

Item No 15:-

16/04166/FUL (CT.4921/K)

**Winstone Glebe
Notch Road
Winstone
Gloucestershire
GL7 7LN**

Item No 15:-

**Change of use of ancillary outbuilding to self-contained flat (retrospective)
at Winstone Glebe
Notch Road Winstone**

Full Application 16/04166/FUL (CT.4921/K)	
Applicant:	Mr Shaun DE Parsons
Agent:	None
Case Officer:	Katherine Brommage
Ward Member(s):	Councillor Nicholas Parsons
Committee Date:	14th December 2016
RECOMMENDATION:	PERMIT subject to condition

Main Issues:

- (a) Principle of Development
- (b) Sustainability of Location

Reasons for Referral:

The application is brought before the Planning Committee in accordance with the Council's adopted scheme of delegation as the applicant (Councillor S Parsons) is a serving elected Member of Cotswold District Council.

1. Site Description:

The building to which this application relates is located within the residential curtilage of a property known as "Winstone Glebe". Winstone Glebe is located on the southern edge of the village of Winstone and accessed via a private lane from Notch Road. This lane is also a Public Right of Way (PROW). Notch Road provides direct access to the A417, located to the east of the village.

Winstone village does not have an adopted development boundary. The application site is therefore located 'outside' of such a boundary. As indicated on the proposals map to the adopted Cotswold District Local Plan 2001-2011, the application site is located within the Winstone Conservation Area and the Cotswolds Area of Outstanding Natural Beauty (AONB).

Winstone Glebe is not listed however, it is an attractive vernacular dwelling of traditional Cotswold stone construction. Historic maps show a similar size building in the same location dating back to the mid-1800s which is presumed to be the same dwelling that occupies the application site today. Arguably therefore, Winstone Glebe can be considered as a non-designated heritage asset in the context of Section 12 of the National Planning Policy Framework (NPPF). The ancillary/garage building itself however, was built in the early-mid 1990s and would not therefore constitute a non-designated heritage asset.

The PROW provides a connection between Notch Road to the north and Croft Farm immediately to the south. Croft Farmhouse and its associated barns are Grade II listed.

2. Relevant Planning History:

93.00992 Self contained flat/garage block. Permitted 01.09.1993 (CT.4921/F)

3. Planning Policies:

LPR15 Conservation Areas
LPR19 Development outside Development Boundaries
LPR38 Accessibility to & within New Development
LPR39 Parking Provision
LPR46 Privacy & Gardens in Residential Development
NPPF National Planning Policy Framework

4. Observations of Consultees:

None consulted.

5. View of Town/Parish Council:

None received to date.

6. Other Representations:

None received to date.

7. Applicant's Supporting Information:

Site Location Plan
Proposed Plans

8. Officers Assessment:

Introduction

The application is made in full for the change of use of the existing 'ancillary' building to a self-contained flat. The proposals are applied for retrospectively and are understood to be currently occupied by a person who works within the village.

The building was granted planning permission in 1993 (see planning history above). At the time of the original approval, the building was shown on the approved plans to constitute garaging on the ground floor and a self-contained flat on the first floor (e.g. as subsequently built). The submission was however, made on a householder application form, with a householder fee paid and as such was assessed and approved as accommodation to be used ancillary/in connection with the main dwelling (e.g. Winstone Glebe).

For the avoidance of doubt, a planning condition was imposed on the permission (CT.4921/F) restricting its use/occupation to that in connection with the occupation of the main dwelling house and not as an independent residential unit. The reason for the restriction imposed being the application site's location in the open countryside, where the provision of an independent unit of accommodation would fail to satisfy the relevant planning policies in place at the time. At that time new dwellings in the open countryside were allowed only where justified for the purposes of agriculture or forestry.

The applicant has however, since found himself in a position where the accommodation is no longer required for purposes in connection with the occupation of the main dwelling, although the garaging on the ground floor continues to be used in connection with the occupation of Winstone Glebe. The building has therefore recently been let to persons unconnected to the occupation of the house - in breach of the permitted use of the building - which now requires regularisation or, subject to the success of this planning application, enforcement action. Hence, the submission of the current application.

It is notable that no alterations are proposed to the building itself. However, since it is intended that the applicant will continue to use the garaging situated on the ground floor of the building then an additional parking space to the side of the existing parking forecourt, to the front of the building, has been set aside for the occupier of the flat and, as such, has been included within the application red line boundary.

(a) Principle of Development

Local Plan Policy 19 (Development Outside Development Boundaries) is pertinent to the proposals given their location outside of an adopted development boundary. Local Plan Policy 19 does not permit the erection of new build open market housing but does support development appropriate to a rural area, which can include the conversion of existing buildings. The proposals are not therefore considered to be an automatic departure from the development plan.

The proposals are located within an existing residential curtilage and are relatively modern, having been built in the early-mid 1990s. Local Plan Policy 14 (Conversion of Historic Agricultural Buildings) is not therefore considered to be relevant. Local Plan Policy 28 (Conversion of Rural Buildings) is also not considered to be relevant since the proposals relate to a domestic building already in residential use and do not fall within the uses listed in the guidance note that supports Local Plan Policy 19.

The National Planning Policy Framework (NPPF) is a material consideration. Paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances, such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

Whilst it is appreciated that the applicant no longer personally has need of the self-contained accommodation for the purposes that it was originally approved, officers do not consider that the building is either redundant or disused in the context of Paragraph 55 of the NPPF. Furthermore, its re-use would not lead to an enhancement of the immediate setting given that it is already an in-keeping and well maintained building/site.

Nonetheless, it is important to consider the NPPF as a whole and, in particular, the presumption in favour of sustainable development 'which should be seen as a golden thread running through both plan-making and decision-taking'.

To this end, Paragraph 14 of the NPPF is pertinent and clarifies that for decision-taking the presumption in favour of sustainable development means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or
 - specific policies in this Framework indicate development should be restricted⁹

Footnote 9 (page 4) of the NPPF clarifies that the final bullet point of Paragraph 14 is a specific reference to those policies relating to sites protected under Habitats Directives and/or designated as Sites of Scientific Interest etc. including Areas of Outstanding Natural Beauty and Conservation Areas. It is therefore accepted that the requirement to grant planning permission 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits' does not apply in such case with precedence instead given to an assessment against the relevant policies referred to in Footnote 9.

The Cotswold District Local Plan 2001-2011 is acknowledged to be time expired. Relevant policies pertaining to the provision of new housing (e.g. Local Plan Policy 19) are also acknowledged to be out of date. It is therefore considered by officers that, in accordance with Paragraph 14 of the NPPF, planning permission should only be granted where the proposals comply with the relevant provisions of the Framework as a whole and, in particular, the relevant policies subject to Footnote 9.

(b) Sustainability of Location

Winstone is not a location that would typically be considered to be sustainable for new build open market dwellings given the lack of every day services available within the village and, in particular, the lack of a local shop, school and employment opportunities. Meaning that, to meet daily needs, it is likely that occupiers of new dwellings would need to travel to nearby towns/service centres to access such facilities. Reliance on the use of the private car would therefore be a concern in such circumstances. The impact of which would need to be balanced against other harm likely to result from the erection of a new build open market home(s).

It is acknowledged that Winstone does contain both a church and village hall. It is also acknowledged that the current occupier is understood to work within the village, although that may not always be the case, particularly if the property were to be re-let.

Whilst the erection of new build dwellings may not be considered appropriate in such locations, the proposals subject to this application do constitute a conversion of an existing building and an existing building that has been in situ for in excess of 20 years.

It is noted by officers that the building has been erected in accordance with the plans originally approved i.e. inclusive of a self-contained flat. This is not therefore an example of an applicant whom has attempted to circumvent the planning system to meet his/her own wants/needs but an honest attempt to make better use of a building that it is no longer required by family's occupation of the main dwelling.

All applications for planning permission fall to be assessed on their own merits in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, taking into account other material considerations, which in this case includes the NPPF. To this end, officers recognise that there is a requirement, in accordance with Paragraph 47 of the NPPF, to ensure the delivery of a continued supply of housing in the District and, in accordance with Paragraph 55, the enhancement or maintenance of the vitality of rural communities. In this case, the addition of a small unit of accommodation to the overall housing stock in Winstone, which primarily consists of family housing, is considered to be of particular benefit and is considered to weigh in favour of the proposals.

Whilst Winstone is recognised as having limited services and facilities the village does appear to have a daily bus service to both Cirencester and Gloucester (Pullmans 852 Service). The bus timetable is more limited in the Cirencester direction enabling journeys approx. 3-4 times per day Monday to Saturday but outside of peak hours meaning that using the bus for journeys to work would perhaps be unlikely. However, in the Gloucester direction, the service is of a time, in the morning and evening, that would enable transport to work for those working typical 9-5 office hours.

Paragraph 32 of the NPPF states that plans and decisions should take account of whether, the opportunities for sustainable transport have been taken up, safe and suitable access and any improvements that can be undertaken to limit significant impacts. Paragraph 32 states that development should only be refused on transport grounds where the residual cumulative impacts are severe.

Paragraph 35 of the NPPF states that development should be located and designed, where practical, to give priority to pedestrian and cycle movements and should have access to high quality public transport facilities.

In this context, there is considered to be more than a reasonable possibility that residents of the proposed self-contained flat could live at the site and not be entirely reliant on the use of the private car. Having considered the bus route, the bus would appear to come off the A417 and enter the village via Notch Road, past the entrance to the private lane, before turning north along Pike Road and reconnecting with the A417 to the north of Winstone. Having regard to the bus timetable, the nearest formal bus stop is along Pike Road at 'Foss Field' which is within 400m of the application site, although it is reasonable to presume that one could probably pick up the bus (or be dropped off) along Notch Road.

Notwithstanding the available bus service, given the tendency to own and use private cars in rural areas, it is considered by officers that some private car use would be likely. It is however, considered by officers that because the proposals were originally applied for as self-contained accommodation that the occupants of this accommodation, whether visitors or family members, would likely have had access to their own private car. The increased impact in trip generation given the nature of the building originally approved, in the particular circumstances of this case, is therefore considered to be negligible overall.

It is therefore considered that the proposals, on balance, would not significantly compromise the principles of sustainable development. They would therefore comply with Local Plan Policy 19 and the relevant paragraphs of the NPPF and, in particular, paragraphs 14, 32 and 35.

Other Matters

Impact on character, appearance and natural beauty of the area

The application site is located within the Winstone Conservation Area where Local Planning Authorities are statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The Local Planning Authority is also similarly obliged to have special regard to the desirability of preserving listed buildings, their settings, and any features of special architectural or historic interest they may possess, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. The setting of Croft Farm is particularly important in this respect being the closest listed building to the application site.

Section 12 of the NPPF asks that Local Planning Authorities take account of the desirability of sustaining or enhancing the significance of heritage assets. When considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation (Paragraph 132) and where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works (Paragraph 134). The provisions of Local Plan Policy 15 also applies. The NPPF also affords protection to non-designated heritage assets in accordance with Paragraph 135 which requires a balanced judgement having regard to the scale of any harm or loss.

Furthermore, the application site is located with the Cotswolds AONB wherein the Council is statutorily required to conserve or enhance the natural beauty of the area in accordance with the Countryside and Rights of Way (CROW) Act 2000. Paragraph 115 of the NPPF states that great weight should be given to conserving landscape and scenic beauty in AONBs.

The proposals are not considered to constitute 'major development' in the context of Paragraph 116 of the NPPF. As such the provisions of Paragraph 116 (e.g. to refuse planning permission except in exceptional circumstances) do not apply to this application.

It is apparent from the submission that no external alterations to the building are proposed. Accordingly there will be no impact on either the character or appearance of the area or the

natural beauty of the Cotswolds AONB in accordance with Section 12 and Paragraph 115 of the NPPF. As it stands, the building is considered to be in-keeping with the character of the site and the existing residential property, a situation that will remain unchanged in the event that the current proposals are permitted. The proposals will not therefore result in any harm to the significance of either the Winstone Conservation Area, setting of Croft Farm or Winstone Glebe itself and, as such, would comply with the aforementioned legislation and policies.

Access and Highway Impact

No alteration is proposed to the site's access. Officers are satisfied that adequate space is available to enable sufficient parking and turning for both the proposed self-contained flat and existing house (Winstone Glebe).

The increased trip generation that might otherwise be associated with a development of this type is considered to be negligible in the particular circumstances of this case as discussed above. The proposals are therefore considered to accord with Local Plan Policies 38 and 39 in addition to the NPPF and, in particular, paragraphs 32 and 35 of the NPPF.

Residential Amenity

Local Plan Policy 46 states that the design and layout of new residential development, including changes of use, should provide adequate areas of open space around dwellings, so as to ensure reasonable privacy, daylight, and adequate private outdoor living space.

Section 7 of the NPPF similarly requires good design, which is considered indivisible from good planning, and states at Paragraph 61 that planning decisions should address the connections between people and places and the integration of new development.

It is noted from the submitted plans that no specific garden area is to be provided for the self-contained flat; although the applicant has indicated to officers that informal use of the existing garden area will be permitted. Whether or not that may be the case, it is not unusual for flats of this size to have no private garden area. Since the flat is not intended, or likely to be suitable for family use, it is considered reasonable for such a unit of accommodation to have no or little private garden area available to it. Whilst unfortunate, lack of private garden provision in this case would not warrant a refusal of the application in this context.

The relationship between the self-contained flat and Winstone Glebe is perhaps somewhat unconventional, given the intention to continue to use the garaging below in connection with the main dwelling, but is not so unusual that such a use would warrant a refusal. Whilst not common the proposed use would be akin to a coach house unit type. A frontage to frontage separation distance of between 17m and 20m is considered to be sufficient to maintain residential amenity to an adequate degree.

On balance therefore, the proposals will protect the residential amenity of existing and future occupiers of both the proposed flat and existing dwelling. As such the proposals are considered comply with the provisions of Local Plan Policy 46 and Section 7 of the NPPF.

Emerging Planning Policy

The Cotswold District Local Plan 2011-2031: Submission Draft Reg.19 (June 2016) does not propose any allocations for new residential development in the period up until 2031. As such, the settlement is not included in the list of 17 settlements which makes up the development strategy set out in emerging Policy DS1.

It is notable that Draft Policy DS3 (Residential Development Outside The Principal Settlements) confirms support for the erection of small-scale residential development. Policy DS3 states that small-scale residential development will be permitted provided it is within or adjacent to a rural settlement; demonstrably supports or enhances the vitality of the local community and the

continues availability of services and facilities locally; is of a proportionate scale and maintains and enhances sustainable patterns of development; complements the form and character of the settlement; and does not have an adverse cumulative impact on the settlement having regard to other development permitted during the Local Plan period.

Policy DS3 also states that for applications for two or more residential units outside of development boundaries will need to complete a rural housing pro-forma. Exactly what this proforma entails, however, is not clear from the policy.

The subtext to Policy DS3 explains that due to generally low levels of service provision, job opportunities and public transport availability that many of the 160+ villages and hamlets (rural settlements) are not sustainable locations for residential development. However, some rural settlements have greater sustainability credentials than others and may, for example, have 'everyday facilities' such as a shop/post office, school and/or good public transport access to neighbouring services/employment centres. Accordingly, Policy DS3 applies to those rural settlements in the District that have reasonable access to everyday services, facilities and/or employment opportunities within the rural settlement itself, at a Principal Settlement and /or neighbouring rural settlement (including in adjacent Local Authority Areas).

Notwithstanding the above, the emerging Local Plan is still at a stage where it carries limited weight.

10. Conclusion:

The application site is located outside of an adopted development boundary as defined by the Proposals Map to the Cotswold District Local Plan 2001-2011. However, the proposals constitute a change of use/conversion that do not automatically conflict with the development plan, subject to their degree of compliance with other policies contained in the plan and other materials considerations, including the NPPF.

In this case, Paragraph 14 of the NPPF is pertinent and states, inter alia, that where the development plan is out-of-date planning permission should be granted unless (with relevance to this particular case) specific policies in the Framework indicate that development should be restricted i.e. restricted by those policies relevant to the designations listed under Footnote 9.

The proposals have been assessed in respect of their sustainability as well as their potential impact on the highway, Cotswolds AONB, Winstone Conservation Area and setting of other nearby heritage assets. The proposals have also been assessed in respect of their impact on residential amenity. The assessment has not given rise to the identification of any significant adverse impacts and with particular regard to the impact on the Cotswold AONB and Winstone Conservation Area there is considered to be no harm.

It is considered by officers that the proposals will result in the creation of an additional small unit of accommodation that would be of benefit to the overall mix of housing stock available in Winstone, assisting with, albeit to a very modest extent, the delivery of a continued supply of a range of housing in the village and subsequently, the District. Whilst accorded less weight, the proposals would also ensure the more efficient and effective use of an existing building which, whilst perhaps not redundant or disused, appears to be currently under-used.

Officers have been unable to associate any material harm to the proposals given that they will involve the change of use of an existing building that is in-keeping with the site and its surroundings and has been in situ for a significant period of time. Whilst there may be a very minor increase in the use of the private car, given that the building was originally approved as a self-contained flat and the proximity of the local bus service, with reasonable frequently to Gloucester, then the resultant impact of the proposals is considered to be negligible overall.

It is therefore considered by officers that the adverse impacts of the proposals, in the very particular circumstances of this case, do not outweigh the benefits. As such, it is recommended

that planning permission is granted in accordance with Local Plan Policy 15, 19, 38, 39 and 46 of the Cotswold District Local Plan and the NPPF, in particular paragraphs 14, 32, 35 and 61.

10. Proposed conditions:

1. The development hereby approved shall be implemented in accordance with the following drawing number(s): Site Location Plan and 3/2/93/1.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with National Planning Practice Guidance.



Winstone Glebe Winstone

Organisation: Cotswold District Council
 Department:

Date: 30/11/2016 Scale: 1:2500



16/04/66/FUL

420

CT 4921/F

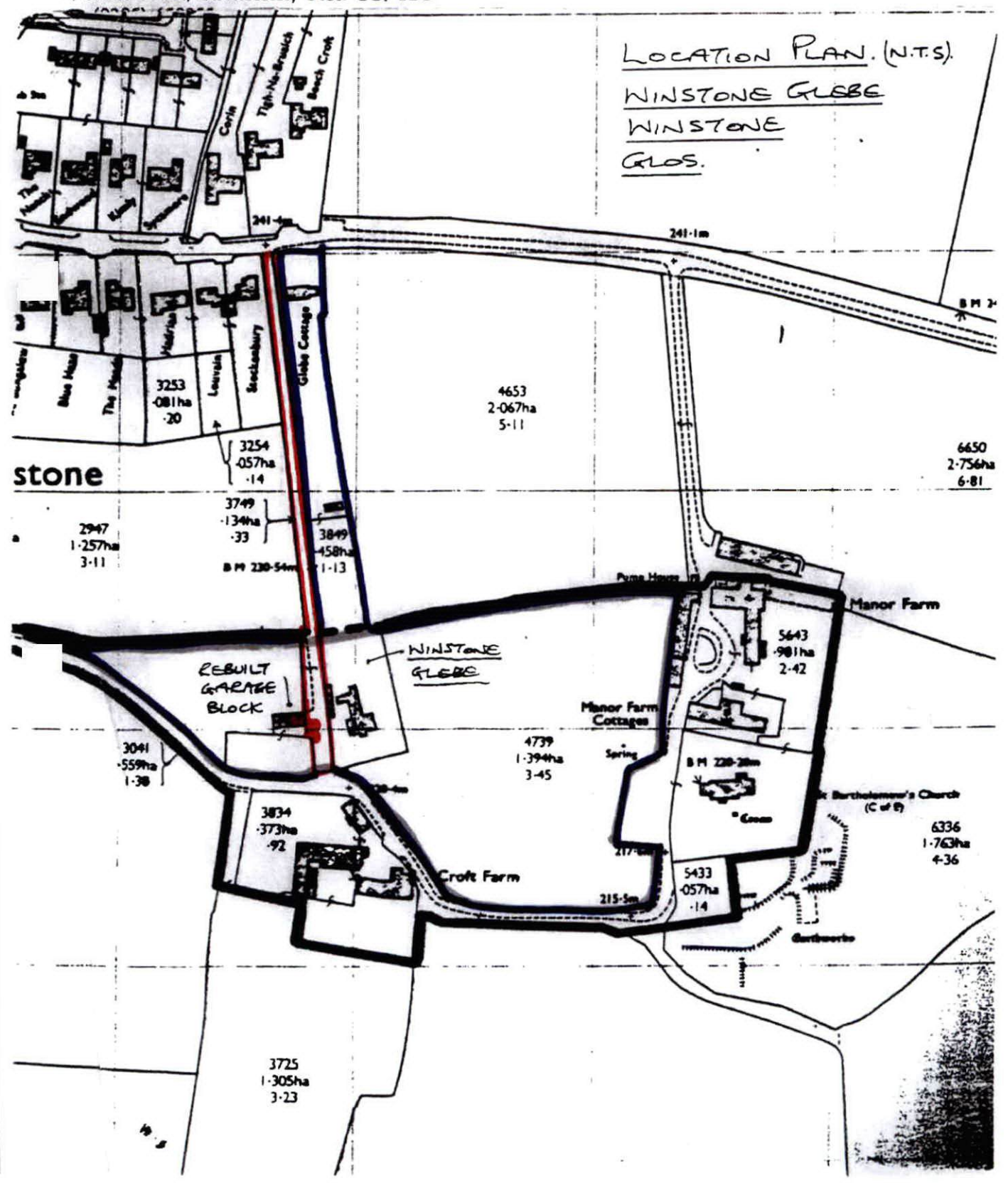
ABBERLEY DESIGN

ARCHITECTURAL AND BUILDING SERVICES

4 Silver Street, Cirencester, Glos. GL7 2BL

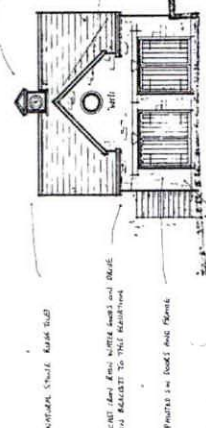
PLANNING
16 JUN 1983
OFFICER
ACK. CARD
REF.

LOCATION PLAN. (N.T.S.)
WINSTONE GLOBE
WINSTONE
GLOS.

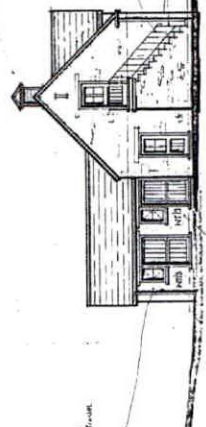


MINOR AMENDMENT

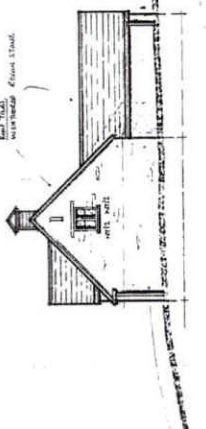
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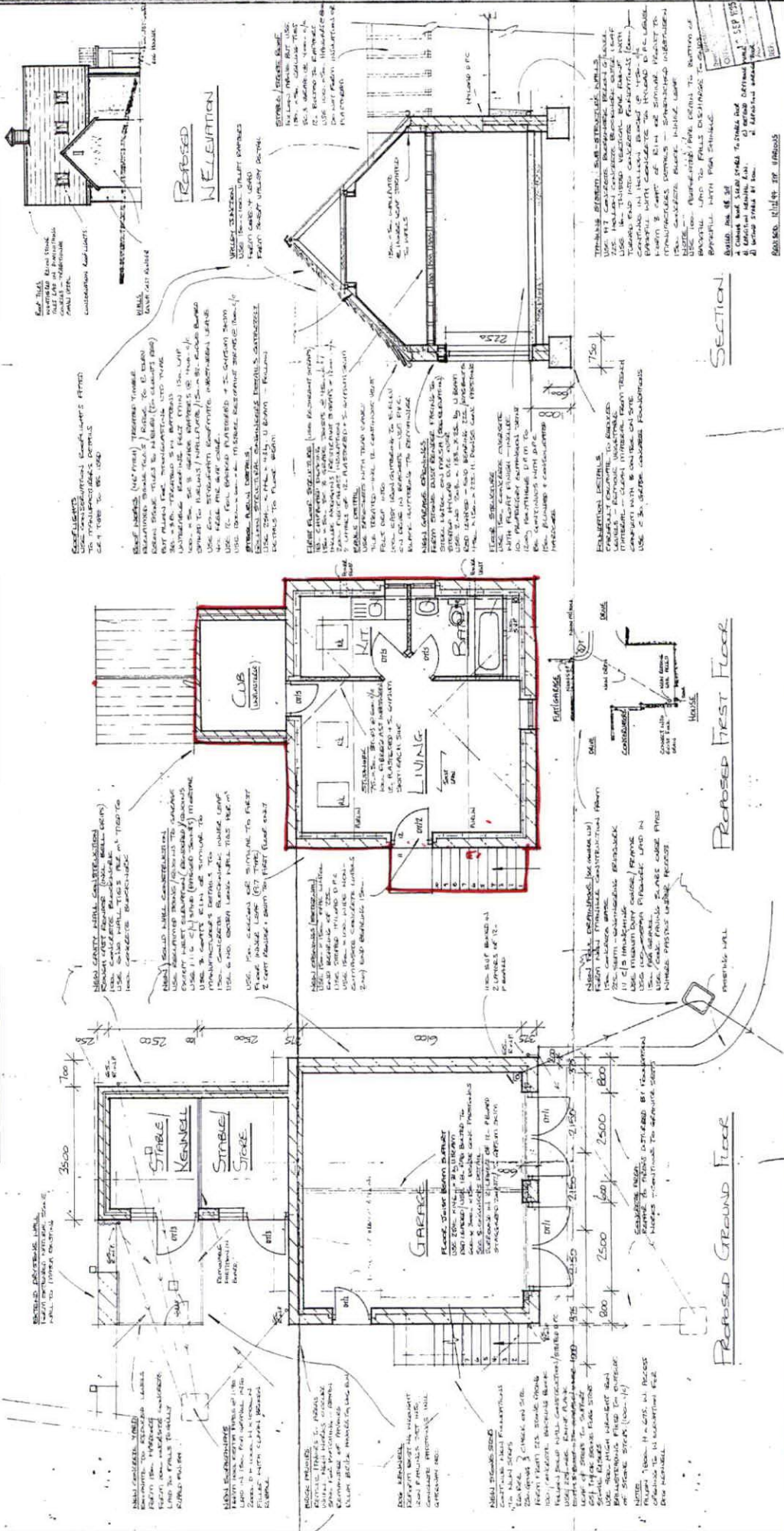
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PROPOSED S ELEVATION



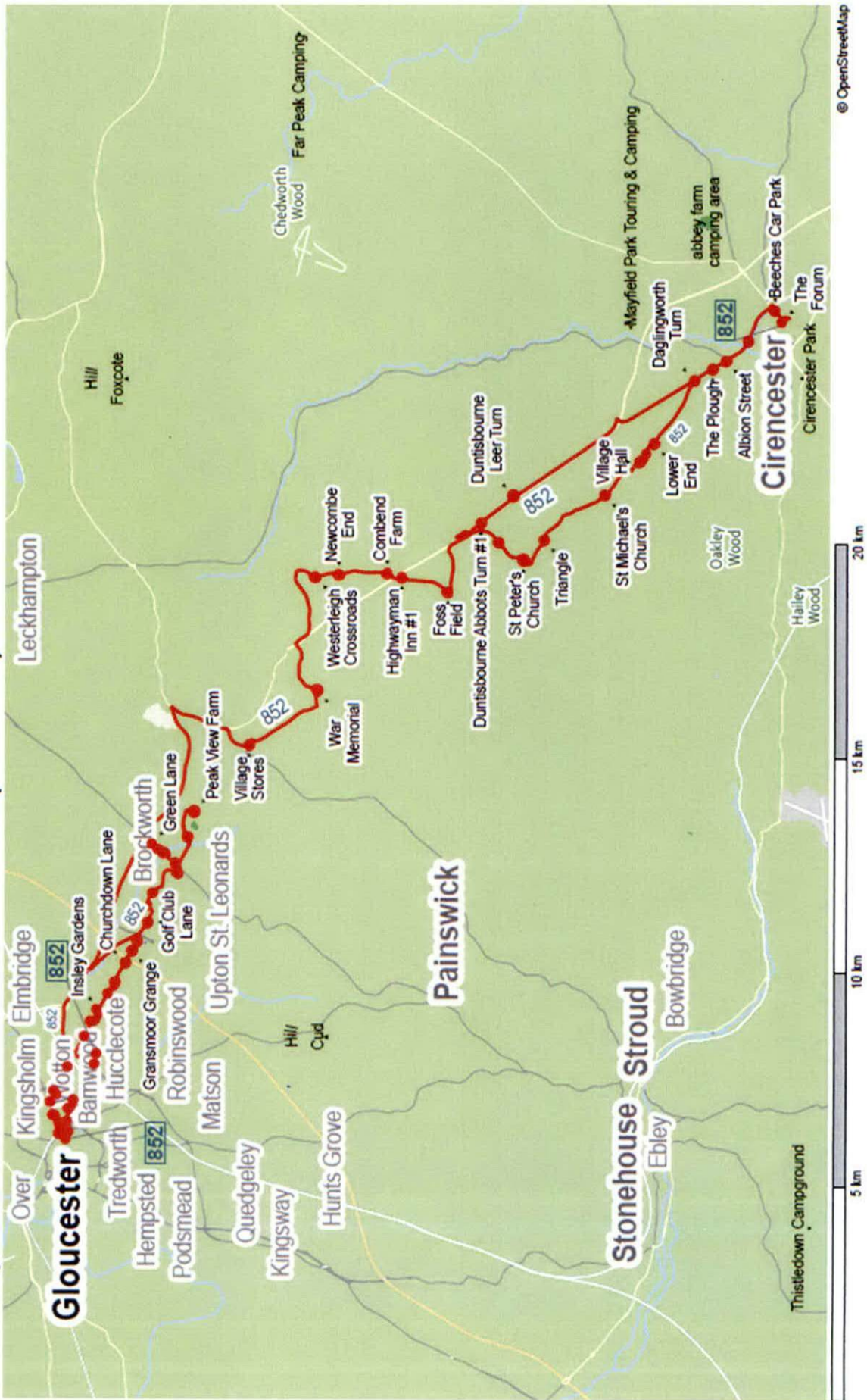
PROPOSED N ELEVATION



PROPOSED SELF-CONTAINED FLAT (GARAGE BLOCK AT - WINSTONE GLEBE, WINSTONE GLEBE, WINSTONE GLEBE) MR + MRS SPRENS SCALE 1:50 (1:100) 3/29/31



Route map for Pulhams Coaches service 852 (outbound)



© OpenStreetMap

see-852S_L-13y10 (outbound)



Timetable valid from 11/07/2016 until further notice.

Direction of stops: where shown (eg: W-bound) this is the compass direction towards which the bus is pointing when it stops

Mondays to Fridays

Gloucester, Market Parade (NE-bound)	0830	1145	1410	1605	1810
Gloucester, Gloucestershire Royal Hospital (S-bound)			1415		
Gloucester, Chester Road (NE-bound)			1421		
Hucclecote, Royal Oak (SE-bound)	0841				
Brockworth, Library (SE-bound)	0847	1202			
Brockworth, Cross Hands Roundabout (SE-bound)	0849	1204			
Little Witcombe, Peak View Farm (S-bound)	0852	1207			
Witcombe, opp Astridge Road	0854	1209			
Brockworth, opp Toby Carvery	0856	1211			
Birdlip, opp Village Stores	0902	1215	1623	1828rs	
Brimpsfield, opp War Memorial	0907	1220	1628	1833rs	
Elkstone, Westerleigh Crossroads South (SW-bound)	0914	1227	1635	1840rs	
Winstone, Foss Field (SW-bound)	0919	1232	1640	1845rs	
Duntisbourne Abbots, St Peter's Church (SW-bound)	0924	1237		1850rs	
Daglingworth, Village Hall (SE-bound)	0934	1247		1900rs	
Duntisbourne Leer, Turn (SE-bound)			1646		
Stratton, opp The Plough	0939	1252	1652	1905rs	
Cirencester, opp The Forum	0943	1256	1656	1909rs	

Saturdays

Gloucester, Market Parade (NE-bound)	0830	1145	1410	1605	
Gloucester, Gloucestershire Royal Hospital (S-bound)			1415		
Gloucester, Chester Road (NE-bound)			1421		
Hucclecote, Royal Oak (SE-bound)	0841				
Brockworth, Library (SE-bound)	0847	1202			
Brockworth, Cross Hands Roundabout (SE-bound)	0849	1204			
Little Witcombe, Peak View Farm (S-bound)	0852	1207			
Witcombe, opp Astridge Road	0854	1209			
Brockworth, opp Toby Carvery	0856	1211			
Birdlip, opp Village Stores	0902	1215	1623		
Brimpsfield, opp War Memorial	0907	1220	1628		
Elkstone, Westerleigh Crossroads South (SW-bound)	0914	1227	1635		
Winstone, Foss Field (SW-bound)	0919	1232	1640		
Duntisbourne Abbots, St Peter's Church (SW-bound)	0924	1237			
Daglingworth, Village Hall (SE-bound)	0934	1247			
Duntisbourne Leer, Turn (SE-bound)			1646		
Stratton, opp The Plough	0939	1252	1652		
Cirencester, opp The Forum	0943	1256	1656		

Sundays

no service

Christmas Eve

same as Saturdays

Christmas Day

no service

Boxing Day

no service

Holiday Tue 27 Dec

no service

Wed 28 Dec

same as Mondays to Fridays

Thu 29 Dec

same as Mondays to Fridays

Fri 30 Dec

same as Mondays to Fridays

New Year's Eve

same as Saturdays

New Year's Day

no service

Holiday Mon 2 Jan

no service

no service

no service

no service

Notes: r - Sets down by request to driver only
s - sets down only



Timetable valid from 11/07/2016 until further notice.

Direction of stops: where shown (eg: W-bound) this is the compass direction towards which the bus is pointing when it stops

Mondays to Fridays

Cirencester, opp The Forum	0730	0945	1300	1700
Stratton, The Plough (NW-bound)	0734	0949	1304	
Stratton, opp Old Meeting Hall				1704rs
Stratton, Park View (N-bound)				1705rs
Stratton, Vaisey Road (W-bound)				1706rs
Stratton, Overhill Road (W-bound)				1707rs
Daglingworth, opp Village Hall	0954	1309	1709	
Duntisbourne Abbots, St Peter's Church (NE-bound)	1004	1319	1719	
Duntisbourne Leer, Turn (NW-bound)	0740			
Winstone, opp Foss Field	0746	1009	1324	1724
Eikstone, Westerleigh Crossroads North (NE-bound)	1014	1329	1729	
Brimpsfield, War Memorial (W-bound)	1021	1336	1736	
Birdlip, Village Stores (NW-bound)	1026	1341	1741	
Brockworth, Chase Hotel (SW-bound)	1033			
Witcombe, Astridge Road (SE-bound)	1035	1350rs		
Little Witcombe, Peak View Farm (S-bound)	1037	1352rs		
Brockworth, opp Cross Hands Roundabout	1038			
Brockworth, opp Library		1354		
Gloucester, Chester Road (NE-bound)	1050			
Hucclecote, opp Royal Oak		1400		
Gloucester, Gloucestershire Royal Hospital (S-bound)	1055			
Gloucester, Market Parade (NE-bound)	0815	1100	1409	1759

Saturdays

Cirencester, opp The Forum	0945	1300	1700
Stratton, The Plough (NW-bound)	0949	1304	
Stratton, opp Old Meeting Hall			1704rs
Stratton, Park View (N-bound)			1705rs
Stratton, Vaisey Road (W-bound)			1706rs
Stratton, Overhill Road (W-bound)			1707rs
Daglingworth, opp Village Hall	0954	1309	1709
Duntisbourne Abbots, St Peter's Church (NE-bound)	1004	1319	1719
Duntisbourne Leer, Turn (NW-bound)			
Winstone, opp Foss Field	1009	1324	1724
Eikstone, Westerleigh Crossroads North (NE-bound)	1014	1329	1729
Brimpsfield, War Memorial (W-bound)	1021	1336	1736
Birdlip, Village Stores (NW-bound)	1026	1341	1741
Brockworth, Chase Hotel (SW-bound)	1033		
Witcombe, Astridge Road (SE-bound)	1035	1350rs	
Little Witcombe, Peak View Farm (S-bound)	1037	1352rs	
Brockworth, opp Cross Hands Roundabout	1038		
Brockworth, opp Library		1354	
Gloucester, Chester Road (NE-bound)	1050		
Hucclecote, opp Royal Oak		1400	
Gloucester, Gloucestershire Royal Hospital (S-bound)	1055		
Gloucester, Market Parade (NE-bound)	1100	1409	1759

Sundays

no service

Christmas Eve

same as Saturdays

Christmas Day

no service

Boxing Day

no service

Holiday Tue 27 Dec

no service

Wed 28 Dec

same as Mondays to Fridays

Thu 29 Dec

same as Mondays to Fridays

Fri 30 Dec

same as Mondays to Fridays

New Year's Eve

same as Saturdays

New Year's Day

no service

Holiday Mon 2 Jan

no service

no service

no service

no service

Notes: r - Sets down by request to driver only
s - sets down only



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SMS Code	Stop Name	Street	ATCO Code
glogmwt	Gloucester, Market Parade (NE-bound)	Market Parade	1600GLA57076
glodagw	Gloucester, opp Great Western Road	London Road	1600GLB009
gloda pd	Gloucester, Bus Depot (E-bound)	London Road	1600GLB007
glodapdm	Gloucester, opp St Margaret's Almshouses	London Road	1600GLB005
gloda pg	Gloucester, Denmark Road (E-bound)	London Road	1600GLB003
glodajdp	Gloucester, opp Wessex House	Great Western Road	1600GLB307
glodamam	Gloucester, Pullman Court (E-bound)	Great Western Road	1600GLB309
glodapmw	Gloucester, Gloucestershire Royal Hospital (S-bound)		1600GLB352
gloda wp	Wotton, opp Myers Road	Horton Road	1600GLB311
glodawgm	Wotton, Redcliffe College (N-bound)	Horton Road	1600GLB313
glodawpp	Wotton, Westminster Court (SE-bound)	London Road	1600GLB043
glodgawd	Wotton, Argyll Road (SE-bound)	Barnwood Road	1600GL283
glodg aw	Barnwood, Queen's (SE-bound)	Barnwood Road	1600GL281
glodg ga	Gloucester, Gloucester Retail Park (SE-bound)	York Road	1600GLB315
glodgmdp	Gloucester, Chester Road (NE-bound)	Chester Road	1600GLB020
glodgmpm	Barnwood, Hazel Court (SE-bound)	Barnwood Road	1600GL295
glodg pd	Barnwood, opp Wotton Hall Club	Barnwood Road	1600GLB115
glodg wg	Barnwood, opp Church Lane	Barnwood Road	1600GL299
glodg da	Hucclecote, Insley Gardens (SE-bound)	Hucclecote Road	1600GL2573
glodg tw	Hucclecote, Royal Oak (SE-bound)	Hucclecote Road	1600GL2575
glodg gm	Hucclecote, Wagon & Horses (SE-bound)	Hucclecote Road	1600GL2579
glodg dg	Hucclecote, Churchdown Lane (SE-bound)	Hucclecote Road	1600GL2571
glodg mt	Hucclecote, Gransmoor Grange (SE-bound)	Hucclecote Road	1600GL2583
glodg aj	Hucclecote, opp Gloucester Business Park	Hucclecote Road	1600GL2145
glodg wd	Brockworth, opp Golf Club Lane	Hucclecote Road	1600GLB041
glodmapm	Brockworth, Ermin Park Roundabout (SE-bound)	Boverton Drive	1600GLB487
glodmgaw	Brockworth, Library (SE-bound)	Moorfield Road	1600GL781
glodm pj	Brockworth, Cross Hands Roundabout (SE-bound)	Ermin Street	1600GL777
glogmpmt	Little Witcombe, Peak View Farm (S-bound)	Green Lane	1600GLA06393
glodmpwt	Witcombe, opp Astridge Road		1600GL5268
glodm wg	Brockworth, opp Toby Carvery	Shurdington Road	1600GLB109
glodmpgm	Brockworth, opp Chase Hotel	Shurdington Road	1600GLB489
glogptaj	Brockworth, Mill Lane (NE-bound)	Shurdington Road	1600GLA06411
glodm ptj	Brockworth, Green Lane (NE-bound)	Shurdington Road	1600GLB107
glodp ag	Birdlip, opp Village Stores	Ermin Way	1600GL411
glodp wja	Brimpsfield, opp War Memorial	Birdlip Road	1600GL875
glodwapw	Elkstone, Westerleigh Crossroads South (SW-bound)		1600GL1811
glodtapm	Elkstone, Newcombe End (S-bound)		1600GLA90984
glodw dat	Elkstone, Combend Farm (S-bound)	Beechpike	1600GLC275
glodw ata	Winstone, Highwayman Inn (S-bound)	Pike Road	1600GL2501
glodwgdw	Winstone, Foss Field (SW-bound)	Pike Road	1600GL5249
glodtpaw	Duntisbourne Abbots, opp Rectory Farm	Ealy Hill	1600GL5251
glodw gdj	Duntisbourne Abbots, St Peter's Church (SW-bound)	The Green	1600GL1692
glodw gtd	Duntisbourne Leer, Triangle (E-bound)	Main Street	1600GL1693
glodw gjm	Duntisbourne House, St Michael's Church (SE-bound)	Main Street	1600GL3229
glodw jtj	Daglingworth, Village Hall (SE-bound)	Main Street	1600GL1565
glodw wtj	Daglingworth, The Old Stores (SE-bound)	Cirencester Road	1600GL1561
glodw wt	Daglingworth, opp Lower End	Cirencester Road	1600GL1563
glodm dja	Duntisbourne Abbots, opp Duntisbourne Abbots Turn		1600GLA36533
glodajmag	Duntisbourne Leer, Turn (SE-bound)	Off A417	1600GLA36529
glodw pdp	Stratton, opp Daglingworth Turn	Gloucester Road	1600GLC271
glodw pjt	Stratton, opp The Plough		1600GL4541
glodw pjt	Stratton, Albion Street (SE-bound)	Gloucester Road	1600GLC221
glodagdm	Bowling Green, Bowling Green Lane (SE-bound)	Abbey Way	1600GLC189
glogagtd	Cirencester, Beeches Car Park (SW-bound)	London Road	1600GL1272
glodagdm	Cirencester, opp The Forum	South Way	1600GLC002



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SMS Code	Stop Name	Street	ATCO Code
glogagdm	Cirencester, opp The Forum	South Way	1600GLC002
glogagta	Cirencester, opp Beeches Car Park	London Road	1600GL1271
glogagpl	Cirencester, Spitalgate Lane (NW-bound)	Abbey Way	1600GLC206
glogadga	Bowling Green, opp Bowling Green Lane	Abbey Way	1600GLC190
glogdpmw	Stratton, opp Abdon Street	Gloucester Road	1600GLC222
glogdplm	Stratton, The Plough (NW-bound)	Gloucester Road	1600GL4542
glogdplm	Stratton, opp Old Meeting Hall	Cheltenham Road	1600GLC188
glogdwjt	Stratton, Roberts Close (NE-bound)	Cheltenham Road	1600GLC188
glogdwma	Stratton, Park View (N-bound)	Stratton Heights	1600GLC300
glogdwat	Stratton, Haresfield (NW-bound)	Stratton Heights	1600GL4538
glogdwad	Stratton, Vaisey Road (W-bound)	Haresfield	1600GLC290
glogdwpj	Stratton, Glebe Close (S-bound)	Vaisey Road	1600GLC296
glogdptw	Stratton, Overyhill Road (W-bound)	Overyhill Road	1600GLC298
glogdwdt	Stratton, Daglingworth Turn (NW-bound)	Gloucester Road	1600GLC272
glogdwjw	Daglingworth, Lower End (NW-bound)	Cirencester Road	1600GL1564
glogdwjp	Daglingworth, opp The Old Stores	Cirencester Road	1600GL1562
glogdwtd	Daglingworth, opp Village Hall	Main Street	1600GL1566
glogdwjt	Duntisbourne House, opp St Michael's Church	Main Street	1600GL3230
glogdgpj	Duntisbourne Lees, Triangle (W-bound)		1600GL1694
glogdgdj	Duntisbourne Abbots, St Peter's Church (NE-bound)	The Green	1600GL1691
glogdmwd	Duntisbourne Abbots, Rectory Farm (NE-bound)	Ealy Hill	1600GL5252
glogdwtj	Duntisbourne Lees, Turn (NW-bound)	A417	16000049
glogdwjd	Winstone, opp Foss Field	Pike Road	1600GL5250
glogdwpp	Winstone, opp Highwayman Inn	Pike Road	1600GL2502
glogdwam	Elkstone, opp Combend Farm	Beechpike	1600GLC276
glogdwaw	Elkstone, Newcombe End (N-bound)		1600GLC274
glogdwaj	Elkstone, Westerleigh Crossroads North (NE-bound)		1600GL1812
glogdwpj	Brimpsfield, War Memorial (W-bound)	Birdlip Road	1600GL676
glogdpgw	Birdlip, Village Stores (NW-bound)		1600GL412
glogmdgt	Winstone, Highwayman Inn (NW-bound)	A417	1600GLA36532
glogdpmj	Birdlip, Air Balloon (N-bound)	Crickley Hill A417	1600GL1530
glogdpta	Brockworth, opp Green Lane	Shurdington Road	1600GLB108
glogptam	Brockworth, opp Mill Lane	Shurdington Road	1600GLA06412
glogdmdt	Brockworth, Chase Hotel (SW-bound)	Shurdington Road	1600GLB490
glogjtdw	Witcombe, Astbridge Road (SE-bound)		1600GL5267
glogpmpj	Little Witcombe, Peak View Farm (S-bound)	Green Lane	1600GLA06393
glogdmpm	Brockworth, opp Cross Hands Roundabout	Ermin Street	1600GL778
glogdmjap	Brockworth, Abbotswood Estate (NW-bound)	Ermin Street	1600GLB038
glogdmata	Brockworth, opp Vicarage Lane	Ermin Street	1600GL1864
glogdmagd	Brockworth, opp Library	Moorfield Road	1600GL782
glogdmppg	Brockworth, Ermin Park Roundabout (NW-bound)	Boverton Drive	1600GLB488
glogdmadt	Brockworth, Invicta (NW-bound)	Ermin Street	1600GLB040
glogdwjm	Brockworth, Golf Club Lane (NW-bound)	Hucclecote Road	1600GLB042
glogdjga	Gloucester, Gloucester Retail Park (SE-bound)	York Road	1600GLB315
glogdmdp	Gloucester, Chester Road (NE-bound)	Chester Road	1600GL9020
glogdjdm	Gloucester, opp Gloucester Retail Park	York Road	1600GLB316
glogjtdt	Hucclecote, Gloucester Business Park (NW-bound)	Hucclecote Road	1600GL2148
glogdpmj	Hucclecote, opp Gransmoor Grange	Hucclecote Road	1600GL2584
glogdipad	Hucclecote, opp Churchdown Lane	Hucclecote Road	1600GL2572
glogdmpg	Hucclecote, opp Wagon & Horses	Hucclecote Road	1600GL2580
glogdipm	Hucclecote, opp Royal Oak	Hucclecote Road	1600GL2576
glogdipm	Hucclecote, opp Insoley Gardens	Hucclecote Road	1600GL2574
glogdpmw	Bamwood, Church Lane (NW-bound)	Bamwood Road	1600GL300
glogdtpg	Bamwood, Wotton Hall Club (NW-bound)	Bamwood Road	1600GLB116
glogdmata	Bamwood, opp Budgen's Garage	Bamwood Road	1600GL296
glogdgpj	Bamwood, opp Queen's	Bamwood Road	1600GL282
glogdاتا	Wotton, Bohanam House (NW-bound)	Bamwood Road	1600GL284
glogawta	Wotton, Westminster Court (NW-bound)	London Road	1600GLB044
glogawgw	Wotton, Wotton Lawn (S-bound)	Horton Road	1600GLB314
glogatwm	Wotton, opp The Crescent	Horton Road	1600GLB312
glogdpmw	Gloucester, Gloucestershire Royal Hospital (S-bound)		1600GLB352
glogdamaj	Gloucester, Pullman Court (W-bound)	Great Western Road	1600GLB310
glogajam	Gloucester, opp Wellington Parade	Great Western Road	1600GLB308
glogatpw	Gloucester, opp Denmark Road	London Road	1600GLB004
glogapdj	Gloucester, St Margaret's Almshouses (W-bound)	London Road	1600GLB006
glogajpa	Gloucester, opp Bus Depot		1600GLB008
glogagwg	Gloucester, Great Western Road (W-bound)	London Road	1600GLB010
glogmwj	Gloucester, Market Parade (NE-bound)	Market Parade	1600GLA57076