

## Notes of meeting with Stroud District Council (SDC) and Stonehouse Neighbourhood Plan Group (SNPG) re proposal for Local Green Space designation for Park Estate Greens, Tuesday, 15<sup>th</sup> March 2016

### Present:

**SNPG:** Carol Kambites (CK-SNPG/Stonehouse Town Council), Clare Sheridan (CS-Chair, SNPG), Rachel Russell (RR-Notes, Committee Clerk/Neighbourhood Plan Administrator)

**SDC:** Alison Fisk (AF-Head of Asset Management), Cllr. Chris Brine (CB), Cllr. Mattie Ross (MR-Chair, SDC Housing Committee)

1. RR gave some information about the Local Green Space designation and explained that it can be used in Neighbourhood Plans to protect areas of importance to local communities against development. To be designated an open space has to meet the criteria of:
  - being in close proximity to the community it serves,
  - being demonstrably special to a community
  - holding local significance on the grounds of beauty, historic significance, recreational value, tranquillity or richness of wildlife.

The proposal to designate the Park Estate greens would largely be for their recreational value to the local community but also for their significance as part of the heritage of a social housing estate.

2. MR explained that:
  - The ownership of the greens falls under the Housing Revenue Account.
  - There were properties on the Park Estate that need renovating. Stock Condition Survey results will be out soon.
  - The Sheltered Housing Asset survey has identified the Burdett Road and Willow Road schemes as requiring improvement.
  - The three priorities for SDC regarding housing are sheltered housing, new build and estate regeneration.
  - With current financial constraints on councils there will be a need to review assets and possibly sell land.
  - Each sheltered housing scheme will have an Options Appraisal. The properties are not subject to right to buy and are hard to let.
  - There are 3,300 people on waiting list for general needs housing. If a scheme of new council housing is big enough, it can have a local lettings system.
3. AF explained that:
  - SDC Asset Management view was that the greens offer flexibility with regard to future regeneration projects.
  - New projects will have to be built at higher density than the existing housing and would be likely to be mixed tenure and include some shared ownership and possibly market sales.
  - Green space would have to be included in future development.
4. CK and AS explained that:
  - The proposal for designating the Park Estate greens had come from public consultation.
  - CK suggested that the green space on the Park Estate could be better planned and more imaginatively developed.
  - RR suggested that it was possible that the Park Estate greens could gain some protection from Neighbourhood Plan policies on improving open spaces and protecting views as an alternative to designation. CK and CS explained that this was decision for SNPG.
5. **Conclusion:** That this meeting will be reported to the next SNPG meeting (17 March 2016) and a decision made at that meeting on how to proceed with the proposal to designate the Park Estate greens as local green space. RR to report that decision to SDC.

### 6. Ship Inn Site

RR asked AF about progress with the Ship Inn Site. AF said that the land at Wharfedale had been transferred and architects had been appointed for the social housing /mixed tenure project at the Ship Inn site. The Town

Council may wish to talk to Dave Marshall, Canal Project Manager regarding the Wharfedale Rd site. The Wharfedale Road play area is under the Housing Revenue Account.