduced travel.

### 3. Housing (Jan Burdge)

So what are the key messages about Housing:

- Survey results (tbc) from the consultation identify:
  - 32% of residents wanted housing,
  - 70% wanted jobs.
- Housing mix balance – continue?
- Smaller homes/bungalows/lifetime/start-up homes
- No 'rabbit warrens'
- Social housing 'need' – 'affordable' – difference between social and affordable?
- Parking is a prerequisite
- Self- build
- Buy-to-let properties
- Lower level of 'owner occupied'.
- Access 'sell points' –to green space; to work and affordability.
- Size of dwellings –small family market.
- Dursley 'authentic –'true identity'
- Flexibility to respond to market and population trends
- Small and 'intimate' type of developments 'in keeping'.
- Parking v development space (tension) – in reality homes need parking for 2 vehicles.

### 4. Design (Sue Creswick)

So what are the key messages about design:

- Popular subject amongst the public.
- 'Likes' Pre 1900s/WWI – rural Cotswold- mix of materials.
- 'Dislikes' – modern development- too small/poky –' estate'
- Design that suits the area and fits in.
- Open spaces/trees etc.

- Tree lined streets.
- Lifetime/adaptive living.
- Larger rooms/natural light.
- Traditional features/mix of designs.
- Parking provision.
- Green quality space.
- Easy to heat/run/maintain.
- Adequate garden space
- Health/well being and housing.

## 5. Services and Facilities (Mel Laybourne)

So what are the key messages about Services and Facilities:

- Better access to shops and range of shops.
- Better access to green space and children's play areas.
- 45% 'need' for community facilities – quite a lot of stock in place now.
- Local library essential – 49%.
- Youth facilities needed.
- Faster broadband needed- perception? As now available.
- Primary and Secondary schools both have capacity – overflow of secondary pupils to KLB.
- Rednock offer Further Education classes including for adults.
- Post Office has good access
- Job Centre – closest is Stroud 15.3 km to access.
- Sports facilities at Rednock offer multiple choices.
- Expand provision at Rednock.
- Outdoor play – shortfall of 38%
- Sports pitches shortfall 29% below is district average, dursley is 40% below.
- Faith group provision – limited choice.
- Bowling Green Retention.
- GPs – multiple surgeries.
- Patient: Doctor Ratio 1369:1 – scope for more patients to be taken.
- S106 monies from Littlecombe for greater GP capacity.
- 'Desire' for surgery to move
- 'Catchment is large –'Cam' impact.
- Vale Community Hospital – vastly improved provision.
- Major employers – mainly retail. Manufacturing base has gone.

## 6. Economy (Chris Lambert)

So what are the key messages about the economy:

- Successful local business as a draw.
- Local jobs =local wealth.
- Loss of employment sites to housing.
- Access and transport limitations to growth.
- Population in (2011) 6,600 15% increase since 2001.
- 4,100 of working age, 3302 in employment (75%).
- Job seekers approximately 100 or 2.5% of working age population.
- Occupational groups, percentages are close to Stroud, South West England and national figures.
- Higher percentages in professional/operatives (Listers-type jobs now in Stonehouse)
- Sales/Retail deficit but figures are pre-Sainsbury.
- 'Premises' –'manufacturing space was 35% of floor space total.
- Farms/Nursing homes/public services are not included in the business rates data.
- 10 mile commute to work or more.
- Retail occupies 25% of floor space.
- Smaller light industrial units (office/workshops) 40%.
- Automotive 3% of space.
- Lose core services – local garage & repairs.
- Parsonage street traffic issues/deliveries.
- Losing the Littlecombe space
- Employment stock – preservations of remaining?
- Service Sector/Tourism Opportunity
- Parking, footfall, visibility & spend.
- Staff and access needs.
- Ability for businesses to grow.
- Tourism –issue around lack of focus and information source.
- Desire for a centre and promotion/information resource.
- Hotel/accommodation:option.