
Hardwicke Parish Council

Neighbourhood Development Plan 2015 to 2031

Hardwicke to retain its rural identity by preserving its distinctive character, landscape and setting that has evolved over eight centuries of history, whilst still meeting the changing needs of the community



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Foreword *by Hardwicke Parish Council*

The Hardwicke Neighbourhood Development Plan is a planning document produced for Hardwicke Parish, which is a civil parish in north of Stroud District, Gloucestershire. This document supports the Government's approach to planning, which aims to give local people and their communities more influence and control over the development of their local area. This is explicitly set out in the Localism Act, which came into force in April 2012.

If passed at a local referendum, the Plan will be adopted by Stroud District Council (SDC), as part of the suite of statutory documents used to support and determine planning applications in the Parish. Therefore, when adopted, the Hardwicke Neighbourhood Plan will carry significant weight when planning applications are being considered.

The Plan therefore provides the local community with a powerful tool to guide the long term future of Hardwicke and its surrounding countryside for the period 2015 to 2031. The Plan contains a vision for the future of Hardwicke Parish and sets out clear planning policies to realise this objective.

The Hardwicke Neighbourhood Development Plan presents parish-wide consensus of how the residents would like to see the Parish developed in the future. The evidence used to support the Plan has been gathered through questionnaires, formal public meetings and community-wide comments by Hardwicke Parish Council and a local group of community volunteers. The result is one where the locals have an overwhelming desire to retain Hardwicke's rural identity by preserving its distinctive character, landscape and setting, which has evolved over eight centuries of history, whilst meeting the contemporary needs of the community.

Acknowledgements

This Neighbourhood Development Plan has been developed and produced by Hardwicke Parish Council and a community group of volunteers on behalf of the Hardwicke community. The group would like to thank all those that have been part of the process.



1. Introduction

The Hardwicke Neighbourhood Development Plan (the Plan) is a planning document that has been compiled based on the views of our local community and evidence of employment, environment, housing and local facility and service needs of the community. This is part of the Government's Localism agenda; a new approach to planning that aims to empower local people to have more of a say about how their local area is developed. This is very important for Hardwicke as the parish wants to influence its own future.



The Plan has been prepared by the Hardwicke Neighbourhood Development Plan Group (HNDPG) consisting of members of the community and Parish Councillors. The group receives support and advice from the Gloucestershire Rural Communities Council (GRCC) in their role as community advisors and Stroud District Council (SDC) in their role as the local planning authority. Specialist

advice has been provided by national and local organisations.

PUBLIC CONSULTATION

The Plan has been developed by engaging with local people and businesses in an effort to gather their views on how development should be managed in the parish. The group has been mindful to study national and local planning documents and evidence commissioned by SDC to support the emerging Stroud District Local Plan.

Initial consultation on the Plan took place in September 2013 with an open community workshop, facilitated by GRCC, to explain the Neighbourhood Development Plan concept and obtain initial views from the Hardwicke Community. From this inaugural workshop six themes emerged that flow through the development of the plan, providing structure to its aims and objectives.

The six themes are:

- I. Housing to Meet Local Needs
- II. Improved Services and Facilities
- III. Maintaining the Community
- IV. Protecting the Environment
- V. Communication and Transport
- VI. Enhancing the Local Economy



2. HNBP Summary

The Vision

Hardwicke to retain its rural identity by preserving its distinctive character, landscape, and setting that has evolved over eight centuries of history, whilst still meeting the changing needs of the community.

Next Stages

- Draft NDP composition and consultation [1st statutory 6 week consultation period 2015]
- Amendment of NDP and submission to SDC
- Consultation by SDC [2nd statutory 6 week consultation]
- Examination
- Local referendum on the NDP for the community of the Parish (approval of 50% of residents required)

The Aims & Objectives for each Theme are supported by individual *policies*:

Housing to Meet Local Needs:

- *In-fill Development*
- *Use of Demographics / Housing Survey for Planning Applications*
- *Providing well designed homes*
- *Dwelling mix*
- *Residential Gardens*

Improved Facilities & Services

- *Maintain Services*
- *Service Provision*

Maintaining the Community

- *Gloucester - Sharpness Canal*
- *Safeguarding Hardwicke's rural character*
- *Health & Wellbeing*

Protecting the Environment

- *Environment: Environmental Assets*
- *Environment: Landscape*
- *Environment: Wildlife*
- *Flooding: Flood & Risk Management*

Communication & Transport

- *Parking & Drop-off zones*
- *Traffic Calming*
- *Roads, footpaths and cycleways*

Enhancing the Local Economy

- *Location of Development*
- *Existing Employment*

The residents of Hardwicke have clearly indicated through the evidence gathered for the Plan, the importance of Hardwicke retaining its rurality.

HNBP Strategy

Our Strategy to achieve the Vision is by the identification of appropriate boundaries to ensure that development at East Hardwicke [Hunts Grove] is contained within its A38/M5 boundary ensuring the demarcation of geographical and functional distinctness of Hardwicke Village and Hunts Grove is maintained

Developing a Neighbourhood Development Plan (NDP)

Early consultation and evidence gathering
Community views gathered through
Questionnaires/surveys
Hardwicke Parish Council declared its support for a NDP
Support received from Stroud District Council (SDC)
Hardwicke NDP Group (HNDPG) instigated by Hardwicke PC

Consultation

- Open Public meeting held in September 2013
- NDP aims and objectives workshop held in November 2013
- 109 Questionnaire responses from full Parish survey in March 2014
- Hardwicke Parish Assembly presentation in April 2014
- Employment survey responses Dec 2014
- 239 (11%) Housing Survey responses in February 2015

The HNBP General Policies include:

Extended Settlement Boundary to include recent new developments
Encourage 'Secured by Design' & 'Building for Life 12 criteria in any developments
The NDP Strategy is supported through these General Policies:

- Development strategy
- Accessibility
- High Quality Inclusive Design

2 Parts to Developing NDP Strategy & Policies

- a) Gather community requirements
 - baseline themes from inaugural workshop with aims & objectives developed for each Theme
 - b) Alignment with the SDC Local Plan
 - is specific in Hardwicke's role for the community including its emerging sibling at Hunts Grove
 - requires that Hardwicke retain its village character and sense of community while East Hardwicke hosts the Hunts Grove community that will become the LSC for Hardwicke
- Some of the Local Plan guiding principles are relevant to Hardwicke
- The requirements were used to develop an HNBP Strategy

3. Plan Status

Following a formal request from Hardwicke Parish Council, SDC designated Hardwicke Parish a Neighbourhood Area under the provisions of the Localism Act 2011 and Part 2 of The Neighbourhood Planning (General) Regulations 2012 on 4th February 2014. The Hardwicke Neighbourhood Development Plan covers the whole of the civil parish.

The community driven Plan provides a vision for the future and sets out its objectives together with policies required for their implementation. Objectives and policies have been developed following analysis of:

- the natural environment of the parish;
- social and economic characteristics of population; and
- issues and needs raised by the community and other interested parties from recent consultation events.

Whilst the Localism Act empowers local people to decide what goes into their plans, the Neighbourhood Development Plan must comply with higher level planning policy and legislation. This includes, but is not restricted to, compliance with appropriate regard to:

- a) National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG);
- b) The strategic policies in the development plan for the local area;
- c) Achieving sustainable development;
- d) EU obligations such as strategic environmental assessment and habitat assessment; and Human Rights requirements

The Parish of Hardwicke is part of the District of Stroud. The local strategic context (condition (b) above) is, therefore, set by the Stroud District Council Local Plan.

The Hardwicke Neighbourhood Development Plan has two work elements:

- a. Gathering of community requirements - this work-stream identified the requirements for a sustainable Hardwicke through assessment of responses from public consultation. Each was then analysed, refined and supported by evidence gathering. The outcome was a framework of planning policy recommendations to move towards a sustainable Hardwicke through to 2031.
- b. Alignment with the SDC Local Plan - a key requirement of NDPs is the need to comply with the NPPF and District Local Plans, in this case the Stroud District Council Local Plan. Hardwicke Parish has an important and definitive role in the Local Plan. The Hardwicke NDP strategy was designed to implement this role.

COMMUNITY INVOLVEMENT IN THE NDP PROCESS

The level of success for any NDP is dependent on securing the involvement of the community. Effective communications are key to this. Soon after its formation on 22nd January 2014, the Hardwicke Neighbourhood Development Plan Group (HNDPG) agreed a Communications Plan (CP) that set out the strategy and options for maximising community involvement in developing the NDP.

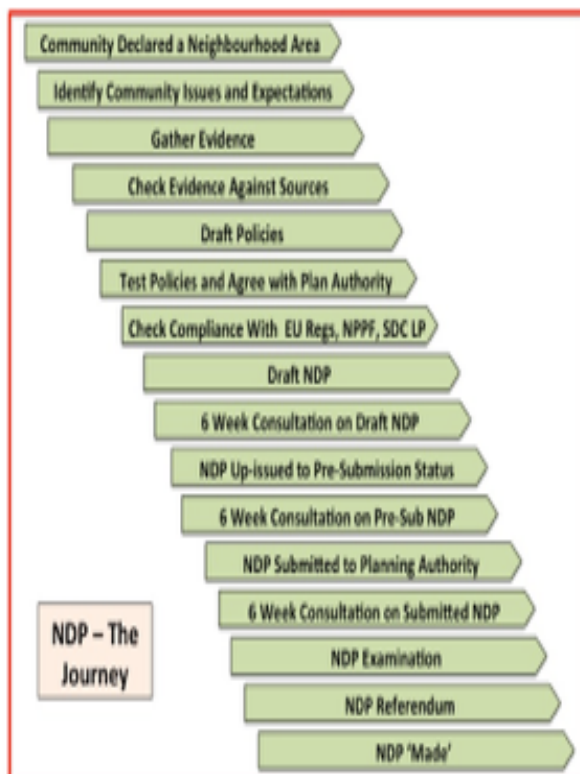
During the course of producing the plan numerous consultation events have been held and various surveys have been undertaken.

Details of the events and surveys as well as their outputs can be found within the 'Hardwicke Neighbourhood Development Plan - Communication Statement' which forms part of the evidence base which supports the Plan.



PLAN DEVELOPMENT PROCESS

The chart sets out the overall Plan process that the HNPD has followed:



Details of these events are covered later in the NDP [slide to be changed]

The last stage of the journey will be the first of two statutory 6-week consultations; which

will be a further examination of the Plan through a local consultation exercise. Once the Plan has been updated following the consultations, the Plan and its supporting documentation will be submitted to SDC for approval.

Subject to a successful examination outcome, the Plan will proceed to a local referendum where the community of Hardwicke will be asked whether it wants SDC to use the Neighbourhood Plan to help it decide planning applications in the Plan area. An approval rate of 50 per cent of respondents will result in the Plan being incorporated in



to the Stroud District Development Plan and critically it will be the starting point for deciding all planning applications in Hardwicke.

The analysis, objectives and proposals in this Neighbourhood Plan have drawn on a variety of sources. Data on: population, employment, housing, car ownership was obtained largely from the Office of National Statistics;

- the housing need was obtained from an independent survey run by GRCC, the housing register, local estate agents, and the views of residents at the public consultations;
- life in the village was obtained from the views of residents at the public consultations and workshops

-
- flood risk information was obtained from the Department of the Environment.

List of further detailed evidence to formulate this plan:

Communication Statement
Communication Plan
Initial Consultation Workshop Results
Options Consultation Results
NDP Sustainability Report
NDP Environmental Assessment
Hardwicke Open Space Assessment
Hardwicke Green Space Assessment
Hardwicke Landscape Character Assessment
Hardwicke Views Assessment
NDP Settlement Assessment
NDP Facilities and Services Assessment
NDP Neighbourhood Centre Background
NDP Maintaining the Community Assessment
NDP Communication and Transport Assessment
NDP Future Housing Requirements
NDP Housing Need Survey Results
NDP Housing Land Availability Assessment
NDP Local Economy Assessment

More detailed information on this extensive evidence base, including reports on the village consultations and workshops, can be found in the Hardwicke Neighbourhood Plan supplementary (or background) documents on the Hardwicke Neighbourhood Plan website (www.hardwickepc.co.uk) > Neighbourhood Development Plan > HNDPG.

4. Place Setting - Hardwicke

The Hardwicke Parish is 6.5 miles north-northwest of Stroud and 4 miles southwest of Gloucester City centre; close to the River Severn with the Gloucester-Sharpsness canal passing North-South through the Parish. The Southern edge of the Parish is adjacent to junction 12 of the M5 motorway. The A38 Bristol-Gloucester road runs through the Parish and allows a straightforward journey into the city of Gloucester.

Hardwicke has survived as a village since the 12th century, evolving slowly with time on the outskirts of Gloucester City. Its earliest ecclesiastical and possible farming connection with Haresfield could well be the reason for Hardwicke being part of the Stroud District rather than its closer neighbour Gloucester. Prior to 1961 development was linear along the main routes in and out of the village. Because of this its infrastructure has tended to be spread resulting in a village without a traditional village centre. Today the pre-1960's development is seen as being the 'original' Hardwicke.

In the 20th and 21st century, the recent exponential growth in strategic housing development has increased erosion of the Parish's rural character and landscape to cater for Gloucester's and Stroud's need to grow. The services and facilities to support an expanded community have not matched the rise in numbers of dwellings and as such residents have relied even more heavily on the services provided in Quedegley.

As Hunts Grove develops and its Local Service Centre (LSC) expands the 'original' Hardwicke will again resonate towards this LSC for its services and facilities. North and East Hardwicke are now therefore very much a part of the urban development whilst mid Hardwicke continues to retain its distinctiveness, rural character and charm.

Hardwicke Parish census data (2011) shows that, in comparison with 2001, the population increased by 6.38% to 3,900 and comprising of 1,660 households. Since this time a significant number of new homes have been built and the population has increased (and will continue to do so given the Hunts Grove extension).



The Parish has also had an increase in the population of those aged over 60 (increased by 6.5%), whereas the number under 45 decreased by over 10%. This may be due to older people 'Retiring' to Hardwicke or the younger families moving away to find larger properties to occupy. With the ageing population of Hardwicke Parish it is considered important to enhance and make full use of our outdoor leisure opportunities such as the Canal paths, footpaths and cycle ways, to maximise the health and well-being of the residents.



The residents of Hardwicke have clearly indicated through the evidence gathered for the Plan, the importance of Hardwicke retaining its rurality. It was concluded that the community consider it important that the character of Hardwicke is protected and where possible, enhanced, to ensure the important views/vistas, open and green spaces are preserved and protected for the current and future residents to enjoy. The protection of these assets are one of the main fundamental aspects of the Plan, whilst recognising the importance of Hunts Grove to the future of Hardwicke through its development and LSC.

5. Our Vision to 2031

Our Vision

Our Vision is for Hardwicke to retain its rural identity by preserving its distinctive character, landscape and setting that has evolved over eight centuries of history, whilst still meeting the changing needs of the community.

We aim to achieve this vision by conserving and maintaining the historic roots of Hardwicke whilst embracing Hunts Grove as a sibling community and local service provider.

6. Developing NDP Strategy and Policies

As mentioned in previous sections, the HNPD has two work elements:

- a) Gathering of community requirements
- b) Alignment with the SDC Local Plan

These work elements provided the foundations for developing the policies presented in this plan. This section provides a brief explanation on how each element was developed.

GATHERING OF COMMUNITY REQUIREMENTS

The inaugural workshop identified a baseline from which the NDP group could work. The themes used throughout the project were developed from the workshop output. Aims/objectives were agreed for each theme to provide a framework and direction for the various consultation events used to identify issues that the Hardwicke community felt were important to them.

Evidence gathering and clarification exercises identified the underlying requirements to these issues. These requirements were tested at the drop-in event in the form of policy direction statements that confirmed that the general policy intentions aligned with community views. These were then used to develop the detailed policies.

ALIGNMENT WITH THE SDC LOCAL PLAN

A key element for the NDP is to ensure its policies and supporting intent aligns with the SDC Local Plan. The Local Plan is quite specific in its role for Hardwicke and its emerging sibling community at Hunts Grove. The requirements of this role were adapted and developed into a Hardwicke NDP strategy that was used to guide and develop policies.

The Local Plan places Hardwicke in the group of communities on the Gloucester Fringe. It recognises that Hardwicke and Upton-St-Leonards have limited facilities with no towns that act as local service centres. Hardwicke is described as distinctly rural in character, populated by scattered hamlets and farmsteads. Almost half of the Gloucester Fringe area is designated part of the Cotswold AONB and there are dramatic and far-reaching views to and from the Cotswold escarpment. As a result Hardwicke is classed as a tier three community.

In the Local Plan, Hunts Grove (along with Berkeley, Frampton on Severn, Minchinhampton, Nailsworth, and Wotton Under Edge) is designated a Tier two community, it has a role to provide a Local Service Centre (LSC) for its new community and the Gloucester fringe Parishes including Hardwicke. The Local Plan requires that Hardwicke retain its village character and sense of community while East Hardwicke hosts the Hunts Grove community that will become the LSC for Hardwicke.

COMMENT FROM RESIDENT: *"The NDP is a very important step towards keeping Hardwicke rural and keeping development to the strategic areas."*

In its vision for the Gloucester Fringe, Para 3.39 of the Local Plan also identifies a number of 'Guiding principles' for its 'Vision to 2031: Growing a sustainable community at Hunts Grove and preserving Gloucester's rural hinterland...', the Local Plan emphasises the need for Hunts Grove to grow into the local service provider for Parishes in the Gloucester fringe.

The role of the remaining Parishes of the Gloucester fringe is to retain their distinctiveness and rural character. The SDC Local Plan requires that Hardwicke retain its village character and sense of community while East Hardwicke hosts the Hunts Grove community that will become the LSC for Hardwicke. So there is an opportunity to ensure new development complements Hardwicke's character, landscape and other natural environment features with high quality design and access.

Some of the Local Plan guiding principles are relevant to Hardwicke:-

- Conserve and enhance the landscape and built character of the urban/rural fringe to provide a strong and high quality edge to the City of Gloucester. Development at Hunts Grove to be physically contained and limited by A38 / M5 and the geographical and functional distinctness of Hardwicke village and Hunts Grove will be maintained.

- Improve non-motorised connections between the City suburbs and the rural hinterland; enhance the existing good transport links and movement corridors and allow good permeability through any new development for walkers and cyclists.
- Avoid development that would increase the risk of flooding elsewhere or be at risk itself.
- Secure high-quality, distinctive design, in keeping with local identity and character; preserve the individual character and distinctiveness of communities, villages and hamlets
- Managed and accessible countryside for leisure, recreation and health.
- Support low-impact development which will boost the rural economy: including farm diversification and uses that will bolster tourism, leisure and accessibility to the countryside for visitors and residents.

These requirements were used to develop an NDP Strategy that would ensure the HNPD reflected the requirements of the SDC LP.



6.1 The Hardwicke NDP Strategy

HNDP Strategy

Our Strategy to achieve the Vision is by the identification of appropriate boundaries to ensure that development at East Hardwicke [Hunts Grove] is contained within its A38/M5 boundary ensuring the demarcation of geographical and functional distinctness of Hardwicke Village and Hunts Grove is maintained.

This is achieved by:

- Extension of the current Settlement Boundary to include current and approved developments in the Parish;
- Introduction of an equivalent Commercial Boundary that defines the limit of exploitation acceptable to maintain the rural character;
- Conservation and enhancement of its landscape and built environment to ensure maintenance of its rural identity and character;
- Continuous improvement of accessibility to the countryside for visitors and residents for leisure, recreation and health reasons with a view to enhancing tourism;
- Improvement of the Parish by responding to the issues identified by the community in Plan consultation exercises

The Hardwicke Neighbourhood Plan's strategy is designed to complement and supplement the role for Hardwicke Parish in the SDC Local Plan. The SDC Local Plan provides the overarching strategy for the development of Stroud District through to 2031. It seeks to ensure Hardwicke retains its village character and sense of community, whilst promoting East Hardwicke, which hosts the Hunts Grove community, as the local service centre for Hardwicke.

6.2 Hardwicke NDP General Policies

Development will be encouraged to make the most of 'secured by design' principles and 'Building for Life 12' criteria to demonstrate their commitment towards achieving sustainable development and high quality inclusive places and spaces. This commitment includes development contributing towards the improved access (walking and cycling) to the countryside and demonstrating how proposals have maximised the use of renewable energy, minimised energy waste and maximised the capture and use of natural water. Efficient use of space is an important component of good design however this should not be at the expense of building new bungalows.

Hardwicke's settlement boundary will now be extended to include recent new developments at Sellars Bridge, the Hunts Grove extension and Mayo's Land. Continued minor development within the revised Settlement Boundary will be considered providing it meets the needs of the community [i.e. extensions to existing homes].

The Hardwicke Neighbourhood Development Plan's strategy is supported through the following general policies:



General Policy 1: Development strategy

Proposals will need to ensure they maintain the geographical and functional distinctness of Hardwicke Village and Hunts Grove. Development will be directed to sustainable locations most appropriate to the form and scale of the development proposed, on the following basis:

- a) the settlement boundary identifies the development limits of the village; and
- b) development within the countryside (beyond the settlement boundary as defined on the Proposals Map) will not be supported. Development will be limited to developments necessary for the carrying out of agricultural or woodland activities.

General Policy 2: Accessibility

Proposals must contribute towards improving access to the countryside for visitors and residents for leisure, recreation and health reasons, with a view to enhancing tourism where possible.

General Policy 3: High Quality Inclusive Design

All development will be designed to a high quality, be inclusive and reinforce local



distinctiveness. Proposals will be supported where it has regard to local context and preserves or enhances the character and quality of the area. Development proposals, extensions and alterations to existing buildings and structures will have regard to 'Secured by Design' principles and 'Buildings for Life 12' criteria and be required to:

- a) make use of land while respecting settlement patterns, density, character, landscape and biodiversity of the surrounding area;
- b) be suitably designed for the context within which they are set, using traditional and vernacular building materials where such treatment is necessary.
- c) ensure that the scale and massing of buildings relate sympathetically to the surrounding area;
- d) utilise modern construction techniques to reduce energy, heat and water consumption; and
- e) create safe environments addressing crime prevention and community safety.

7. Hardwicke NDP Themes and Policies

The following sections contain reference to the original themes that emerged through community consultations. The policies have been derived from each of the aims, which in turn were presented as Proposals at the HNPD Drop-in event, then formulated into objectives.

Policies have been designed to meet the aims and objectives set out in each theme and ultimately to ensure the Plan enhances the setting and character of the village, promotes a sense of community and provides for the social and economic needs of residents.

7.1 Housing to Meet Local Needs

Aims

- To deliver a sustainable housing supply strategy tailored to meet the needs of the Parish, including an adequate supply of affordable housing to meet the needs of the Parish, thus enabling local people to live in the village throughout their life
- To identify standards in future housing design and style that protects and supports the rural context of the village and the surrounding landscape whilst promoting the environment
- To ensure development is well designed and reflects the heritage and distinctive character of Hardwicke
- To enhance the community by ensuring a mix of home types and integration between different types and tenures of housing within the Parish.

A review of the Office for National Statistics [ONS] data for Hardwicke found that between the 2001 and 2011 censuses, the population in Hardwicke had increased by 6.38%; the population aged 60 or over had risen by 6.5%; and the number of households with two or more cars had increased by 6.9%; whereas the size of households in the Parish had dropped from 2.43 people to 2.35 people, i.e. a 3.3% reduction.

These trends are expected to continue in Hardwicke and the wider Gloucestershire area. Evidence supporting the Stroud Local Plan (Strategic Housing Market Assessment) predicts that the local community will continue to age and the size of households will continue to drop. New development will need to respond to the changing demographic



needs of Hardwicke over the plan period by increasing opportunities for everyone to access and participate in their communities to help enjoy and feel secure in their neighbourhoods.

Ensuring that families with small children, the elderly and mobility impaired can move around, enjoy and feel secure in their neighbourhoods, enables everyone to participate in, and contribute to, the life of the community. Developments will be encouraged to adopt Lifetime home standards in all new development to help increase the supply of fully accessible and adaptable homes.

Evidence in the Gloucestershire Strategic Housing Market Assessment shows there is a need to provide for specialist accommodation for older and mobility people. However many older and disabled people may not want or need specialist accommodation or care and may wish to stay or move to general housing such as bungalows or homes which can be adapted to meet a change in their needs.

Bungalows provide a smaller, easy to maintain and more manageable living space for older generations who do not feel ready to move into retirement housing. They allow older occupants to remain in the area they know and have contributed to, whilst at the same time potentially freeing up larger family housing. Therefore, proposals for new development will be encouraged to provide bungalows to meet the ageing and disabled population. Proposals will not be supported where it contributes to a net loss of bungalows in the plan area.

Ensuring new development is inclusively designed will help demonstrate the proposals commitment to achieving sustainable development; it will also help to ensure problems of the past and present are hopefully not repeated in the future. All proposals for new homes will be expected to ensure they are well designed taking into account, issues such as, but not limited to, suitable use of land; space standards; local context; security; energy, heat and water efficiency; accessibility; lifetime homes; open spaces; off-street parking; internal storage and composting.

To supplement evidence used to support the emerging Stroud Local Plan Hardwicke Parish Council referenced comments from the general NDP survey in March 2014 to understand the housing need. Results showed respondents would only seek to support development to meet the needs of the local Hardwicke community and to cover full integration of housing types. Respondents also requested that two cars per household should be catered for, and that properties should maximise green energy in their design and build, and should be a maximum of two storeys high.

A significant number of comments within the housing survey, conducted in January 2015, strongly indicated their resistance to further development. Seven households indicated they would benefit from assistance with affordable homes; 60 households indicated that they might move at some time in the future but required no financial assistance; and 20 of the 60 (33%) were of retirement age and/or wished to move to a smaller property or sheltered housing.

The survey results did not justify any further housing requirement within the Parish, as the low level of need could be met by the already-planned provision of affordable and smaller homes within the new Hunts Grove development. Additional housing in the Plan area will therefore be limited to small scale

infilling between existing properties with the settlement boundary.

Focusing new development in the urban area, and particularly brownfield sites, has its benefits. It can help to ensure that new development is concentrated in locations near to established services and facilities. However over the past few decades Hardwicke has seen new development being built in residential gardens. Whilst this can often provide much needed housing, garden land development takes place within established neighbourhoods which often have a particular character. Gardens, and in particular back gardens, have an important role in promoting biodiversity through their role as wildlife habitats and corridors. They are also important to the health and well-being of communities. New development in gardens will need to demonstrate that it will have minimal impact on the local character of the area and there is no net loss of biodiversity.

Our objectives for this Theme therefore are to:

- Reflect the SDC Local Plan requirements for Hardwicke to conserve and enhance its distinctiveness and rural character;
- Ensure future housing is aligned to meeting future needs of the Hardwicke community;
- Introduce policies to meet the increasing number of vehicles in households;
- Promote environmentally friendly and sustainability in housing design and build;
- Tailor in-fill development and extensions to meet the needs of Hardwicke;
- Encourage future housing to include dwellings appropriate to an increasing elderly population; and

- Actively support and participate in the Hunts Grove development to ensure it meets our needs.

The aims and objectives for this Theme will therefore be supported and delivered by the following policies:

Housing Policy 1: Demographics

Planning applications for new housing must be tested against the current evidence of local demand and supply from the recent housing needs survey for Hardwicke.

Housing Policy 2: In-fill Development

1. The housing development at Hunts Grove is expected to meet the full needs for large scale housing development in Hardwicke during the Plan period. Additional housing in the Plan area will therefore be limited to small scale infilling between existing built up areas, within the settlement boundary, and be subject to the following:
 - a) No harm being caused to the amenities of the occupiers of the neighbouring properties;
 - b) The scale, height, form and materials are sympathetic to the neighbouring built form and the character of the street scene;
 - c) Any important gaps which allow views into and out of the village are to be protected;
 - d) The traditional boundary treatment of an area is retained and where feasible, reinforced.



Housing Policy 3: Providing well-designed homes

New development should be designed to the highest possible standards and:

- a) provide well-designed houses that are located in inclusive and secure spaces;
- b) make provision for the changing needs and life-styles of an ageing population and build to the 'Lifetime Home' standards in accordance with national guidance;
- c) make generous provision for open spaces which are linked to the wider natural environment and accessibility to the public;
- d) provide well designed streets that are characterised by roads, footpaths, soft boundary treatments and well designed gardens that support easy maintenance;
- e) a minimum of two off-street car parking spaces shall be provided for each dwelling;
- f) compost bins or compost areas should be incorporated into the gardens of all new developments, along with space for waste and recycling bins; ideally hidden from general view.
- g) space standards meet as a minimum but ideally exceed RIBA - the case for space (2011) and importantly adequate provision is made for storage within dwellings; and
- h) garages must be built in direct association with the houses whose inhabitants may be expected to use them. They should be able to accommodate modern cars and

space for bicycles. Separate or rear car ports are not permitted

Housing Policy 4: Dwelling mix

1. All new development will provide and demonstrate an appropriate mix of dwelling types and sizes to meet the needs of current and future households in Hardwicke.
2. Proposals for new development will be encouraged to provide bungalows to help support the needs of the ageing/mobility population.
3. Proposals will not be supported where it contributes to the net loss of bungalows in the plan area.



Housing Policy 5: Residential Gardens

Proposals for new development in residential gardens will need to demonstrate that they do not adversely affect the local character of the area and there is no net loss of biodiversity.

7.2 Improved Facilities and Services

Aims

- To identify a location and concept for a Hardwicke Village Centre
- To enhance community and leisure facilities to meet the needs of the Parish in Hardwicke including new provision in association with any new development

Responses received (109) from the Hardwicke community during the Plan's consultation exercises have shown a number of key services and facilities that are important to people. Whilst recent housing developments have provided some of these requirements, others will be ably met by the provision of the new LSC at Hunts Grove.

Consultation on the emerging Plan revealed the following five key issues in the relation to this theme that the policies should seek to address:

- Retention of the Post Office (92% of the respondents)
- Retention of the Shops (90% of the respondents)
- Provision of new Health Facilities / Doctors Surgery (88% of respondents)
- Identification of a Village Centre (81% of respondents)
- Provision of more facilities / clubs for young people (75% of respondents)

This clearly demonstrated that the overwhelming majority of the 109 respondents to the survey want to retain the important services and facilities that exist within Hardwicke and also make best use of the provision of new facilities (in Hunts Grove) such as a Health facility/Doctors

surgery as well as Youth, Community and Family facilities.

Since the workshop the Post Office has re-opened with longer opening hours; a 'One Stop' shop has been opened; the Pilot pub has been re-developed and improvements to the bus service have been implemented.

The role for Hunts Grove in the SDC Local Plan is for it to be the LSC for the Hardwicke Parish, and forthcoming Services already planned there also include a multi-faith church, sports facilities; health centre; school; allotments; shopping centre and community centre.

Our objectives for this Theme therefore are to:

- Promote the recent investment of services and facilities in Hunts Grove through their use and development for the benefit of Hardwicke as a whole;
- Actively support and participate in the Hunts Grove development to join the community together;
- Support, promote and, where possible, improve the services and facilities in the area of Hardwicke West of A38 as the centre of the rural community, in particular promoting and developing continued use of the Village Hall through regular and annual events, and maximising community use of the Village Hall Green with additional outdoor equipment and activities.

The aims and objectives for this Theme will therefore be supported and delivered by the following policies:

IF&S Policy 1: Maintain Services

Proposals that result in the loss of existing local facilities and services through re-development or change of use will not be permitted unless the provision can be demonstrated to be serving the community elsewhere in the local area.

IF&S Policy 2: Service Provision

New development on sites in East Hardwicke, as allocated in the Stroud District Local Plan, will make appropriate provision for the increased demand on medical facilities, education, village centre, facilities for young people, allotments and a multi-faith church.

7.3 Maintaining the Community

Aims

- To preserve and enhance the distinctive heritage of the Parish and where possible its surrounding area
- To encourage the continued involvement of community members in the ongoing process of plan-making, monitoring and delivery of development with emphasis on engagement with younger people
- To protect the identity of Hardwicke and maintain its rural Village 'feel' by enhancing the key features that prevents any further coalescence of Hardwicke with Gloucester and Quedgeley
- Ensure future developments include safety initiatives such as neighbourhood watch

The local community stated clearly in their response to the NDP consultation that community spirit, maintaining a rural feel and having a defined centre were the key issues of importance to them. 72% of respondents believed there was a strong community spirit and identified that this important 'village feel' should come from a Public House, village green, countryside, shops and a Church. The Parish has 5 distinct areas of differing characteristics, therefore it is important to pull on the strengths of these areas to promote the Community of Hardwicke Parish as a whole.

Of particular importance is the undeveloped gap between the Gloucester urban edge and Hardwicke village. To prevent coalescence of these areas, it will be important to retain open land between them thus helping to maintain their separate identities, protect their landscape settings and avoid creation of

continuous development. The village gap (green wedge) will also act to provide a green lung into the urban area.

For recreational activities, respondents gave great importance to the existing benefits they enjoy from our footpaths, village hall, Royal British Legion club, football pitches, canal towpath, walking in open green spaces with lovely vistas, cycling routes, allotments, dog-walking, and wildlife. It will therefore be important that existing public open spaces within Hardwicke will be retained and continue to be made available for use by all. Proposals must demonstrate they are contributing towards the quality of existing green spaces and where necessary provide new green spaces.

Hardwicke's other amenities such as the village hall activities, which comprise a Youth Club, WI, Toddler groups; sports field, cricket square and children's play area, were also seen as a benefit, as were the Post Office, Public House and local shop. The planned LSC at Hunts Grove which will provide a new primary school, dedicated community centre, health centre, sports and recreational facilities and allotments, is also seen as being beneficial in the future.



Our objectives for this Theme therefore are to:

- Support and enhance health and well-being of residents by promoting the development of, and maintaining access to, footpaths, recreational, green and open spaces which have a local amenity or conservation value;
- Develop circular walk/cycle trails around Hardwicke with particular focus on Glevum Way, the Church and the Gloucester - Sharpness Canal;
- Promote and develop continued use of the Hardwicke Village Hall through regular and annual events;
- Encourage maximum use by the community of the Hardwicke Village Hall play space;
- Actively support and participate in the Hunts Grove development to join the community together.

The aims and objectives for this Theme will therefore be supported and delivered by the following policies:

MTC Policy 1: Gloucester-Sharpness Canal

New development is restricted along the canal, as defined on the Proposals Map, in order to preserve this valued feature of the parish.



MTC Policy 2: Safeguarding Hardwicke's rural character

1. Identified Open spaces and Vistas beyond the Hardwicke Settlement Boundary, as defined on the Proposals Map, must be retained to ensure the important and valued distinction between the built-up area and the countryside.
2. Within the Green Wedge, as defined on the Proposals Map, planning permission will not be granted for development unless it is appropriate to a rural area and has no demonstrably adverse effect on the existing open and essentially undeveloped character of the land. Acceptable development may include the re-use of rural buildings, agricultural and forestry-related development, home-based businesses, playing fields, other open land uses and minor extensions to existing dwellings.

MTC Policy 3: Health and Wellbeing

Development involving the loss of green and open spaces, as defined on the Proposals Map, will only be permitted where:

- a) alternative green and open spaces are provided of at least equivalent size, quality and accessibility to that being lost; or
- b) the Parish's network of green and open spaces can be retained or enhanced through redevelopment of a small part of the site: and
- c) the local community across the plan area would not be denied easy or safe access to a local park or to smaller informal open space that is valued or well used by people living or working in the local area.

7.4 Protecting the Environment

Aims

- To identify and protect important open spaces within the Parish.
- To identify and protect important green spaces within the Parish.
- To protect and enhance the high quality landscape within the Parish and the setting of Hardwicke village.
- To maintain the distinctive views and visual connectivity with the surrounding countryside from public places within the Parish.
- To protect and enhance biodiversity.
- To Identify, protect and maintain important hedgerows and ditches that are integral to the maintenance of Hardwicke as a rural Parish
- To develop mitigation strategies for current and potential future flooding risks within the Hardwicke boundary
- To promote and encourage effective recycling arrangements
- To promote the use of green energy production
- Identify and protect a dedicated wildlife/leisure area for the enhancement of wildlife, education of the younger generation and the promotion of

The location of Hardwicke, close to Gloucester City, has put considerable pressure on the natural environment of the village and parish especially at the rural - urban fringes.

i) The Environment & Biodiversity

Hardwicke has several large, modern, housing developments with 'buffer zones' of open space between them and an historic village, with many listed buildings dating back to the 15th century. The major use of the remaining land is for arable and grassland agriculture, as the soil is highly fertile, lime-rich, and clayey, with impeded drainage. The land is characterised by large pastures bounded by hedgerows and intersected by water courses, with trees and woodland [some of them ancient] also being dominant features of the landscape.

The best and most versatile land (as defined by the National Planning Policy Framework) is a limited environmental resource with local concentrations across Hardwicke. High-grade soils are important for local food production, although lower grade agricultural land often has the greatest ecological value. Any new development will be directed towards poorer quality agricultural land taking into account environmental and other sustainability issues.

Hardwicke has a wonderful mix of biodiversity that provides diversity and richness to the landscape and forms vital wildlife havens and corridors as well as providing rich sources of food for insects, birds and animals. All development will be expected to provide a net gain in biodiversity and help improve the connectivity between natural and open/green spaces. Where biodiversity assets cannot be retained or enhanced on site, the Plan will support 'biodiversity offsetting' to deliver a net gain in biodiversity off-site in accordance with adopted protocols.

Hardwicke's Green and Open Spaces (including the Green Wedge) are very important to the community as they provide a beautiful and scenic outlook to the Parish and give people enjoyment through leisure pursuits. The Plan seeks to safeguard green open spaces, as identified on the proposals map, for the benefit of the local community.

The tranquillity of an area is important for mental and physical well-being and improves quality of life. It is also critical to the rural economy because it's one of the main reasons why people are attracted to the area from towns and cities, to 'get away from it all'. Large parts of Hardwicke are shown to demonstrate high levels of tranquillity

Hardwicke's tranquillity is an important part of its landscape character and environment and as such is sensitive to proposals, for example, that increase light pollution through sky glow. An example of this is an extant covenant on Sellars Road and Church Lane that prohibits the erection of street lamps. Development within Hardwicke will safeguard the character of the area and opportunities will be taken to enhance this tranquillity and reduce the effects of the neighbouring urban environment such as light pollution.

Our objectives for this Theme therefore is to:

- Ensure future development design and location maximises use of appropriate green energy;
- Minimise impact on our rural landscape and ensure development does not damage our important open and green spaces, so that they and the views and vistas from them are protected for the benefit of our health, leisure and education;
- Protect our local 'priority' wildlife by preserving their habitats and corridors for the sake of ourselves and future generations living here.

The aims and objectives for this Theme will therefore be supported and delivered by the following policies:

Environment Policy 1: Environmental Assets

The quality of Hardwicke's natural environment will be protected and enhanced by ensuring that new development:

- a) protects and enhances local landscape character, taking into account the key characteristics, the historical dimension of the landscape and their sensitivity to change;
- b) conserves and enhances Hardwicke's local distinctiveness including its tranquillity and the highly valued setting and qualities of Hardwicke's countryside;
- c) provides a net gain in Hardwicke's biodiversity which provide habitats for wildlife, through positive management of an enhanced network of designated sites and green infrastructure; and
- d) conserves Hardwicke's best and most versatile agricultural land.



Environment Policy 2: Landscape

All proposals for new developments shall be accompanied by a landscape strategy which will demonstrate the existing landscaping on the site and provide an outline of the measures taken to protect existing trees, hedgerows and other landscape features. Planting for new development should incorporate native arboreal species to the local area.

Environment Policy 3: Wildlife

Green wildlife corridors are important to help safeguard local flora and fauna. New development will need to demonstrate how it contributes to the net improvement of biodiversity and wildlife corridors in the surrounding area.

ii) Flooding

Hardwicke is influenced by many water features, such as the Gloucester - Sharpness Canal, Shorn Brook, Dimore Brook, various ponds and water culverts, and many older homes in the Parish have a stream, ditch or culvert running either through or alongside their properties. Residents' feedback has shown that these water courses form an important part of the openness of the land adjoining the housing settlement of Hardwicke.

Due to its flat and low-lying character, areas of the Parish suffer from flood risk, rainfall on the ground surface/rising groundwater and overwhelming of the Dimore and Shorn Brooks. As such, additional flood water bypass tunnels have been built in recent years under Church Lane to alleviate this flood risk.

Proposals for sustainable urban drainage systems will need to identify the bodies or organisations formally responsible and accountable for the finance and upkeep of any flood defence and/or land drainage systems being introduced as a result of the development being built. Proposals will need to demonstrate how attenuation ponds or other flood mitigation measures incorporated within the development will be indefinitely maintained.

These drainage systems should be used to provide wildlife areas and where possible linked with existing key wild life sites. These may include features such as ponds, swales and permeable paving should be designed as an integral part of the area's green infrastructure.



Our flooding objectives for this Theme therefore aim to:

- Locate any future major developments away from highest flood risk areas;
- Ensure that any future planning permission for such developments contains conditions to prohibit the increase of [or even reduce] the flood risk elsewhere in the area;
- Ensure that any future planning permission for such developments identifies the bodies or organisations formally responsible and accountable for the finance and upkeep of any flood defence and/or land drainage systems being introduced as a result of the development being built.

The aims and objectives for this Theme will therefore be supported and delivered by the following policy:

Flooding Policy 1: Flood risk and management

Development should be designed and constructed to take account of the impacts of flooding and minimise the risk to, and vulnerability of, people, land, infrastructure and property by:

- a) locating and designing development to minimise flood risk through avoiding the development of land which is or will be at risk from flooding; and
- b) adopting effective water management methods including Sustainable Urban Drainage Systems, water efficiency measures and the reuse of rainwater; and
- c) ensuring that downstream flooding that could be caused by the development is fully considered and the appropriate authorities, i.e. the Environmental Agency and Severn Trent, are contacted to ensure the downstream drainage system is capable of taking the additional load.



7.5 Communication & Transport

Aims

- To improve the connectivity of all parts of the Parish by a range of transport modes, including walking, cycling and public transport with particular emphasis on connectivity across the canal and A38 features
- To ensure that new development is well connected to village facilities by a range of transport modes, including walking, cycling and public transport and, where appropriate, makes suitable provision towards new sustainable transport infrastructure.
- To ensure safe vehicular and pedestrian access and promote pedestrian safety
- Supporting the maintenance of bus services during peak times and connections with other services

87% of respondents to the NDP consultation questionnaire expressed concern for road safety in Hardwicke, especially the increased congestion and speeding on the smaller, rural roads such as Church Lane, Pound Lane, Green Lane and Sellars Road, as well as on the main Bristol Road. Parking around Hardwicke School; inconsiderate parking on pavements, and in 'blind spots' on Green Lane are also of great concern.

Of the remaining issues identified the use of rat-runs, driving school manoeuvres, getting out of drives on Bristol Road and walking were also mentioned, as was the issue of routes and timetables for public transport.

To address these issues the HNPD Group seeks to give consideration to:

- Promoting safe and respectful driving;
- Promoting sensible parking in areas, in particular roads near to the School;
- Encouraging drivers to comply with speed limits;
- Applying for Quiet Lane Status, and traffic calming measures if required;
- Distinguishing between footpaths and non-footpaths;
- Improving public transport services, with links from the Parish to Hunts Grove and Tuffley;
- Promoting benefits of commuting to work by bicycle and improving local cycle routes.

Our objective for this Theme therefore is to ensure:

- Future developments include dedicated parking and drop-off zones around facilities attracting high levels of traffic; with road designs taking account of this factor;
- Off-road parking provision reflects the increasing number of cars per household; - see HOU policies
- Options for parking management are available around Hardwicke School.
- Traffic control/calming measures are built into the design of future developments;
- Public transport are encouraged to extend their routes to include Tuffley area (for education/recreation purposes) and Hardwicke's Local Service Provider at Hunts Grove;
- Cycle lanes are developed, and all off-road cycling, pedestrian and non-motorised routes are enhanced to improve safety and enlarged to link to all parts of the Parish;

The aims and objectives for this Theme will therefore be supported and delivered by the following policies:

C&T Policy 1: Parking and Drop-off Zones

Developments will be encouraged to provide areas for parking and drop-offs in close proximity to facilities that attract a high level of traffic. In particular, development will also contribute towards finding solutions for parking management around Hardwicke School.

C&T Policy 2: Traffic Calming

1. Proposals will be required to make provision for, and contribute to, appropriate traffic control/calming measures along Church Lane and Green Lane; as well within any new developments and their surrounding roads.
2. The Design of new developments should include measures to actively discourage or mitigate excess speed of traffic through the area i.e. no long straight roads, traffic control/calming measures to be present in design of site.

C&T Policy 3: Roads, footpaths and cycleways

1. All proposals will contribute towards the improvement of pedestrian and non-motorised routes so as to improve safety, promote healthy life styles and better connect the different parts of the Parish. Proposals, as indicated on the Proposals Map, include:
 - a) developing the path between Green Lane and the church into a cycle and walking route;
 - b) developing the footpath between the above route and the allotments for access to the South side of

- Hardwicke and across to Hunts Grove;
- c) making a formal footpath and cycle path between the end of Sticky Lane and Old Bristol Road. This will emerge just by the crossing proposed in the latest HG road system thus providing access between Hunts Grove and 'Original' Hardwicke;
- d) a footpath and cycle route between the end of Stanks Lane and the Sellars Bridge to form part of the circular route; and
- e) a formal footpath and cycle path joining the Dales Wharf area with the Quedgeley canal path at the Dimore Brook crossing.

2. Roads and streets in Hunts Grove must be designed to minimise the use of private cars and accommodate the needs of pedestrians, cyclists and public transport. Where ever possible separate footpath and cycleways must be included in road designs, especially where this leads to major trip attractions. Roads intended for vehicles must be clearly differentiated from footpath and cycleway routes.
3. The development of new/extension of existing public transport routes to include Tuffley and Hardwicke's Local Service Provider at Hunts Grove will be encouraged, in order to support and enhance the bus connections to Stroud, the administrative centre for the Hardwicke Parish.

7.6 Enhancing the Local Economy

Aims

- To support the development and sustainable growth of rural business in Hardwicke
- To promote the economic and social hub of Hardwicke Parish

Hardwicke Parish

Council, through the HNBP Group, undertook to write to all local businesses in Hardwicke Parish in April 2014 to invite them to contribute to the NDP and give them the opportunity to identify any needs they had to support future business growth. No responses were received.

Therefore employers were contacted again in December 2014 with a specifically designed survey. The results of this research showed that employers based in Hardwicke employ 151 full time and 163 part-time employees [therefore 314 employees in total]. Of this 314, 76 of the employees live in Hardwicke, as well as work within the Parish boundary. All of the businesses who responded also predicted an increase in their future workforce.

Whilst some of the businesses contacted had been based in Hardwicke for many years, others newer to the area confirmed that they were mainly attracted by the availability of employment/industrial premises, and by the close proximity of the A38 and M5, although traffic congestion was also raised as a current and future issue by employers. Respondents therefore strongly agreed with the need to have lower speed limits along with traffic calming measures; more frequent bus services; increased availability of cycle paths; and improved quality of footpaths and pavements.

Employment land is still available at Quedgeley West, Quadrant Distribution Centre and off Waterwells Drive and there are possible commercial opportunities at the Old School site.

Businesses could be supported by the Plan through:

- Community events to promote engagement with local businesses;
- Reducing traffic congestion, traffic calming and improving landscaping of business areas;
- Preserving the integrity of the Parish, with no large-scale developments;
- Giving favourable consideration to planning applications that promote growth and employment within the Parish.

As the current provision of employment land satisfies requirements, our objectives for this Theme therefore is to:

- Support growth and expansion of employment within the confines of existing employment areas;
- Positively encourage small businesses in the rural environment;
- Promote and support the importance of agricultural employment to the local community.

The aims and objectives for this Theme will therefore be supported and delivered by the following policies:

ELE Policy 1: Location of Development

The plan seeks to deliver sustainable patterns of development in Hardwicke by directing economic development to Quedgeley East and Javelin Park therefore traditional employment uses (B Use Classes) will not be permitted outside of the allocated employment land, as demonstrated on the proposals map



ELE Policy 2: Existing Employment

Proposals for the change of use of existing business premises to other non-employment use classes will be resisted unless it can be demonstrated that the existing use is no longer economically viable. For example the site has been marketed at a reasonable price for at least one year and all alternative practical arrangements for other economic uses have been fully explored.

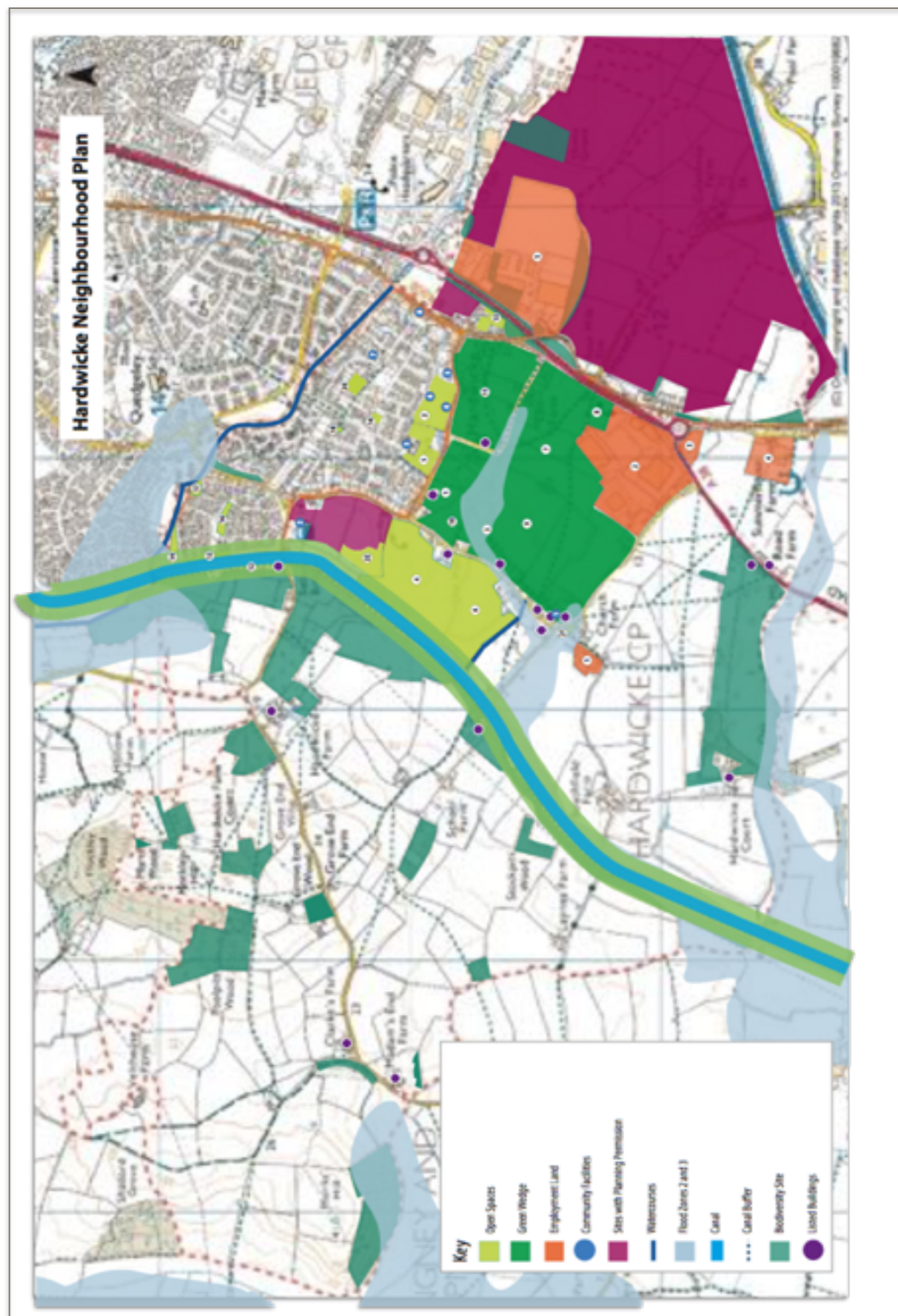
ELE Policy 3: Expansion of Employment

Proposals for new economic development will be supported only if the proposal incorporates existing employment land, as shown on the Proposals Map, subject to the following criteria:

- a) the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining activities; and
- b) the scale and nature of the proposals would not have unacceptable conflicts with agriculture and other land-use activities; and
- c) the proposal would not have unacceptable impacts on the local road network.

8 Proposals Map

The following map illustrates the site specific policies set out within the Plan.



Proposals Map Key:

Open Spaces

1. Fields behind Tudor Cottage
2. Recreational and playing fields North of Green Lane
3. Footpaths between Green Lane and the Church, part of the Glevum Way
4. Open fields along North West side of Church Lane
5. Area surrounding the village pond
6. The Village Green around the Millennium Stone
7. The open fields bordered between Sticky Lane and the North boundary of the Quedgeley West Business Park.
8. Four Mile Elm allotments
9. Open fields behind dwellings on South East side of Church Lane
10. Open fields North of Shorn Brooke on east side of Church Lane, North of Red House opposite Elmlea House
11. Open fields South of Green Lane
12. Canal towpaths
13. East of B4008 behind Old Police Station
14. Open green area between Oak Tree Close and St Nicholas Court
15. Dales Wharf promenade and surrounding green space
16. Play area and surrounding open space at Dales Wharf
17. Open space alongside Dimore Brook between in wharf area and Fishers Bridge
18. Open space in Dimore Close
19. Open space between Dales Wharf promenade and the Dimore Brook crossing
20. Open field between Ashgrove Close and Elmgrove Road East
21. Old Hardwicke School
26. Sellars Bridges Public Open Space

EMPLOYMENT LAND

1. Challenge Fencing
2. Quedgeley West
3. McDonald's / Filling Station
4. Summerhouse Equestrian and Training Centre
5. Quadrant Distribution Centre

Appendix A - Hardwicke Parish - history & characteristics

A SHORT HISTORY

The name Hardwicke combines words meaning 'herd' and 'farm', the inference being that Hardwicke was originally an outlying farmstead of another settlement, possibly Standish or Haresfield. Hardwicke Parish was dominated by the resident owners of two estates, Hardwicke Court and Field Court. The close proximity of Gloucester and the main Bristol-Gloucester route (a route of great antiquity) have had a marked influence on the evolution of Hardwicke.

Hardwicke church stands beside a crossroads and is likely the earliest settlement in the parish. The original village was formed by a loose street of houses running north-east from the Church crossroads. Hardwicke Court extends across the southern boundary of the parish into Haresfield and was in existence by the late 12th century.

The Bristol-Gloucester road was presumably the reason for a visitation at Hardwicke in 1300 and the dating of letters there in 1328 by the Bishop of Bath and Wells. A new road from Hardwicke to Little Haresfield was built in the mid-13th century and contributed to diverting the Gloucester-Bristol road to its current location. There was a toll-gate at Four Mile Elm, and the main road was a turnpike from 1726 to 1877, as was the road to Little Haresfield.

In 1542 a muster included 52 names for Hardwicke and 169 in 1551. The population appears to have been moderately stable from the mid-16th century until the early 18th. The population grew from 575 in 1931, to 797 in 1951 and 861 in 1961, despite a further reduction in area of the Parish.

The Gloucester and Sharpness Canal was opened to traffic in 1827. Two swing bridges, each with a Doric lodge, cross the canal to link the two halves of the parish. This

separated the western half of the parish from the eastern half since the early 19th century and it has remained relatively unaltered. A high proportion of the houses are single farmsteads on or near sites of some antiquity. In the area of Hardwicke Farm there are also half a dozen small 19th- and 20th-century houses.

In 1852 T. B. Ll. Baker, one of the founders of the reformatory school system, opened the Hardwicke Reformatory for Boys in a building south-east of Grove End House. The number of boys rose from 17 in 1854 to 79 in 1881 and, after the building had been enlarged, to 108 in 1911. The boys worked mostly on the land. The reformatory was closed in 1922, on the grounds that its buildings were old-fashioned; the buildings became a farmhouse.

By 1921 the two ends of Elmgrove Road had been made however the middle section remained only a footpath because two hunting men bought the land there in order to keep open the habitual fox-run from Quedgeley Gorse to Hardwicke Gorse. Between 1901-61 170 new houses were built in or near Elmgrove Road.

A number of new houses were built at the east end of Green Lane, where a large house called the Cottage had been built in the earlier 19th century. In 1960 a jetty and oil storage tanks were built as a distribution point for Shell-Mex & B.P. Ltd near the north boundary of the parish. This has since closed and the land used for the Dales Wharf development. In 1967 the inhabitants of the north-east corner of the parish greatly outnumbered the rest, although in that year approximately 25 small wooden cabins were built along the canal banks.

Further development on land in North Hardwicke formed the housing estate around Westland Drive in the early 1970's. This followed with a development of Dales Wharf at the turn of the century, with The Plantation also being developed with a further 35 homes. Hunts Grove, Sellars Bridge and Elmgrove Road East are the latest developments to enlarge the urban footprint of the Hardwicke Parish; each of these started their building phases in 2005, 2012 and 2014 respectively, with Sellars Bridge nearing completion in 2015. In respect of Hunts Grove it is to play a major role in the SDC Local Plan to 2031, as it grows into the local service provider for Parishes in the southern Gloucester fringe.

The village itself has been transformed from 12th Century outlying farmstead along an important route into a sizeable village of more than 1,660 dwellings and with a population in excess of 3,901 people (UK Census 2011).

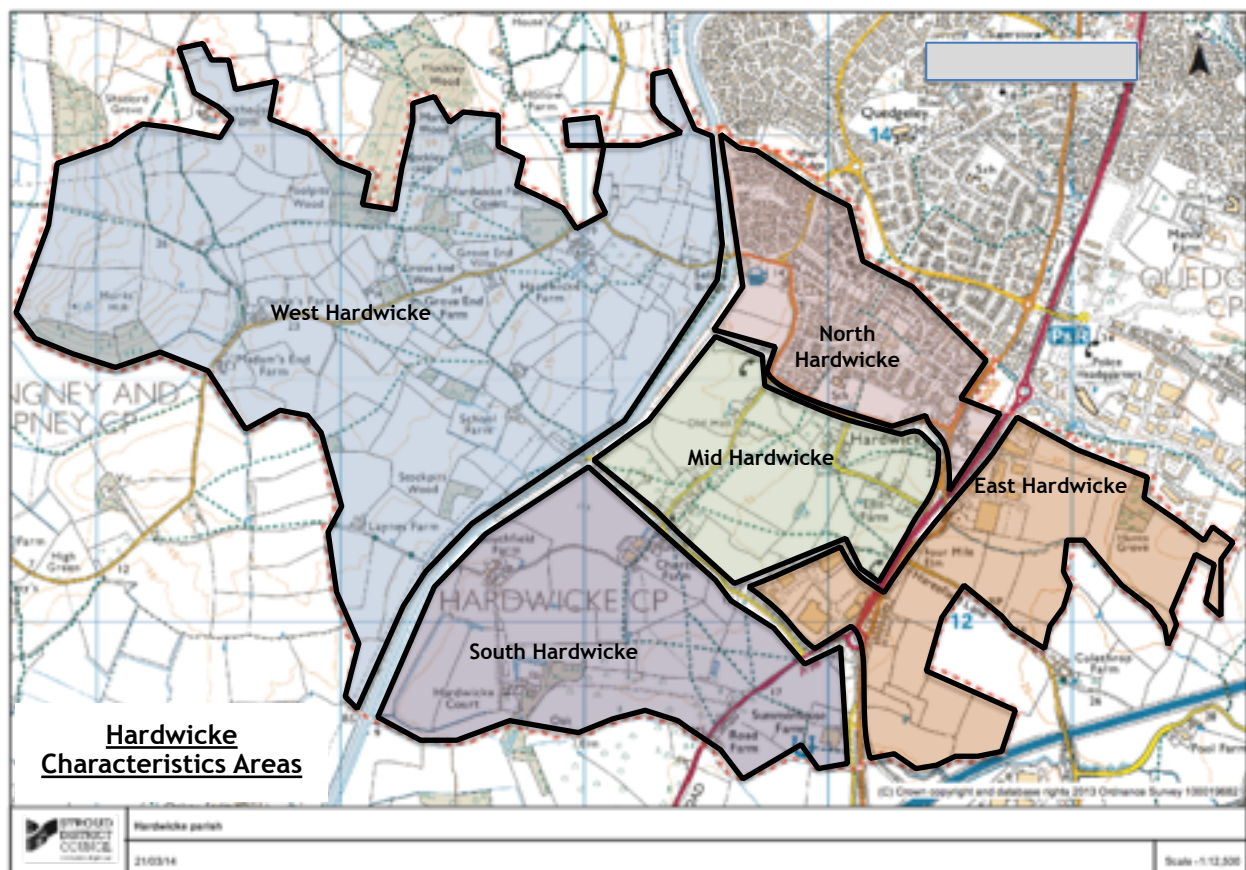
Map of characteristics of Hardwicke

Characteristics of Hardwicke

The Gloucester-Sharpness canal and the A38 form major natural boundaries within the Parish and helps divide the Parish into are five distinct areas of differing characteristics. These areas are identified on the **image x** and the following areas are described below:

West Hardwicke

Bounded by the Parish boundary and the Gloucester-Sharpness canal, West Hardwicke consists of the area to the West of the canal. The land slopes down from Monks Hill and Hockley Hill on its North side down towards Longney Lane that runs E-W through the centre of the area. The slope continues more gently on the South side of the lane down towards the canal. Within this rural area there are several groups of buildings based around farmsteads. Farming is a mix of arable and pastoral and some farm buildings play host to small businesses. The Canal provides a natural boundary to the urban areas of Gloucester and Hardwicke; and any erosion of this boundary would have a significant impact of the rural character of the area.



North Hardwicke

This area forms the main residential area of the Parish bounded by the canal (to the west), A38 (to the east) and Green Lane (to the south). The land is mainly flat with shallow local undulations and a gentle slope from its Southern side down towards the canal. Dimore Brook forms the Northern boundary of the Parish. The original settlement in the area was alongside Sellars Road and Elmgrove Road; from 1961 the area was transformed with further residential buildings with the Pilot Inn being the only remaining public House/eating establishment in the Parish. The defunct BP site alongside the canal North of the Pilot Inn was developed to form Dales Wharf completed in early 2002. The jetty/quay is now a promenade with moorings for canal boats and popular with walkers and those wishing to enjoy the canal.

East Hardwicke

The area is mainly flat with slight shallow undulations and is bounded by the Parish boundaries on its North, South and East sides, the A38/B4008 on its West side and Quedgeley East commercial park on the West side of the A38. The area was used primarily as farmland until 2008 when Stroud District Council gave planning permission for a mixed use development (known as Hunts Grove) which includes as part of the proposals 1,750 new homes. In addition to this the Stroud District Council Local Plan allocated additional outline planning for a further 750 home extension, bringing the total to 2,500 new homes (as identified in the Proposals map). Both sites are identified as a strategic location for development in the emerging Stroud District Local Plan.

The area also includes commercial designated land at Waterwells and the Quedgeley West commercial park.

Mid Hardwicke

The land is flat with a slight slope from East to West that facilitates the flow of Shorn Brook that runs through this part of Hardwicke. The brook is of particular note as it plays a vital role in the drainage of surface water across the Parish on the East side of the canal. Mid Hardwicke is bounded by Green Lane in the North; A38/B4008 in East; Pound Lane and Stank Lane in South; Gloucester-Sharpness canal in West.

The area East of Church Lane is mainly open countryside with a mix of individual homes, open grassland and arable crops. The field behind Tudor Cottage is extensively used locally for walking dogs. The Glevum Way passes through this area with long views of the Cotswolds AONB escarpment to the South West. The area in the corner of Green Lane/B4008 is leased by Hardwicke Rangers as their home football ground. The area alongside the A38 opposite Four Mile End provides Hardwicke with allotments leased from the Hardwicke Estate. The area between Church Lane and the canal is open pastoral land except the southernmost area alongside Stank Lane that is an historic orchard.

The area is characterised by its long views to and from the Cotswolds escarpment and it provides high levels of tranquility that helps to support the local community's health and well-being. This area is critical to the character of the village and the wider Parish and it provides a vital rural green lung to the neighbouring urban areas of Hardwicke and it is a highly valued environment by the local community; as demonstrated by recent feedback from the local community.

South Hardwicke

The land is open and flat with views of Monks Hill, Hockley Hill and the Cotswold AONB escarpment. The area has three farm complexes and the North area is predominantly arable farmland. The South part of the area is the Hardwicke Court

Estate Park. This is open parkland with Hardwicke Court itself as the central feature. South Hardwicke is bounded by the Parish boundary in the South; the Gloucester-Sharpness canal in the West and Stank Lane/ Pound Lane on its northern edge. The area extends across the A38 into an area bounded by the A38; B4008 and the Parish boundary. This area consists of open farmland, Road Farm, Summerhouse Farm Equestrian Centre and a services area consisting of a large petrol station and a McDonalds.

Appendix B - Hardwicke Views and Vistas

The following are a list of views and vistas that are important to the character of Hardwicke Parish:

LOG OF IMPORTANT VISTAS IN HARDWICKE			
Log Entry No.	Name, Initials or Postcode	Where/what is the vista?	Features that make it important to you
1	GL2 4QQ	North side of A38	View of Cotswolds escarpment across fields
2	GL2 4SZ	From Green Lane towards church	View towards church
3	GL2 4SZ	View towards Cotswolds escarpment	View across fields towards Cotswolds
4	GL2 4QQ	South from Green Lane	Open fields
5	GL2 4RD	South from Green Lane and along canal	Open fields
6	GL2 4RD	South of Green Lane	View to escarpment – Haresfield Beacon
7	GL2 3SQ	Madam's End Farm	View of Monk's Hill
8	GL2 4RP	Views of countryside across to West Hardwicke	Open fields, countryside and wildlife. Farming practices and activity enhance the rural feel
9	GL2 4RP	Views S.E. through mid-Hardwicke	Views of open fields and established trees and hedgerows are an important aspect of the rural nature of this area. Pleasant views of open countryside help people's well-being and leisure outlook on life
10	GL2 4RD	Views to Acrow Hill from Sticky Lane	Views to Acrow Hill from Sticky Lane – especially sunsets
11	GL2 4RD	Uninterrupted views across fields	Amazing sunsets
12	GL2 4RP	As above	Beautiful views
13	GL2 4RP	Views across fields	Beautiful views
14	Blank		
15	GL2 4PY	View from small hall in village hall	Beautiful views of countryside have to be preserved, along with walks and nature

16	GL2 4TJ	Views West from Church Lane	Beautiful views – help the village retain its rural feel. Yes, makes you feel you are still in the countryside. Too much of this view has already been lost to the Sellars Bridge development
17	GL2 4QA	Views from Green Lane over fields	A lovely and tranquil view should be maintained to help keep Hardwicke rural. Lovely places to walk are vital for a village life/feel
18	GL2 4QB	View to Haresfield Beacon	Gives a rural and tranquil feel to village
19	GL2 4RP	East/South East	View to Cotswold escarpment – Painswick – across Jn 12
20	GL2 4RP	South East from Church Lane	View of hills and sunrise!
21	GL2 4JN	South East from Dales Wharf area	View to escarpment
22	GL2 4JN	West from Dales Wharf	Views across canal and countryside
23 - 51	Blank		
52	GL2 4UJ	View across Hardwicke playing field	Feel as though you are in the middle of the countryside

Appendix C - Hardwicke Open Spaces

A. Sites of Open Space Value

Many of the estates in Hardwicke are built with grassed areas within them and at the entrances to them. These areas give the village its distinctiveness and characteristic open feel and promote a village rather than urban feel.

LOG OF IMPORTANT OPEN SPACES IN HARDWICKE

Log Entry No.	Name, Initials or Postcode	Where/what is this space?	Why is it important?
1	GL2 4QQ	Behind Tudor Cottage	Dog walking area
2	GL2 4SZ	Playing fields	Leisure, recreation
3	GL2 4SZ	Glevum Way	Lovely walk through fields to church
4	GL2 4PY	Playing field	Playing fields for children
5	GL2 4SZ	Fields	Fields for nature walks with children
6	GL2 4SZ	Pond	Children like to come and see the ducks and wildlife – also the Green
7	GL2 4PY	Public footpaths between Sticky Way and Church Lane	Lovely areas to walk exploring with children looking for nature.
8	GL2 4BG	The Green	Lovely view and valuable open space
9	GL2 4BG	Fields	Lovely views to distant hills, giving a feeling of open space and peaceful setting
10	GL2 4RP	Fields	Fantastic views of hills and excellent walking areas too
11	GL2 4QQ	Open space	Great for walking dogs
12	GL2 4QQ	Open space	Great for walking dogs
13	GL2 4QQ	Open space	Great for walking dogs
14	GL2 4RP	Edge of Church Lane – open fields	Provides an important border between built-up area of Hardwicke and rural countryside that is an important part of Hardwicke's heritage and future leisure activities.
15	GL2 4RD	Open fields south of Green Lane and Canal side	Dog walking. Open space close to urban centre. No car movements to reach it.

16	GL2 4RD	Open fields south of Green Lane	Provides view – footpath across this field – dog walks
17	GL2 4RD	Fields from Green Lane	Dog walking. Access to church
18	GL2 4RD	Sticky Lane to Church	Dog walking. Walking to church
19	GL2 4RD	Land from Sticky Lane/ Green Lane to Church	As above in 16, 17 and 18. The rural aspect of Hardwicke is why we moved here/lived here for 30 years.
20	Blank		
21	GL2 4RP	Footpath and fields S.E. of Church Lane	Important amenity and open field space
22	GL2 4RB	Fields and open space for leisure	The rural aspect of Hardwicke is why we have bought a house here, we will support our community
23	GL2 4RP	Footpath across open fields to church	Important amenity and open field space
24	GL2 4RP	Canal towpath towards Frampton	Towpath and green space edging on to it
25	GL2 4RP	Canal towpath towards Gloucester	As above
26	GL2 4RP	Fields	Nature walks
27	GL2 4SP	Fields	Preserve land alongside Sellars Bridge development – otherwise we will be swallowed up!
28	Blank		
29	GL2 4RA	East of 4008 behind Old Police Station	Area of wild life. Buzzards, woodpeckers – green are common, slow worms, red-wings, field-fares, all small birds. Also lovely trees
30	GL2 4RA	The current sports field	This is an area important to the youth of our community and is in regular use. It should not be used for housing
31	GL2 4RA	This area is to the South of the current football field	This should be an extension of recreational facilities – there is no park in Hardwicke – it should not be about money in developers' pockets

32	GL2 4RA	This is a proposed extension to Mayo's field	There is difficulty of access past the back of my property which is very dangerous and lacks visibility
33	GL2 4QH	Canal-side walk between Pilot and Hardwicke bridge	Important for walking and cycling but needs improvement
34	GL2 4PY	Field behind village hall on Green Lane	Lovely walks and open countryside would disappear meaning end of village and start of built-up town. No more building needed in Hardwicke
35	GL2 4TJ	Green area in Oak Tree Close	This is such a valuable area for children to play – not organised sports such as the playing fields. Surely also helps biodiversity etc. Maybe plant another tree?!
36	GL2 4RU	Field between old people's homes	Kids play area and dog walking
37	GL2 4QH	Hardwicke pond, Green and verges near hall	Important for all to enjoy green spaces and play areas
38	GL2 4QH	Public footpath from Green Lane to church	Important walking area for all
39	GL2 4QY	Playing fields	
40	GL2 4QY	Green Lane/Sticky Lane	Lovely views and very quiet once off Green Lane
41	GL2 4QA	Green Lane/Sticky Lane and fields off Green Lane	Rural views are vital to a village. It helps maintain the village individuality. Wildlife needs our protection!
42	GL2 4PU	Dales Wharf promenade and green space	The paved promenade and green space at the end with the footpath along the brook that forms the divide between Hardwicke and Quedgeley
43	GL2 4QQ	Four Mile Elm 'allotments'	Good for the environment, good for people's well-being and enjoyment of their produce. Encourages community spirit and communication
44	GL2 4JN	Play area and open space Dales Wharf	Children to play, dog walking. Open feel to estate
45	GL2 4SN	Open space Dimore brook	Wild life, open field and dog walking
46	GL2 4JN	Open space Dimore brook and canal	As above

47	GL2 4RP	Farmland mid-Hardwicke, back of Church Lane	Open fields – views – amenity for walking – leisure – privacy
48 - 54	Blank		
55	GL2 4RD	Land between Green Lane/ Sticky Lane footpath/right of way	Dog walking and other leisure activities
56	GL2 4RB	Fields	Large conurbations need gaps between as breathing space. Land is bordered by canal meaning the few roads in and out take the brunt of the new traffic and are overloaded as it is. Fields are used for dog walking by lots of locals

B. Sites of Sport, Recreation and Amenity Value

These sites are valued for their open access for Sport, Recreation and Amenity. They are areas where residents can come together both informally and where community events are held.

◆ Hardwicke Village Hall playing fields and football pitch
Play area for Cricket, Football and general recreation

◆ Allotments on Sticky Lane
Allotments used by the local community

C. Sites of Nature Conservation Value

Label	Name	Category
1	Monks Hill Wood	Deciduous woodland
2		Deciduous woodland
3	Poolpits Wood	Deciduous woodland
4	Ash Bed	Deciduous woodland
5	Hockley Wood	Deciduous woodland
6	Hardwicke Farm Covert	Deciduous woodland
7	Fisher's Wood	Deciduous woodland
8	Stockpits Wood	Deciduous woodland
9	Canal habitat corridor	Floodplain grassland
10		Traditional orchard
11	Dimore Brook corridor	Amenity grassland
12	Hardwicke Primary School playing field	Amenity grassland
13	Hardwicke Primary School wildlife area	Wildlife area
14	Hardwicke Village Pond	Pond
15	Hardwicke Court	Parkland
16	Four Mile Elm Allotments	Allotments
17	Shorn Brook corridor	Deciduous woodland
18	Hunt's Grove	Deciduous woodland

