
Stroud District Local Plan: Policies consultation

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Introduction

The policies consultation



Introduction

The Local Plan policies consultation: what is this about?

- 1.1 The Council is producing a new Local Plan, which will help shape future development within Stroud District until 2031.
- 1.2 Previously the Council consulted on a “Preferred Strategy” for delivering growth and identified preferred strategic sites for future development. The Council is still considering these issues and will make a decision on these matters later in 2013.
- 1.3 The Council is now consulting on other planning policies, which will be included in the Local Plan. These policies will manage and direct development and ensure that future development is high quality and protects, conserves or enhances the environment.

? *We would like your views on these policies. In particular, we would like to know if you agree with what the policies are trying to achieve, or whether changes need to be made to make them better.*

? *We would also like to know if there are any new policies which we should include in the Local Plan, to address planning matters that you are concerned about.*

- 1.4 We are not currently inviting further comments about housing or employment *numbers* as part of this policy consultation, nor about strategic sites or the overall approach to distribution of development. These matters will be discussed by Council over the coming weeks and months and there will be a further opportunity for public comment when the ‘Pre-Submission’ draft of the complete Local Plan is published for consultation later this year.
- 1.5 A sustainability appraisal of the policies is currently being finalised and will shortly be available to view on the consultation website and at the deposit locations listed to the right.

What happens next?

- 1.6 After May 2013 the Council will consider the comments received and will prepare a full Pre-Submission draft Local Plan for formal public consultation during the summer and autumn 2013. The final Local Plan will then be submitted and subjected to examination by an independent Government inspector. The Inspector will consider whether the plan is ‘sound’ and will indicate whether it may be formally adopted. Adoption is anticipated in summer 2014.

How to get involved

- 1.7 Please ensure that any comments about these draft policies or the proposed revisions to settlement boundaries are received by the end of the day on **Wednesday 8th May 2013**.



If you have internet access, you can find this consultation document at www.stroud.gov.uk/consult and you can submit your comments directly to us via the online survey – which will help us to save paper and save time.



If you don't have internet access, you can use the Council's response form to give us your views. *Please use a separate form for each policy or settlement boundary that you wish to comment about.* Limited numbers of printed forms are available from the following deposit points or by phoning the Planning Strategy Team on 01453 754143. You can also print out forms from the consultation website.

- 1.8 View this consultation document online or at any of these locations:
Town and parish council offices that open to the public: Berkeley, Cainscross, Cam, Chalford, Dursley, Minchinhampton, Nailsworth, Painswick, Rodborough, Stonehouse, Stroud, Upton St Leonards, Wotton-Under-Edge.
Public Libraries at Berkeley, Brockworth, Dursley, Nailsworth, Minchinhampton, Miserden, Quedgeley, Stonehouse, Stroud, Wotton-Under-Edge.
The Customer Service Centre at Stroud District Council Offices, Ebley Mill (where there are computers for public internet access as well); or the **Tourist Information Centre** at the Subscription Rooms, Stroud.

The Development Strategy

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This chapter sets out the policies that will form the ‘core’ components of the Local Plan’s overall strategy for managing growth and development across the District, up to 2031.

In the final draft Local Plan, this chapter will also include the overall levels of growth that will be planned for, as well as the strategic sites where most of the development will be met. But these elements of the Plan were the subject of our “Preferred Strategy” consultation in 2012 and the Council is yet to finalise these aspects of the development strategy.

Core Policy CP1

National Planning Policy Framework: a presumption in favour of sustainable development

- 2.1 Following the publication of the National Planning Policy Framework (NPPF), planning authorities with plans in preparation need to ensure that Local Plans are based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.
- 2.2 The Planning Inspectorate considers that this model wording will, if incorporated into a draft Local Plan submitted for examination, be an appropriate way of meeting this expectation.

Core Policy CP1

Presumption in favour of sustainable development

There is a presumption in favour of sustainable development. When considering proposals for sustainable development the Council will take a positive approach. It will work pro-actively with applicants to find solutions so that sustainable development can be approved wherever possible.

Planning applications that accord with the policies in this Plan will be approved without delay unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise. Account will be taken of whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework and other policies in the Council's Local Plan, Neighbourhood Plans, supporting Supplementary Planning Documents and any emerging policy as it may be relevant;
2. Specific policies in the National Planning Policy Framework, other policies in the Council's Local Plan, Neighbourhood Plans, Supplementary Planning Documents and any emerging policy as it may be relevant, indicate that development should be restricted.

The development strategy

Core Policy CP2

Strategic growth and development locations

- 2.3 In the final draft Local Plan, this Core Policy will include the overall levels of growth that will be planned for up to 2031, as well as the strategic sites where most of the development will be met.
- 2.4 However, the Council consulted on both a preferred strategy for growth and its preferred strategic sites in 2012, and has yet to finalise these elements of the development strategy. We are not currently inviting further comments about housing or employment numbers as part of this policy consultation, nor about strategic sites or the overall approach to distribution of development. These matters will be discussed by Council over the coming weeks and months and there will be a further opportunity for public comment when the 'Pre-Submission' draft of the complete Local Plan is published for consultation later this year.

Core Policy CP2

Strategic growth and development locations

The development strategy

Core Policy CP3

A hierarchy for growth and development across the District's settlements

- 2.5 A settlement hierarchy ranks settlements according to their size and their range of services and facilities. When coupled with an understanding of the possible capacity for growth, this enables decisions to be taken about the most appropriate planning strategy for each settlement.
- 2.6 One of the primary aims of establishing a settlement hierarchy is to promote sustainable communities by bringing housing, jobs and services closer together in an attempt to maintain and promote the viability of local facilities and reduce the need to travel to services and facilities elsewhere. A settlement hierarchy policy can help to achieve this by concentrating housing growth in those settlements that already have a range of services (as long as there is capacity for growth), and restricting it in those that do not.
- 2.7 The development strategy aims to prioritise growth at sustainable locations in accordance with the settlement hierarchy set out in Core Policy CP3.
- 2.8 The settlements set out within the settlement hierarchy all have defined settlement boundaries or "development limits", within which suitable development may be permitted. As part of this policies consultation, we are inviting views on minor amendments to some of the existing development limits. **Chapter 6** has more details of these suggested changes.

Core Policy CP3 Settlement Hierarchy

Proposals for new development should be located in accordance with the District's settlement hierarchy. This will ensure that development reduces the need to travel and promotes sustainable communities based on the services and facilities that are available in each settlement. The use of previously developed land and buildings will be prioritised.

Accessible Local Service Centres - *First Tier* **Stroud, Stonehouse, Dursley and Cam.**

These are the District's main towns. They are the primary focus for growth and development to safeguard and enhance their strategic roles as employment and service centres. They will continue to provide significant levels of jobs and homes, together with supporting community facilities and infrastructure to meet their economic potential in the most sustainable way.

Local Service Centres – *Second Tier* **Berkeley, Wotton Under Edge, Minchinhampton, Nailsworth and Frampton on Severn.**

These market towns and large villages have the ability to support sustainable patterns of living in the District because of their current levels of facilities, services and employment opportunities. They have the potential to provide for modest levels of jobs and homes in order to help sustain and, where necessary, enhance their services and facilities, promoting better levels of self containment and viable, sustainable communities.

Accessible Settlements with Limited Facilities – *Third Tier* **Amberley, Brimscombe, Chalford, Eastington, Horsley, Manor Village, North Nibley, Oakridge Lynch, Rodborough, Uley, Whiteshill / Ruscombe, Bisley, Coaley, Hardwicke, Kingswood, Leonard Stanley, Kings Stanley, Newtown / Sharpness, North**

The development strategy

Woodchester, Painswick, Slimbridge, Upton St. Leonards and Whitminster.

These villages possess a limited level of facilities and services that, together with improved local employment, provide the best opportunities outside the Local Service Centres for greater self containment. They will provide for lesser levels of development in order to safeguard their role and to provide through any Neighbourhood Plans some opportunities for growth and to deliver affordable housing.

Accessible Settlements – Fourth Tier

Brookthorpe, Bussage, Cambridge, France Lynch, Newport, Selsley, Stinchcombe, Thrupp, Box, Eastcombe, Middleyard, Nympsfield, Randwick, South Woodchester and Stone.

Accessible Settlements are defined as settlements with a limited range of employment, services and facilities. Small villages have a low level of services and facilities and few employment opportunities. Development will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. As such there is some limited scope for development within these settlements, should this be required to meet specific needs identified by these communities in any Neighbourhood Plans.

Unclassified – Fifth Tier

Arlingham, Cranham, Hillesley, Sheepscombe, Haresfield, Longney and Saul

These remaining settlements have a lack of basic facilities to meet day to day requirements and no development is envisaged. However, there could be scope for very limited development should this be required to meet a specific need identified by these communities in any Neighbourhood Plans.

Core Policy CP4

Making Places: a Spatial Vision for the Stroud District

- 2.9 The final draft Local Plan will include a spatial vision for Stroud District and mini visions for parish cluster areas reflecting the distinct qualities, issues, constraints and opportunities that exist in different parts of the overall area. The visions will set out the envisaged and desired effects that the development strategy should have on particular parts of the District. The Council consulted on potential visions, together with its preferred strategy, in 2012 and is currently finalising these elements for the draft Local Plan.
- 2.10 Core Policy CP4 is intended to underpin the Local Plan visions and strategic objectives. The policy reflects the Council's commitment to maintaining and enhancing the quality of the built environment throughout the District. It promotes sustainable development to create attractive places in which people wish to live, work and play.
- 2.11 The quality of design of buildings and spaces plays a fundamental role in achieving attractive places. The policy identifies the importance of an integrated design process from inception, where good place-making and sustainable development are considered together. The policy will apply to all new development.

Core Policy CP4 Place Making

All development proposals shall accord with the Mini-Visions and the Guiding Principles for that locality, as set out in this Plan and shall be informed by other relevant documents, such as any adopted design statements. Proposals will be expected to:

1. Integrate into the neighbourhood (taking account of connectivity, be located close to appropriate levels of facilities and services, reduce car dependency, support local community services and facilities and meet local employment or housing requirements in terms of mix, tenure and type)
2. Place shape and protect or enhance a sense of place; (create a place with a locally-inspired or distinctive character, using appropriate materials, textures and colours, locally-distinctive architectural styles, work with the site topography, orientation and landscape features, as well as conserve or enhance local biodiversity interest)
3. Create safe streets, homes and workplaces (where buildings are positioned with landscaping to define and enhance streets and spaces, assist finding your way around with focal points or landmarks, reduce car domination of the street and reduce vehicle speeds, provide shared or social spaces on the streets (where appropriate), create safe well managed attractive public and private amenity spaces, and provide adequate external storage space).

The development strategy

Core Policy CP5

Principles for the siting, design and construction of strategic development

- 2.12 An essential requirement of any strong and stable community is that residents have access to decent and secure homes. The Local Plan seeks to create places and homes that people want to live in and the mix and design of housing should positively influence people's lives.
- 2.13 This policy seeks to ensure that strategic development sites within the District will meet the highest standards of energy efficiency; incorporate on-site renewable and low-carbon energy technologies; reduce the volume of waste going to landfill; and mitigate against climate change.
- 2.14 It is important that steps are taken to reduce the amount of energy which we use. In order to contribute to meeting national targets, new development proposals will need to substantially reduce their energy consumption through energy efficient design and layout. Design and layout can also help to maximise the potential for renewable energy, for example, ensuring that south facing roof space is available for the installation of solar water heating and/or solar photovoltaic power.

Core Policy CP5

Environmental development principles for strategic sites

Strategic sites will:

- 1. Be built at a density as high a level as possible that is acceptable in townscape and amenity terms
- 2. Be low impact in terms of the environment and the use of resources.
- 3. Be readily accessible by public transport, bicycle and foot to shopping and employment opportunities, key services and community facilities and contribute towards the provision of new

sustainable transport infrastructure to serve the area

- 4. Have a layout, access, parking, landscaping and community facilities in accordance with an approved indicative masterplan
- 5. Be located to achieve a sustainable form of development and/or support regeneration. Development proposals should incorporate a negotiated design code/framework.

Applications for all strategic development proposals (both residential and non-residential) will be required to provide a statement demonstrating how sustainable construction principles have been incorporated. This should address demolition, construction and long term management. This will be expected to show how the proposal maximises its contribution towards the following objectives:

- A. Sustainable sourcing of materials and their efficient and appropriate use, including their durability
- B. Minimising waste and maximising recycling
- C. Incorporating Sustainable Drainage Systems
- D. Minimising water consumption
- E. Minimising energy consumption and improving energy performance (including potential District Heating Systems)
- F. Minimising net greenhouse gas emissions of the proposed development
- G. Maximising on-site low or zero carbon energy generation.

Where the Council considers it could be likely that the proposal will result in significant adverse environmental effects during the construction phase, a Construction Environmental Management Plan (CEMP) will be required.

Core Policy CP6

Developer contributions

- 2.15 In order to create sustainable communities, the Council wishes to ensure that the necessary infrastructure is put in place to address community needs and ensure that transport improvements take place to address the traffic and travel consequences of new development. New development can create a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment.
- 2.16 Community needs include affordable housing, education, healthcare facilities, leisure activities, transport infrastructure, community facilities and green space.
- 2.17 Most infrastructure required by a new development will be provided on-site by the developer and incorporated within the overall design concept for the scheme. In cases where off-site provision is required, various types of contributions can be secured, depending upon the nature of the proposed development. The Council is currently considering the introduction of a Community Infrastructure levy (CIL), which will enable contributions from development to be pooled to deliver District infrastructure priorities.

Core Policy CP6

Developer contributions to services, community facilities and infrastructure

Where implementation of a development would, create a need to provide additional or improved infrastructure and amenities or would exacerbate an existing deficiency in their provision, the developer will be expected to make up that provision for those local communities affected. Where the developer is unable to make such provision, the Council will require the developer to make a proportionate contribution to the overall cost of such provision through a legal agreement and/or Community Infrastructure Levy.

Various types of contribution will be used, including the following:

1. In-kind contributions and financial payments
2. Phased payments and one-off payments
3. Maintenance payments
4. Pooled contributions
5. A combination of the above.

Homes and communities

3

Delivering the District's housing target with a range of dwelling sizes, types and tenures, delivering more affordable homes and achieving mixed and balanced places, which have access to services and amenities that meet local needs and help build sustainable communities.

What do we want for the future?

Strategic Objective SO1: Accessible communities

Maintaining and improving accessibility to services and amenities for our communities, with:

- *Affordable and decent housing for our local needs*
- *Healthcare for all residents*
- *Active social, leisure and recreation opportunities*
- *Youth and adult learning opportunities*

- 3.1 This objective is all about ensuring that the right kinds of homes are provided in the right places at the right time, to meet our District-wide need for housing. It is also about making sure any future development contributes positively to the sustainability and accessibility of all our communities and that our ability to access services and facilities is helped and not hindered by development.
- 3.2 It makes sense to have a development strategy that would see most new development located within or adjacent to larger settlements, where people can benefit from existing facilities and services, which are readily available and accessible.
- 3.3 The Local Plan needs to plan for all of our long term housing needs, including facilitating a mix of tenures and accommodation to meet the needs of those people with special requirements and the needs of minority communities.

Core Policies

- 3.4 These policies sit at the heart of the Plan. They are the principal means of delivering the Plan's strategic objective to nurture accessible communities across the District (SO1), as well as meeting the District's housing needs in the most sustainable way.

Achieving healthy and inclusive communities

- 3.5 Communities will only be sustainable where they are fully inclusive and deliver the necessary standards of services and facilities. Development proposals should contribute towards meeting the needs of all sections of the community and help to encourage social cohesion.
- 3.6 The Council recognises that household size and associated needs varies across social and ethnic groups. The Council recognises that addressing the needs of young people includes those in the care of the County Council due to their vulnerability. Some of the issues in planning for changes in the demography of the District are set out in the evidence base accompanying the Local Plan.
- 3.7 Core Policy CP7 will apply to all major housing developments of 10 dwellings or more and the development of community facilities including development for health (including preventative social care and community support services), education, play and leisure or culture together with libraries, village/community halls, religious buildings and burial sites.

Core Policy CP7

Lifetime communities

To ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) in the District, developers will need to clearly demonstrate how major development will contribute to meeting identified long term needs of the District (including a viability assessment and delivery plan). Planning permission will be granted for proposals that take account of any requirements of:

1. An ageing population, particularly in terms of design, accessibility, health and wellbeing service co-ordination
2. Children, young people and families, including the provision and co-ordination of services to meet their needs
3. People with special needs, including those with a physical, sensory or learning disability, dementia, or problems accessing services and
4. The specific identified needs of minority groups in the District.

Proposals will need to demonstrate how the factors below have informed the development proposal:

- A. Lifetime accommodation
- B. Contribution to meeting the needs of those with an existing long standing family, educational or employment connection to the area.

New housing development

- 3.8 The Council is producing a new Strategic Housing Market Assessment (SHMA) with adjoining Gloucestershire authorities, which will identify the needs for market and affordable housing in the District for the Plan period. It is important that new housing meets the needs of different groups in the community as identified in the SHMA in terms of different types, tenures and sizes.
- 3.9 The Council also produces a Strategic Housing Land Availability Assessment (SHLAA) on a regular basis which identifies land which may be suitable, available and achievable for future housing development.
- 3.10 New housing development should be located close to existing transport nodes, particularly public transport routes and interchanges, and convenient links to safe pedestrian and cycle routes. As set out in other proposed policies, developments or land releases will be expected to contribute to community infrastructure, including transport. Good design is also an important requirement to ensure that development respects the local landscape and/or townscape and contributes to a low carbon future.

Core Policy CP8

New housing development

New housing development must be well designed to address local housing needs, incorporating a range of different types, tenures and sizes of housing, to create mixed communities. New developments should take account of the District's housing needs, as set out in the Strategic Housing Market Assessment.

Residential development proposals will need to:

1. Be built at an appropriate housing density identified through the Strategic Housing Land Availability Assessment where that does not harm the character, appearance or environment of the site or its surroundings or to the amenity of occupiers of nearby properties
2. Be readily accessible by public transport, bicycle and foot to shopping and employment opportunities, key services and community facilities or contribute towards provision of new sustainable transport infrastructure to serve the area
3. Have a layout, access, parking, landscaping and community facilities that are appropriate to the site and its surroundings
4. Use sustainable construction techniques and provide renewable or low carbon energy sources in association with the proposed development and
5. Enable provision of infrastructure in ways consistent with cutting carbon dioxide emissions and adapting to climate change and its consequences.

Affordable housing

- 3.11 It is important that new residential development meets the identified housing needs in the District. This means providing the right mix of dwelling sizes and tenures, including affordable housing. The Council undertakes Housing Needs Surveys on a five year cycle, alongside Strategic Housing Market Assessments which highlight the need for affordable housing as well as for market housing. Affordable housing is defined as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
- 3.12 Affordability is expected to worsen over the next 20 years increasing the impetus for a greater supply of affordable housing within the District. The Council believes that both the very high level of housing need and the limited supply of land for housing justifies a low threshold for affordable housing provision. Therefore the Council will require at least 30% of dwellings to be affordable in all housing, including extra care, schemes meeting the size threshold set out in the policy, provided that development remains viable.
- 3.13 Other than in exceptional circumstances, affordable housing should be provided on site. This provision should be well integrated with the wider site and indistinguishable by either design or location from the market housing. The Council will also support the buying of land, including through compulsory purchase where necessary, on which affordable homes could be built.

Core Policy CP9

Affordable housing

Planning permission will be granted for residential (including extra care) development providing a mix and balance of densities, dwelling types, tenures and sizes seamlessly integrated with existing development or proposed mixed-use development. Affordable housing should broadly reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market as well as reflecting the dwelling sizes and design in the proposed development.

All residential proposals of at least 4 dwellings (net) or capable of providing 4 dwellings (net) covering a net site area of at least 0.16 ha will provide at least 30% of the net units proposed as affordable dwellings, where viable.

On sites capable of providing less than four dwellings (net) a financial contribution to affordable housing of at least 20% of total development value will be expected (where viable) and will usually be secured through a s106 agreement or any equivalent future legal mechanism.

The Council will negotiate the tenure, size and type of affordable units on a site by site basis having regard to housing needs, site specifics and other factors.

Gypsies, Travellers and Travelling Showpeople

- 3.14 Gypsies and Travellers have lived in Britain for at least 500 years and probably longer. Many Gypsies and Travellers continue to pursue an active itinerant lifestyle and are generally self-employed people. However, increasingly communities are becoming more settled. Travelling Showpeople are business people who have traditionally been involved in holding fairs and circuses for many hundreds of years.
- 3.15 The Housing Act 2004 requires local authorities to take account of the needs of travelling people and to create strategies to meet those needs. National policy requires local planning authorities to identify and if necessary allocate sufficient sites to meet the needs of these groups within their local plans.
- 3.16 A new Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment for Gloucestershire is currently in preparation. The results of this assessment will feed into a local target for the provision of sites which will be included in the draft Local Plan.
- 3.17 A large proportion of future need is likely to arise from the growth of existing families resident within the District and so the proposed approach is to seek to meet needs where they arise. A sequential approach towards future provision is envisaged which provides for the intensification and then extension of existing suitable sites before new sites are sought. Criteria are identified to guide development to appropriate locations if new sites are required.

Core Policy CP10

Gypsy, Traveller and Travelling Showpeople Sites

The Council will safeguard existing authorised sites for Gypsy, Traveller and Travelling Showpeople uses provided there remains a need for these uses within the District.

A locally set target for additional pitches will be identified to meet Gypsy and Traveller residential needs from 2012 to 2031. A locally set target for net additional plots will also be identified to meet Travelling Showpeople residential needs from 2012 to 2031.

The Council will ensure that a five years' supply of specific deliverable sites is maintained throughout the lifetime of the Local Plan by adopting the following sequential approach:

1. First preference will be to include additional pitches /plots within the boundaries of existing suitable sites
2. Second preference will be to extend existing suitable sites
3. Only where a sufficient supply of additional pitches or plots cannot be achieved through sustainable development at the above locations should new sites be identified.

If the need cannot be met at any existing suitable site the following location criteria will apply:

- A. The proposal will not have a significant detrimental impact on neighbouring residential amenity or other land uses
- B. The site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network
- C. The site is situated in a suitable location in terms of local amenities and services including schools, shops, health services, libraries and other community facilities and
- D. The site will enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/plots and their requirements as well as enabling access for service and emergency vehicles.

Delivery Policies

- 3.18 These policies add detail to the interpretation and application of the Plan's development strategy and core policies. Supporting text for each policy will be included in the draft Local Plan.

Residential development within urban areas, defined settlements and on strategic development sites

Delivery Policy HC1

Meeting small-scale housing need within defined settlements

Within defined settlement development limits, permission will be granted for residential development or redevelopment, providing all the following criteria are met:

1. the proposed housing is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located and the density proposed is at as high a level as is acceptable, in terms of townscape and amenity
2. larger schemes shall include a variety of dwelling types and sizes, which meet identified local needs
3. on edge of settlement sites, the proposal would not appear as an intrusion into the countryside and would retain a sense of transition between the open countryside and the existing settlement's core
4. it would not cause the loss of, or damage to, any open space which is important to the character of the settlement
5. any natural or built features on the site that are worthy of retention are incorporated into the scheme
6. an appropriate area of private amenity space is provided for the occupiers of each dwelling house. Where other types of residential

accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided.

Delivery Policy HC2

Providing new homes above shops in our town centres

Proposals to use the upper floors above shops and offices in identified town and local centres for residential use (three units or more) will be permitted where this does not threaten the continued ground floor commercial use or the vitality of the town centre.

Delivery Policy HC3

Strategic self-build housing provision

At strategic sites allocated within this Local Plan a minimum of 2% of the dwellings shall be to meet Government aspirations to increase self build developments. These schemes will:

1. Be individually designed, employing innovative approaches throughout that cater for changing lifetime needs
2. Provide for appropriate linkages to infrastructure and day to day facilities
3. Include a design framework to inform detailed design of the individual units, where more than one self build unit is proposed.

Residential development outside defined settlements

- 3.19 Aside from the major strategic housing allocations that will be set out in the Plan, it is expected that most development will take place on sites that lie within the defined settlement development limits.
- 3.20 However, there are circumstances where certain forms of residential development on sites outside of defined settlements will be regarded as appropriate sustainable development. The following policies are designed to manage such development.

Delivery Policy HC4

Local housing need (exception sites)

Planning permission may be granted for affordable housing on sites adjoining identified settlement development limits. Such sites should be located adjoining an identified accessible settlement with limited facilities ('third tier') or above in terms of the Plan settlement hierarchy, unless specific local need and environmental considerations indicate that provision should be met at fourth or fifth tier settlements. The Council shall meet local affordable housing need, where:

1. the Council is satisfied that there is a clearly evidenced local need, which cannot be readily met elsewhere, for the number and type of housing proposed
2. the site is accessible to a range of local services, such as shops, primary schools, healthcare and public transport
3. it is not subject to any other over-riding environmental or other material planning constraint
4. appropriate legal agreements are entered into to ensure that such dwellings will remain available as affordable housing for local need, in perpetuity with the necessary management of the scheme
5. the gross internal floor area of these dwellings shall comply with

the latest recommended standards used by the Homes and Communities Agency.

Delivery Policy HC5

Replacement dwellings

The replacement of dwellings outside defined settlement development limits will only be permitted where all the following criteria are met:

1. the residential use has not been abandoned
2. the replacement dwelling is smaller than, or of a similar size to the existing dwelling (including any extensions), and does not detract from the character or appearance of its surroundings
3. a minor extension may be permitted on replacement but only to allow the dwelling to be brought up to a reasonable modern standard and where it does not detract from the character and appearance of the area and
4. the existing dwelling is not a caravan, or mobile home.

Delivery Policy HC6

Residential sub-division of dwellings

In considering proposals for the sub-division of existing dwellings into two or more self-contained residential units the Council will have regard to:

1. the provision of adequate vehicular access, car parking, amenity space and facilities for refuse storage
2. the likely impact on the character of the immediate neighbourhood
3. the adequacy of the internal accommodation relative to the intensity of occupation envisaged and the impact upon any

neighbouring residential or other units, including privacy, loss of daylight and overbearing effect

4. no significant new extension is proposed to any dwelling located outside defined settlement development limits
5. the sustainability of the new development based around the site location and settlement hierarchy including accessibility to shops, services and facilities
6. the need to minimise built form through the conversion of any existing outbuildings.

Delivery Policy HC7

Annexes for dependents or carers

Permission will be granted for the creation of an annexe where there is a clear justification for a dependant or full-time carer. It must comply with other policies in the Plan and where the following criteria are satisfied:

1. the annexe is linked to the main dwelling by an internal door or doors
2. the annexe is readily convertible into an extension to the main dwelling when no longer required for family health circumstances.

When the accommodation involves the conversion of an existing building within the curtilage of the dwelling and it is not practicable to link the accommodation to the existing dwelling, a legal agreement will be required to avoid a new dwelling in the countryside in an unsustainable location.

Extending your home

Delivery Policy HC8

Extensions to Dwellings or Live/Work Units

Permission will be granted for the extension of residential properties, and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met:

1. the plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site
2. the height, size and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and its wider setting
3. following construction of the extension, or outbuilding, sufficient space is available for the parking of cars, in line with the Council's Parking Standards, in a way that does not detract from the character and appearance of the area.



Economy and infrastructure



Supporting economic growth by delivering a range and mix of employment uses, sites and types in the most appropriate location for that particular use, supported by and integrated with housing and other community infrastructure

What do we want for the future?

Strategic Objective 2: Local economy and jobs

Providing for a strong, diverse, vibrant local economy that enables balanced economic growth, coupled with enhanced job opportunities across the District

- 4.1 It is the broad aspiration of the Local Plan to provide two jobs for every new house built. The definition of employment within the strategy goes beyond the traditional B1 and B8 use and now incorporates a large and diverse range of jobs including retail, healthcare and tourism. In seeking to address some of the district's employment trends and commuting imbalances, the Council will assume growth in the following sectors:- construction, distribution, retailing, computing services, hotel & catering, transport, professional services, other business services and health and social work.
- 4.2 The Local Plan will create the opportunity to provide a range of units from large warehousing and distribution units down to smaller units, possibly as start up businesses. The co-location of employment alongside housing development in the District will be designed to create greater self containment and reduce the need to travel.

What do we want for the future?

Strategic Objective 3: Town centres and rural hinterlands

Improving the safety, vitality and viability of our town centres, which link to and support the needs of their rural hinterlands

- 4.3 The Local Plan will aim to create opportunities for the provision of new and improved services and facilities and will generate additional custom to sustain those already existing.
- 4.4 The role of the identified retail centres will be maintained to ensure they provide an appropriate range of facilities and services which serve each town, community or rural hinterland.

What do we want for the future?

Strategic Objective 4: Transport and travel

Promoting healthier alternatives to the use of the private car and seeking to reduce CO₂ emissions by using new technologies and encouraging an integrated transport system to improve access to local goods and services.

- 4.5 The Local Plan will seek to deliver new and improved transport infrastructure maximising the use of potential links to rail, other public transport systems and the strategic road network.
- 4.6 Where possible the development strategy will integrate housing and employment localities together, thereby reducing the need to travel and offering opportunities to live and work within the same neighbourhood.

Core Policies

- 4.7 These core policies sit at the heart of the Plan. They are the principal means of delivering the Plan's strategic objectives in relation to economic growth, jobs and infrastructure throughout the District (SO2, SO3, SO4).

Economic growth and strategic employment needs

- 4.8 The Council promotes and supports job growth in the District not only through provision of opportunities in the traditional employment land use categories of business use, general industrial use and storage/distribution use and "Sui Generis" industrial uses, but also in tourism, retailing, health care, education and leisure facilities. These are significant employment generators and are important to the functioning of the District's economy.
- 4.9 Consultants completed an Employment Land Study (ELS) in February 2013 for the Council. This draws local issues together and recommends an employment strategy for Stroud that provides for new growth, protects key employment sites whilst allowing regeneration opportunities on poorly performing sites and suggests further research into underused sites, particularly in the Stroud Valleys
- 4.10 It is important to ensure that strategic housing growth is coupled with the delivery of significant employment development of the right type to help improve self-containment of communities. Policies for employment development in the Local Plan will have regard to both strategic and local business needs, and will aim to facilitate a flexible supply of land moving towards a low carbon economy. They will aim to both increase the number of jobs available locally that are currently lower than the number of available workers and provide for jobs that more readily match the broad skills of the workforce. Too few jobs and provision for a lower skill base are factors that have led to considerable movement of higher skilled workers out of the District to other places of employment.

- 4.11 The District already has a reputation for advanced technology and creative skills that should be built upon. Further sites in locations that are accessible to the existing and proposed labour supply will be proposed, but with a focus on urban areas in order to help reduce out-commuting from the District.
- 4.12 Stroud is predominantly a rural district however, and it is recognised that employment growth will also take place away from traditional business parks and industrial estates – for example through the diversification of the rural economy, and the growth of leisure and tourism and home working. Appropriate proposals to make provision for jobs in these areas will be supported.
- 4.13 Significant areas of employment land were protected from alternative uses in the 2005 Stroud District Local Plan. However, many of these employment areas are relatively run down, under-used and would benefit from regeneration. The area requires more jobs and the more intensive use of much of this land for higher density employment development, coupled where appropriate with enabling development, complements the overall strategy for growth.

Core Policy CP11

New Employment Development

New employment development will be provided through a range of sites and premises across the District. Strategic employment sites will be allocated, mixed use developments encouraged and the expansion of existing businesses and rural diversification supported. Employment sites will be provided in order to increase the range and choice of sites available and to address the self-containment of settlements in terms of homes / jobs balance.

Existing employment sites will be safeguarded unless new proposals are put forward that intensify the employment use of the site supported by enabling development as set in other policies in the Local Plan. In general, mixed use proposals on existing employment

Economy and infrastructure

sites should provide for an increase in job opportunities above the level last employed on site and at least to a ratio of 1.2 jobs per residential unit provided on the site.

Permission will be granted for industrial or business development, or for the expansion or intensification of existing industrial or business uses, provided that the proposals would:

1. Be of a type and scale of activity that does not harm the character, appearance or environment of the site or its surroundings or to the amenity of occupiers of nearby properties
2. Be readily accessible by public transport, bicycle and foot or contribute towards provision of new sustainable transport infrastructure to serve the area
3. Have a layout, access, parking, landscaping and facilities that are appropriate to the site and its surroundings
4. Use sustainable construction techniques and provide for renewable or low carbon energy sources in association with the proposed development
5. Enable provision of infrastructure in ways consistent with cutting carbon dioxide emissions and adapting to changes in climate (including SuDS).

Retail and Town Centres

- 4.14 This core policy seeks to protect and bolster the role that our town centres play in providing jobs and contributing to a strong local economy.
- 4.15 A countywide hierarchy of retail centres was first established through the adopted Gloucestershire Structure Plan (1991). For this Local Plan the hierarchy has been examined and a revised hierarchy established to serve the needs of retail and town centre development in Stroud District. The Stroud Town Centres and Retailing Study undertaken in July 2010 identifies and assesses the higher levels of this hierarchy and this is reflected in Core Policy 12. The hierarchy reflects the scale, nature and role of the centres and their importance within the retail offer in the District.
- 4.16 The role of the identified retail centres will be maintained to ensure they provide an appropriate range of facilities and services which serve each town, community or rural hinterland. The hierarchy of centres will serve to sequentially guide appropriate retail and commercial development to help maintain and where ever possible, enhance, those centres. Development in these centres should seek to serve the needs of the residents within their hinterland or catchments' area, although some centres may also serve passing trade. Town and district centres should be, or have the potential to be, well served by public transport. Local centres should be easily accessible by cycling and walking. Local centres and parades should be maintained and protected, in order to ensure all residents in the District have access to a basic range of small shops and services of a local nature.

Core Policy CP12

Town centres and retailing

Town centre uses will be located according to the Retail Hierarchy as set out below, in order to promote choice, competition and innovation:

- **Principal Town Centre:** Stroud
 - **Other Town Centres:** Dursley, Stonehouse, Nailsworth; Wotton-under-Edge;
 - **District Centres:** Berkeley, Cam, Minchinhampton, Painswick;
 - **Local Centres:** Cainscross, Hunts Grove (anticipated); Kings Stanley, Whitminster;
 - **Neighbourhood Shopping:** Kingshill, Woodfields, Brimscombe, Manor Village
- A. Stroud town centre will remain the principal town centre in the district. Proposals for major town centre uses will be directed sequentially to the Primary Shopping Area but then to the wider town centre. After Stroud, priority will be given to improving retail facilities in Dursley, Stonehouse, Nailsworth; & Wotton-under-Edge.
- B. The vitality and viability of all the district's centres will be maintained and enhanced, as will their existing range of uses, including local markets. This will involve widening the range of uses and encouraging convenient and accessible shopping, service and employment facilities to meet the day-to-day needs of residents.
- C. On large new urban extension sites, which are not within easy walking distance of existing shops and services, new local centres will be established or existing retail functions adapted to serve the needs of the residents. Such centres should be of a scale appropriate to the site and should not undermine the role or function of other centres within the retail hierarchy.

- D. Retail and other uses (including leisure, entertainment, cultural and tourist uses as well as other mixed-uses) that would support the vitality and viability of the centres in the hierarchy below Stroud town centre will be directed sequentially to these centres provided they:
1. are of a scale and nature that is appropriate to the size and function of the centre, and;
 2. would not lead to unsustainable trip generation from outside their catchments.
- E. Outside these centres, the following types of retail provision will be supported:
1. bulky-goods non-food retail development within existing retail warehouse parks so long as any increase in floorspace does not have an unacceptable impact on town centres and the proposal is in accordance with the sequential test as set out in National Policy;
 2. specialist shops (including car showrooms) and trade centre developments within non-strategic employment sites;
 3. small-scale ancillary retail uses within employment sites (including showrooms) subject to them occupying no more than 10% of the total floor area of the building;
 4. changes of use to retail and other local services within existing neighbourhood centres; and;
 5. small shops within residential areas to serve the local area.

Travel and Transport

- 4.17 Our District supports a network of market towns well connected to their rural hinterlands. Whilst the car is and will continue to be, an important part of the transport strategy, its role has to be set against the following factors:
1. The average trip length to work by car increased by 27% from 11km to 14km (Travel to Work Census Data 2001)
 2. A quarter of all car journeys are less than two miles in length (National Travel Survey)
 3. All road users represented 92% of modal use (expressed in billion passenger kilometres in UK). Cars, vans and taxis represented 84% of modal use. (Department of Transport, Transport Statistics 2008)
 4. Traffic delays cost the country £20bn per year (CBI)
 5. Carbon dioxide emissions from road transport in Britain in 2001 were 31 million tonnes (RAC).
- 4.18 Evidence suggests car use is prominent, yet global climate change indicates that the Council's policy should be to reduce the need to travel by locating complementary uses close to each other and by seeking the improvement of public transport systems, pedestrian and cycling facilities. This has to be complimentary with a policy to encourage the reduction of the impact of vehicular traffic in terms of both congestion and carbon emissions. Objective SO5 of the Plan expects a development strategy that mitigates against global warming and adapts to climate change and this policy seeks to compliment this approach.

Core Policy CP13

Demand management and sustainable travel measures

Planning permission should be granted for schemes that:

1. Provide for a variety of forms of transport as alternatives to the car to allow more sustainable choices
2. Are located where there are, or will be, at the time of development choices in the mode of transport available and which minimise the distance people need to travel
3. Improve the existing infrastructure network, including road, rail and public transport, facilities for pedestrians and cyclists, including provision for those with reduced mobility, and other users
4. Provide appropriate vehicular parking, having regard to car ownership
5. Mitigate any adverse effects upon the transport network that arise from the development proposed
6. Enhance road safety
7. Do not cause highway problems or lead to traffic related environmental problems.

Development proposals shall be consistent with and contribute to the implementation of the agreed transport strategy set out in the Gloucestershire Local Transport Plan.

Economy and infrastructure

Delivery Policies

- 4.19 These policies add detail to the interpretation and application of the Plan's development strategy and core policies. Supporting text for each policy will be included in the draft Local Plan.

Protection and development of employment sites

Delivery Policy EI1

Key Employment Sites

The key employment sites listed below will be retained for B Class Uses and other employment uses which achieve demonstrable economic enhancement. Redevelopment for alternative uses or changes of use from employment use will not be permitted on these sites.

Site	Parish	Location
EK1	Berkeley	Rigestate, Station Road
ER2	Berkeley	Former Berkeley Power Station
EK3	Brimscombe & Thrupp	Griffin Mills Industrial Estate
EK4	Brimscombe & Thrupp	Hope Mills Industrial Estate
EK5	Brimscombe & Thrupp	Phoenix Industrial Estate
EK6	Cam	Draycott / Middle Mill Industrial Estate
EK7	Cam	Cam Mills, Everlands
EK8	Chalford	Chalford Industrial Estate
EK9	Dursley	Littlecombe Business Park
EK10	Dursley	Lister Petter Site
EK11	Eastington	Meadow Mill Industrial Estate
EK12	Frampton on Severn	Frampton Industrial Estate
EK13	Hardwicke	Quedgeley West
EK14	Hardwicke	Hunts Grove/Quadrant Distribution Centre
EK15	Hardwicke	Javelin Park

EK16	Haresfield	Quedgeley Trading Estate East
EK17	Hinton	Severn Distribution Park
EK18	Kingswood	Renishaw New Mills
ER19	Kingswood	Abbey Mill Industrial Area
EK20	Minchinhampton	Aston Down
EK21	Nailsworth	Inchbrook Industrial Estate
EK22	Nailsworth	Nailsworth Mill Industrial Estate
EK23	Nailsworth	Spring Mill Industrial Estate
EK24	Rodborough	Bath Road Industrial Estate
EK25	Stonehouse	Stroudwater Industrial Estate
EK26	Stonehouse	Stonehouse Park
EK27	Stonehouse	Bonds Mill Industrial Estate
EK28	Stonehouse	Upper Mills Industrial Estate
EK29	Stonehouse	Ryeford Industrial Estate
EK30	Stroud	Fromeside Industrial Estate
EK31	Stroud	Salmon Springs Industrial Estate
EK32	Stroud	New Mills/Libby Drive
EK33	Woodchester	South Woodchester Industrial Area
EK34	Woodchester	Frogmarsh Mill Industrial Area
EK35	Wotton under Edge	Tabernacle Road
EK36	Wotton under Edge	Renishaw Old Town

Delivery Policy EI2

Regenerating existing employment sites

Regeneration of existing employment land listed below will be permitted for mixed-use development, including employment-generating uses, provided that there are demonstrable environmental and/or conservation benefits and site rationalisation leads to investment that provides greater employment opportunities for the local community.

Economy and infrastructure

Site	Parish	Location
ER1	Brimscombe & Thrupp	Brimscombe Port Industrial Estate
ER2	Brimscombe & Thrupp	Ham Mills
ER3	Brimscombe & Thrupp	Wimberley Mills / Dark Mills
ER4	Cainscross	Dudbridge Industrial Estate
ER5	Cam	Coaley Junction Industrial Estate
ER6	Minchinhampton	Wimberley Mills
ER7	Rodborough	Daniels Industrial Estate
ER8	Stroud	Stafford Mills Industrial Estate
ER9	Stroud	Lodgemore & Fromehall Mills

Delivery Policy EI3

Small employment sites (outside identified employment areas)

These sites will be protected from non-employment uses such as housing unless wholly exceptional circumstances can be demonstrated by the applicant.

If employment sites are lost to other uses, then an equivalent amount of land should be identified elsewhere in the locality by the applicant, to ensure a sufficient and appropriate overall land supply for employment in the District. This should be secured by legal agreement.

Small freehold employment development plots for owner occupiers will be supported.

Delivery Policy EI4

Development on existing employment sites in the countryside

On existing employment sites in the countryside, the extension of buildings and infilling between existing buildings will be acceptable

provided that:

1. The proposal facilitates the retention or growth of local employment opportunity
2. The proposal would not cause an unacceptable visual impact on the local character in terms of its siting, scale, materials or site coverage
3. There are no suitable alternative buildings or sites that can be used adjacent to the site
4. The proposal can avoid harm to local amenities and adjoining land uses
5. The proposal would not generate significant traffic movement and volume that would lead to unacceptable environmental impacts or detriment to road safety.

Proposals will be expected to include measures to secure environmental improvements such as landscaping and enhancing biodiversity.

Delivery Policy EI5

Farm enterprises and diversification

Development which forms part of a farm diversification scheme will be permitted where the proposal can demonstrate the viability of farming through helping to support, rather than replace or prejudice, farming activities on the rest of the farm and promotes the use of farming practices that are sensitive to the environment.

In addition the following criteria must be complied with:

1. The proposed development will stimulate new economic activity with a use compatible with its location, which maintains the relative sustainability of a rural area including the rural-urban



fringe

2. Any new buildings are appropriate in scale, form, impact, character and siting to their rural location
3. Wherever possible new or replacement buildings should be located within or adjoining an existing group of buildings
4. The proposed development will not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal, or require improvements or alterations to these roads which could be detrimental to their character.

Shopping, leisure, tourism and community facilities:

Delivery Policy E16

Protecting individual and village shops, public houses and other community uses

Where planning permission is required, development which involves the loss of individual shops, public houses, village halls and other community facilities will be supported where all the criteria below are satisfied:

1. there is no prospect of a continued community use (which is evidenced)
2. there are adequate similar use facilities either within that settlement or adjoining countryside which cater for the needs of the local population and is accessible by walking or cycling – a distance of 800m
3. the current or previous use is no longer viable demonstrated by audited financial and marketing evidence over an agreed reasonable period.

Delivery Policy E17

Non-retail uses in primary frontages

The change of use from retail (A1) at ground floor level to other uses within Class A will be acceptable where non A1 retail units do not exceed 30% of total frontage length 50m either side from the application site edges. There may be more than one frontage to be considered on some buildings. Uses outside Class A will not be permitted.

Delivery Policy E18

Non-retail uses in secondary frontages

The change of use from retail (A1) at ground floor level to other uses within use class A2 or A3, amusement centres/arcades, laundrettes, community use, healthcare, leisure and recreational uses will be acceptable in principle, where the proportion of retail uses is sufficient to sustain a predominantly retail function and character in the frontage.

Business (B1) uses or other uses in the ground floor frontage that do not cater primarily for visiting members of the public will not be permitted.

Delivery Policy E19

Floorspace thresholds for Impact Assessments

In order to ensure that full consideration is given to the scale of development and whether this would have any significant adverse impacts, proposals involving additional retail floorspace, that is in excess of the following thresholds, should be accompanied by a Retail Impact Assessment:

Economy and infrastructure

Retail hierarchy settlement classification	Defined settlements in the District	Retail floorspace threshold (gross)
Principal Town Centre	Stroud	1000 sq m
Other Town Centres	Dursley, Nailsworth, Stonehouse, Wotton-Under-Edge	500 sq m
District Centres	Berkeley, Cam, Minchinhampton, Painswick,	500 sq m
Local Centres	Cainscross, Hunts Grove (anticipated), Kings Stanley, Whitminster	500 sq m
Neighbourhood Shopping	Brimscombe, Kingshill, Manor Village, Woodfields	500 sq m

Proposals for retail developments up to and including the above floorspace thresholds will generally be regarded as being of a scale that would not result in significant adverse impacts.

Where Impact Assessments present evidence of significant adverse impacts on an existing town centre, development will be refused.

Delivery Policy EI10

Provision of new tourism opportunities

Tourist development, including attractions and tourist accommodation, will be encouraged and supported within the Accessible Local Service Centres and Local Service Centres, subject to a sequential assessment.

Proposals will need to carefully consider the need to protect landscapes and environmentally sensitive sites with the objective of providing adequate facilities, enhancing enjoyment and improving the financial viability of the attraction.

In exceptional cases development may be supported in unclassified settlements where:

1. there is evidence that the facilities are in conjunction with a particular countryside attraction and it is demonstrated how the proposal could assist rural regeneration and the well being of communities
2. no suitable alternative existing buildings or sites exist which are available for re-use
3. the scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from any acknowledged biodiversity interest, character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas
4. the building is served by adequate access and infrastructure
5. the site has reasonable access to local services.

Delivery Policy EI11

Promoting sport, leisure and recreation

Planning applications for new sports, cultural, leisure and recreational facilities or improvements and extensions to existing facilities, will be permitted provided:

1. the proposals are connected to and associated with existing facilities or located at a site that relates well to the settlement hierarchy in the District and can be made readily accessible to adequate public transport, cycling and walking links, for the benefit of non-car users
2. the development would not harm the character, appearance and amenities of the area
3. cycle/vehicle access and on-site cycle/vehicle parking would be provided to the adopted standards
4. adequate access to and between the facilities would be provided for people with disabilities.

Travel and transport

Delivery Policy EI12

Promoting transport choice and accessibility

Delivering Transport Infrastructure.

Where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking, cycling and rail facilities within the District and the provision of an integrated public transport network across the District. Developers must take account of the proposals included within Stroud Infrastructure Delivery Plan and the Gloucestershire Local Transport Plan. In appropriate circumstances, new development will be required to contribute towards these schemes. Contributions towards these strategic transport infrastructure schemes will be sought from major development proposals throughout the plan period. Proposals which are likely to prejudice the future development of strategic transport infrastructure will not be permitted.

Enhancing Accessibility

Development proposals should have full regard to the traffic impact on the local highway network. Major development proposals or those that are likely to have a significant impact on the local transport network will be required to submit a Travel Plan to demonstrate that they have fully considered access by all modes of transport. The Travel Plan shall set out targets and measures for addressing travel demand through a package of measures, maximising accessibility by sustainable transport modes, minimising traffic generation and mitigating the effects of additional traffic through a package of multi-modal measures which minimise the distance people have to travel. Any planning permission will require full implementation of the Travel Plan.

Parking Standards

Parking standards for new development should be provided in accordance with adopted standards.

Delivery Policy EI13

Protecting our cycle routes

Development will be permitted where it will not harm an existing cycle route or prejudice the future implementation of the following routes shown on the Proposals Map:

1. The Ebley Mill to Chalford cycle route
2. The Cam and Dursley cycle route
3. The National Cycle Network Route 41 (Bristol to Stratford) and Route 45 (Salisbury to Chester) which cross the District and connecting routes to and from the Stroud Valleys Pedestrian Cycle Trail and the Cam and Dursley cycle route
4. Any other part of the cycle network highlighted through the Local Transport Plan.

Delivery Policy EI14

Provision and protection of rail stations and halts

Proposals for the opening or re-opening of passenger stations and halts, and the provision of rail freight facilities will be permitted where acceptable potential sites are identified by feasibility studies.

Development which would result in the loss of land or facilities necessary for the efficient operation of existing stations, or for the provision of stations/halts at Stonehouse (Bristol line) and Hunts Grove will not be supported.

Delivery Policy EI15

Protection of freight facilities at Sharpness Docks

Proposals for development within the boundary of Sharpness which would support the viability of the docks for handling freight and shipping repairs will be permitted.

Delivery Policy EI16

Provision of public transport facilities

Development proposals should cater for the needs of bus and taxi operators, where appropriate. Layouts should encourage operational efficiency, maximise likely bus passenger traffic and include ancillary facilities such as shelters and seating for users.

Our environment and surroundings

5

Mitigating global warming and adapting to climate change whilst ensuring that development protects, conserves or enhances the local environment

What do we want for the future?

Strategic Objective 5: Climate change and environmental limits

Promoting a development strategy that mitigates global warming and adapts to climate change and respects our environmental limits by:

- *Securing energy efficiency through building design*
- *Maximising the re-use of buildings and recycling of building materials*
- *Minimising the amount of waste produced and seeking to recover energy*
- *Promoting the use of brownfield land*
- *Minimising and mitigating against future flood risks and recycling water resources*

- 5.1 All new development within the District will be required to minimise its impact on the environment. The implementation of the Code for Sustainable Homes will be supported in line with the national timescale. New developments will be required to demonstrate that they have considered the impact of climate change upon them and that they are suitable for the predicted changes in climate.
- 5.2 The Local Plan will seek to minimise the impact of development on biodiversity and sensitive landscapes by prioritising development on sites that lie outside the Cotswolds AONB or the protected landscapes of the River Severn estuary. Making the most of brownfield land will limit adverse effect on wildlife and habitats; while well planned new development on both brownfield and greenfield locations will offer opportunities to design-in rich new habitat and wildlife areas.
- 5.3 Stroud District has a rich built heritage and unique townscape features. There are opportunities to make significant environmental enhancements and to open up opportunities for more community uses and the Local Plan will include policies to enable this to happen.

What do we want for the future?

Strategic Objective 6: Our District's distinctive qualities

Conserving and enhancing Stroud District's distinctive qualities, based on landscape, townscape and biodiversity

Our environment and surroundings

Core Policies

- 5.4 These core policies sit at the heart of the Plan. They are the principal means of delivering the two strategic objectives about our environment and surroundings (SO5, SO6).

A 'checklist' for quality design and development

- 5.5 Every building and development project in Stroud, whether it is for a new house, office block, car park, retail store, or other, will have to be designed and constructed to the highest quality so that it is an asset to the environment in its widest sense. Development in the District will be required to satisfy policy requirements to ensure that development is sustainable, addresses climate change factors, achieves high standards of design and layout and contributes to a sense of place-making. In transport terms, we seek to reduce the impact of roads and traffic and the policy requires that layouts and design provide convenient access via footways, cycle paths and, wherever possible, public transport to shops and services that provide for everyday needs, reducing the need to travel locally by car.

Core Policy CP14

High Quality Sustainable Development

High quality development, which protects, conserves or enhances the built and natural environment, will be supported. Development will be supported where it achieves the following:

1. Sustainable construction techniques, including facilities for the recycling of water and waste, and measures to minimise use of, and/or produce, energy
2. No unacceptable levels of air, noise, water, light or soil pollution or exposure to unacceptable risk from existing or potential sources of pollution
3. Adequate water supply, foul drainage and sewage capacity to

serve the development and satisfactory provision of other utilities, transport and community infrastructure

4. No increased risk of flooding, including of the development itself
5. An appropriate and well-mannered design and appearance, compatible with the surroundings, including the local topography, built environment and heritage
6. No adverse affect on the amenities of neighbouring occupants
7. Retention of important landscape features, nature conservation interests, existing trees, hedgerows and other natural features
8. Contribution to a sense of place both in the buildings and spaces themselves and in the way in which they integrate with their surroundings including appropriate landscaping, open space and amenity space
9. A design and layout that assists crime prevention and community safety
10. Efficiency in terms of land use, achieving higher development densities in locations that are more accessible by public transport and other non-car modes
11. It is not prejudicial to the development of a larger area in a comprehensive manner
12. Safe, convenient and attractive accesses on foot and by cycle and suitable connections with existing footways, bridleway, cycleways, local facilities and public transport
13. It is located near essential services and has good transport links to services by means other than motor car.

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and street scenes and, where required, Masterplans, Development Briefs, Concept Statements and Design Codes.

A quality living and working countryside

- 5.6 Preventing the proliferation of development in areas away from existing settlement development limits is important, as they are not generally well located for the facilities and services their users need. In the Stroud countryside, proposals for additional development outside settlement development limits are likely to lead to increased use of the private car as the rural areas are poorly served by other transport modes. Such development would be contrary to national policy. Proposals may be able to address deficiencies in accessibility to services through the provision of new infrastructure. The countryside in some locations may be important to avoid the coalescence of towns and villages and to retain their individual character. These areas should be protected to retain visual and physical separation.
- 5.7 The Council will facilitate and promote sustainable patterns of development and sustainable communities in rural areas. The policies in this plan are intended to sustain, enhance and, where appropriate, revitalise country towns and villages (including through the provision of affordable housing) and for strong, diverse, economic activity, whilst maintaining local character and a high quality environment.
- 5.8 Proposals for agricultural workers dwellings will need to demonstrate that they comply with these policies. Community facilities include development for health (including preventative social care and community support services), cemeteries, education, play and leisure or culture together with libraries, village/community halls, public houses and religious buildings. The Council recognises the role of leisure and recreational activities (that do not require significant buildings) to support small rural communities. To ensure these policies are relevant and effective, the Council will work with parish and town councils, rural communities and businesses to establish their needs and priorities.

Core Policy CP15

A Quality Living and Working Countryside

In order to protect the separate identity of settlements and the quality of the countryside, proposals outside identified settlement development limits will not be permitted except where:

1. It contributes to diverse and sustainable farming enterprises within the District, or in the case of other established viable countryside based enterprises and activities it is essential to be located there contributing to and/or promoting public recreation in, and enjoyment of the countryside; and
2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and
3. It is contained within appropriately located buildings which are capable and worthy of conversion. Any such conversion will involve a building that positively contributes to an established local character and sense of place. In the case of replacement buildings they must bring about environmental improvement; or
4. In the case of extensions to buildings it does not result in inappropriate increases in the scale, form or footprint of the original building; or
5. In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; and
 - ii) Not result in inappropriate increases in the bulk, scale, form or footprint of the original building; or
6. In the case of essential community facilities, they cannot be accommodated within the identified settlement development limits or through the re-use/replacement of an existing building.
7. In the case of 'rural exception sites' development is appropriate, sustainable, affordable and meets an identified local need.

Our environment and surroundings

Delivery Policies

- 5.9 These policies add detail to the interpretation and application of the Plan's development strategy and core policies. Supporting text for each policy will be included in the draft Local Plan.

A sustainable future: living, working and growing within our environmental limits

Delivery Policy ES1

Contributing to a low carbon future

The Council will encourage the use of sustainable construction techniques that promote the reuse and recycling of building materials, maximise opportunities for the recycling and composting of waste on all new development proposals (residential and non-residential) and reduce CO2 emissions.

Residential development will be expected to meet the Code for Sustainable Homes Level 3 from 2010, Level 4 from 2013 and Level 6 from 2016 (or successor) as set out in the table below, unless it can be demonstrated that this is not viable or new standards are adopted.

Non-domestic development will be expected to achieve both a BREEAM rating of 'Very Good' and the Zero Carbon for Non-Domestic Buildings (ZCNDB) targets (or successor), as set out in the table below, unless it can be demonstrated that this is not viable.

In order to meet these targets for both residential and non-residential development, the Council will consider the following 'Allowable Solutions' that could include:

- Energy efficiency measures;
- On-site renewables and low carbon technologies;
- Off-site generation (where a direct link is provided to the

development); and

- Payment into a low carbon infrastructure fund.

Year	Domestic Buildings		Non-Domestic Buildings	
	Code Level:	CO2 reduction	Code Level:	CO2 reduction
2006	Building Regs 2006	0%	Building Regs 2006	0%
2010	CfSH Level 3	15%	ZCNDB	15%
2013	CfSH Level 4	26%	ZCNDB	26%
2016	CfSH Level 6	100%	ZCNDB	50%
2019	CfSH Level 6	100%	ZCNDB	100%

Delivery Policy ES2

Renewable or low carbon energy generation

The Council will support proposals that maximise the generation of energy from renewable or low carbon sources, provided that the installation would not have significant adverse impact and includes an impact statement that demonstrates the following factors:

1. The impact of the scheme, together with any cumulative impact (including associated transmission lines, buildings and access roads), on landscape character, visual amenity, historic features and biodiversity;
2. Evidence that the scheme has been designed and sited to minimise any adverse impact on the surrounding area for its effective operation;
3. Any adverse impact on users and residents of the local area, including shadow flicker, air quality and noise;
4. The direct benefits to the area and local community.

Our environment and surroundings

Where appropriate, provision should be made for the removal of the facilities and reinstatement of the site should it cease to be operational.

Within the Cotswold Area of Outstanding Natural Beauty (AONB), proposals for the development of renewable energy schemes and associated infrastructure will need to demonstrate that the public or national interest outweighs the protection afforded to the AONB.

Wind turbine proposals in the vicinity of the designated sites of international importance for nature conservation at the Severn Estuary, will need to be subject of rigorous assessment in respect of potential impacts on biodiversity (including bird or bat species).

In all cases development will need to demonstrate how any significant adverse impacts on acknowledged biodiversity interests (and the habitats that support them) will be adequately mitigated.

The Council will encourage the provision of small-scale renewable energy developments utilising technology such as hydro installations, solar panels, biomass and woodfuel heating, small-scale wind turbines and photovoltaic cells.

Community renewable energy schemes will be particularly welcomed where they comply with this policy.

Delivery Policy ES3

Maintaining Quality of Life within our Environmental Limits

Permission will not be granted to any development which would be likely to lead to, or result in an unacceptable level of:

1. Noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect
2. Environmental pollution to water, land or air
3. Noise sensitive development in locations where it would be subject to unacceptable noise levels
4. Flood risk on or off the site
5. A detrimental impact on highway safety
6. An adverse effect on contaminated land where there is a risk to human health or the environment.

Delivery Policy ES4

Water resources and flood risk

The Strategic Flood Risk Assessments (SFRA 1 and 2) will be used to inform the location of future development within the District. In considering proposals for development the District Council will weigh up all of the relevant policy issues when giving full consideration to the sequential test and implementing the "Exception Test" where necessary.

New developments will be required to incorporate appropriate Sustainable Drainage Measures (SuDs). This should be informed by specific catchment and ground characteristics, and will require the early consideration of a wide range of issues relating to the

Our environment and surroundings

management, long term adoption and maintenance of SuDs.

For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required.

Applications which relate specifically to reducing the risk of flooding (e.g. defence / alleviation work, retro-fitting of existing development) will be encouraged.

New development should seek to provide betterment in flood storage and to remove obstructions to flood flow routes where appropriate.

New developments should:

1. Conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors
2. Open up any culverted watercourse where safe and practicable to create an asset of community value
3. Improve water efficiency through incorporating appropriate water conservation techniques including rainwater harvesting and grey water recycling
4. Connect to the main sewer network wherever possible.

Delivery Policy ES5

Air Quality

Development proposals which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity. Mitigation measures should demonstrate how they will make a positive contribution to the aims

of any Air Quality Strategy for Stroud District and may include:

1. landscaping, bunding or separation to increase distance from highways and junctions
2. possible traffic management or highway improvements to be agreed with the local authority
3. abatement technology and incorporating site layout / separation and other conditions in site planning
4. traffic routing, site management, site layout and phasing.

Protecting our built and natural heritage

Delivery Policy ES6

Providing for biodiversity and geodiversity

Development must not lead to adverse effects on internationally important wildlife sites, either alone or in combination with other projects and plans. Any new development that would be likely to have a significant effect on a European site either alone or in combination with other plans and projects, will be subject to an assessment under Part 6 of the Habitat Regulations at project application stage. If it cannot be ascertained that there would be no adverse effects on the site integrity the project will have to be refused or pass the tests of Regulation 61 and 62, in which case any necessary compensatory measures will need to be secured in accordance with Regulation 66.

Local Biodiversity Sites

Biodiversity sites (Site of Special Scientific Interest (SSSI), RAMSAR, National Nature Reserve (NNR), Local Nature Reserve (LNR), Key Wildlife Site (KWS), Special Area of Conservation (SAC), Special Protection Area (SPA) and species and habitats recognised under the NERC Act will be safeguarded from

Our environment and surroundings

development, unless the benefits of the development outweigh the nature conservation interest or scientific interest of the site. Development will be expected to conserve and enhance any important habitats and protected species in a manner appropriate to their significance.

Geodiversity

Regionally Important Geological and Geomorphological Sites (RIGS), identified by locally developed criteria, are currently the most important places for geology and geomorphology outside statutorily protected land. Opportunities will be sought to access and enhance such sites for the value of the site for educational purposes particularly in relation to promoting public awareness as well as appreciation of their historic and aesthetic value

New Development and Biodiversity

All new development will be required to conserve and enhance the natural environment, including all sites of ecological or geological value (whether or not they have statutory protection) and all protected or priority species. The Council will support development that enhances existing sites and habitats of nature conservation value (including wildlife and river corridors) that contribute to the priorities established through the Local Nature Partnership. The Gloucestershire Nature Map should be used to understand the ecological networks and in this respect all developments should enable species to move through the environment in response to predicted climate change and to prevent species isolation.

Development proposals that would adversely affect a site supporting legally protected species will not be supported unless appropriate safeguarding measures can be provided.

Delivery Policy ES7

Landscape Character

Within the Cotswolds Area of Outstanding Natural Beauty (AONB), priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and cultural heritage. Major development will not be permitted unless it is demonstrated to be in the national interest and that there is a lack of alternative sustainable development sites.

In all locations development proposals should conserve or enhance the special features and diversity of the different landscape character types found within the District. Priority will be given to the protection of the quality and diversity of the landscape character. Development will only be permitted if all the following criteria are met:

1. The location, materials, scale and use are sympathetic and complement the landscape character; and
2. Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future.

Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.

The Stroud District Landscape Assessment will be used when determining applications for development within the rural areas.

Our environment and surroundings

Delivery Policy ES8

Trees, hedgerows and woodlands

Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of protected trees, hedgerows, community orchards, veteran trees or woodland (including those that are not protected but are considered to be worthy of protection) will not be permitted.

Where the loss of trees is considered acceptable, adequate replacement provision will be required that utilise species that are in sympathy with the character of the existing tree species in the locality and the site.

Delivery Policy ES9

Equestrian development

The keeping of horses for leisure and recreational purposes or as part of commercially based equestrian activity shall be considered acceptable where development that, through its environmental impact, either enhances or does not diminish environmental quality of those rural areas in which it is to take place. The level of activity generated by a proposal will be taken into account.

Such development shall be integrally connected with wider land management and be development requiring a countryside location. In particular, a longer term landholding management and maintenance plan will be expected to accompany any equestrian development proposal.

Any proposal for the conversion or change of use of existing equestrian establishments to a non-equestrian use will be discouraged, unless there is a strong case setting out why an exception should be made and compliance with other policies.

Delivery Policy ES10

Valuing our historic environment and assets

Stroud's historic environment will be preserved, protected or enhanced in accordance with the principles set out below:

1. Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting using appropriate expertise. This can be a desk based assessment and a field evaluation where necessary.
2. Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the Districts heritage assets, especially those elements which contribute to the distinct identity of the District. These include:
 - A. the 68 sites of Archaeological nationally-important sites designated as Ancient Monuments and the many buildings listed of architectural or historic interest
 - B. the stone, bronze and iron age settlements and remains; the medieval settlements including Berkeley Castle; historic houses; historic parks; gardens and villages
 - C. the townscapes of the larger towns such as Stroud where the industrial heritage influenced its historic grain, including its street layouts and plot sizes
 - D. the District's historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley.
3. Proposals will be supported which protect or enhance the heritage significance and setting of locally identified heritage assets such as buildings of local architectural or historic

Our environment and surroundings

interest, locally important archaeological sites and parks and gardens of local interest.

4. Proposals will be supported which respect and enhance key views and vistas, especially of the spires and towers of historic churches and mills.
5. Any harm or loss would require clear and convincing justification as to why the heritage interest should be overridden.

A full programme of work shall be submitted with the application and where appropriate, be implemented through measures secured by planning condition(s) or through a legal agreement.

Delivery Policy ES11

Restoring and regenerating the District's Canals

Development on the route of, or adjacent to, the Stroudwater Navigation, Thames and Severn Canal and/or Gloucester & Sharpness Canal will be permitted provided that the development does not prevent the improvement, reconstruction, restoration or continued use of the canal and its towpath.

Financial contributions may be sought via Community Infrastructure Levy or where appropriate using legal agreements that contribute towards the improvement or restoration of the related canal and towpaths. Any development adjacent to a canal should relate to its character, setting, heritage status and biodiversity interest.

Quality of design: places and spaces

Delivery Policy ES12

New and better design of places

The District Council will require the layout and design of all new development to create well designed, socially integrated, high quality successful places, where people enjoy living and working, with legible and well planned routes, blocks and spaces, integrated residential, commercial and community activity, safe attractive public spaces and pedestrian/cycle routes without traffic conflict, secure private areas, better designed buildings and landscaped spaces.

New development should be designed to offer flexibility for future needs and uses. The Council will expect the improvement of existing buildings to meet changing needs and to sustain the District's housing and commercial building stock.

All new development must be based on thorough site appraisal including reference to any Design Statements, Design Codes, Neighbourhood Plans, Secured by Design standards and be sensitive to its context as well as contributing to sustainable living.

'Design Quality', reflecting a thorough understanding of the site context, must be demonstrated as part of any proposal. The Authority will require the submission of a Design and Access Statement which clearly demonstrates the design and suitability of the proposal in its local context

Our environment and surroundings

Delivery Policy ES13

Protection of existing open space

Development proposals shall not entail the whole or partial loss of open space within settlements, or of outdoor recreation facilities, playing fields or allotments within or relating to settlements unless:

1. a robust assessment of open space provision has identified a surplus in the catchment area to meet both current and future needs, and full consideration has been given to all functions that open space can perform
2. any replacement facility (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quality, availability and accessibility of open space or recreational opportunities.

There should be no harm to spaces which:

- A. contribute to the distinctive form, character and setting of a settlement
- B. create focal points within the built up area
- C. provide the setting for important buildings or scheduled ancient monuments
- D. form part of an area of value for wildlife, sport or recreation, including areas forming part of a 'green corridor'.

Local communities through Neighbourhood Plans shall designate Local Green Spaces which are of importance to them and are of particular local significance.

Delivery Policy ES14

Provision of semi-natural and natural green space with new residential development

The Council shall ensure that new residential development is accompanied with additional accessible natural green space. This would be provided at the following rates:

- Provision of at least 2ha of accessible natural green space per 1,000 population
- No person should live more than 300m from their nearest area of natural green space.

All major development will be expected to have a network of such spaces.

Green space should be able to provide a similar experience to the existing District Commons i.e. large-scale, attractive areas for dog walking and general recreation with biodiversity interest. The potential exists to make new accessible greenspace part of the Cotswolds – High Wolds Plateau Strategic Nature Area as identified on the Gloucestershire Nature Map.

Delivery Policy ES15

Provision of outdoor play space

Proposals for new residential development shall provide appropriate public outdoor playing space in accordance with:

- Playing Pitches 1.2 ha per 1000 population
- Youth and Adult Facilities including Multi Use Games Area at 1.6 ha per 1000 population
- Equipped Play Facilities for Children and Young People at 0.2 ha per 1000 population



Our environment and surroundings

- Local Area of Play (LAP)/ Local Equipped Area for Play (LEAP)/ Neighbourhood Equipped Area for Play (NEAP) at 0.5 ha per 1000 population.

Public Open Space should be usable and easily accessible to the dwellings it is intended to serve by a good quality pedestrian and cycle route.

Where achievement of this standard is unrealistic or inappropriate within the boundaries of the development site, a financial contribution will be sought in lieu of on-site provision. When new provision is provided, appropriate measures will be sought to ensure the future satisfactory maintenance and management of the open space.

Site distance thresholds are set out in Supplementary Planning Guidance, 'Residential Development Outdoor Play Space Provision'.

Delivery Policy ES16

Public art contributions

Contributions will be required towards the provision of publicly accessible art and design works from development proposals comprising major residential schemes or major commercial, retail, leisure and institutional development involving 1,000m² gross floorspace or 1 ha of land or more which are publicly accessible.

Smaller schemes will be encouraged to include Public Art as a means of enhancing the development's quality and appearance. The level of contribution will be negotiated on an individual basis dependent upon the nature of the development proposal, taking into account the impact of this requirement on the economic viability of the development proposal.

Settlement boundaries review

6

Settlement boundaries – or defined “development limits” – are essential to the application of many of the Plan’s policies. A comprehensive review of all the current settlement boundaries has been undertaken and this consultation seeks views about the revisions now proposed for 23 of the current boundaries.

Settlement boundaries review

“Settlement boundaries” or “development limits”?

- 6.1 Settlement boundaries have been long established in the planning process. Feedback from earlier consultation suggests that the term “settlement boundary” has been misunderstood, as locations outside the settlement boundary can nevertheless feel part of that settlement on a social, cultural and/or economic basis.



Should the term “development limits” be used instead?

The review of settlement development limits

- 6.2 Defined settlement “development limits” are essential to the application of many of the Plan’s policies. The 2005 Local Plan (which the new Local plan will supersede) identified all the District’s main settlements and defined clear boundaries for each of them. These are the “development limits” currently used by the Council for development management purposes, with a view to protecting the open countryside from inappropriate or unsustainable development.
- 6.3 The drawing of development limits, combined with other policies in the Plan, will seek to achieve the following:-
- To direct development to appropriate and sustainable locations across the District;
 - To protect the countryside from isolated and inappropriate development;
 - To ensure that new development is sympathetic in scale and location to the form and character of our settlements; and
 - To prevent the uncontrolled expansion of settlements and potential coalescence.
- 6.4 A comprehensive review of all the current settlement boundaries has been undertaken. Since 2011 the Council has been in contact with local communities and stakeholders to help identify any locations where amendments might be appropriate. Each suggestion was subject to a site visit and assessment.

- 6.5 Revisions to 23 of the current boundaries are now proposed. These revisions are mapped on the following pages and listed below. Where no map is shown for a particular settlement, there are no proposed revisions: the existing settlement boundary will remain in use. (A list of all the District’s defined settlements is given in proposed Core Policy CP3, Chapter 2).

Map No.	Settlement	Map Change	Location
1	Arlingham	ARL001	Land at Ashgrove
2	Berkeley	BKY001	Cemetery land, Berkeley.
3	Bisley	BWL002	Land at Trussals
4	Cam	CAM 001	Land at Orchard Leaze
4	Cam	CAM002	Land adjacent to Elstubb Lane
4	Cam	CAM 003	Land at Woodfield Youth Centre
4	Cam	CAM 004	Land at Borders Lea
4	Cam	CAM 005	Land off Manor Avenue
4	Cam	CAM006	Land at Shell Garage
5	Dursley	DRY001	Land at Shakespeare and Wordsworth Roads
5	Dursley	DRY002	Land at Whiteway Hill
5	Dursley	DRY003	Land at Hardings Drive
6	Eastcombe	ESC002	Woodlands Yard
7	Eastington	EST001	Land adjacent to Bath Road
7	Eastington	EST002	Land at Bush Close
8	France Lynch	FRC001	Land at Orchard Cottage
9	Frampton-on-Severn	FRP001	Land adjacent to Whitminster Lane
9	Frampton-on-Severn	FRP002	Doctors Surgery

Settlement boundaries review

Map No.	Settlement	Map Change	Location
9	Frampton-on-Severn	FRP003	Land at Little Green
9	Frampton-on-Severn	FRP004	Land adjacent to Manor Farm
9	Frampton-on-Severn	FRP005	Land adjacent to Portland Place
9	Frampton-on-Severn	FRP006	Land at Hawthorn Cottage
9	Frampton-on-Severn	FRP007	Land including the Church
9	Frampton-on-Severn	FRP008	Allotments at Frampton
10	Kingswood	KWD001	Land at Chestnut Park
11	Leonard Stanley	LEO001	Land at Bath Road
12	Middleyard	MID001	Land at Stream Cottages
12	Middleyard	MID002	Land at Knapp House Cottages
12	Middleyard	MID003	Land at Whitecroft
12	Middleyard	MID004	Land adjacent to The Knapp
13	Minchinhampton	MCN001	Land at Creoso
14	Nailsworth	NSW002	Land at Bunting Hill
15	North Nibley	NBY002	Land at North Nibley
16	North Woodchester	NWD001	Land at Manor Gardens
17	Painswick	PWK004	Land at Richmond Care Centre
17	Painswick	PWK005	Land at Stamages
18	Randwick	RND001	Land off The Lane
18	Randwick	RND002	Land at Swallows Court
19	Rodborough	ROD001	Land adjacent to Community Hall

Map No.	Settlement	Map Change	Location
20	Sheepscombe	SPS001	Land at Rambler Cottage
19	Stroud	STD001	Land at Delmont Grove
19	Stroud	STH001	Land at Foxes Field
21	Uley	ULY001	Land at Fiery Lane
22	S. Woodchester	WDR001	Land at rear of High Street
22	S. Woodchester	WDR002	Land at Greenaway
22	S. Woodchester	WDR003	Land at Woodcote
22	S. Woodchester	WDR004	Land at Steepholme
23	Whitminster	WHM001	Land at Parklands House



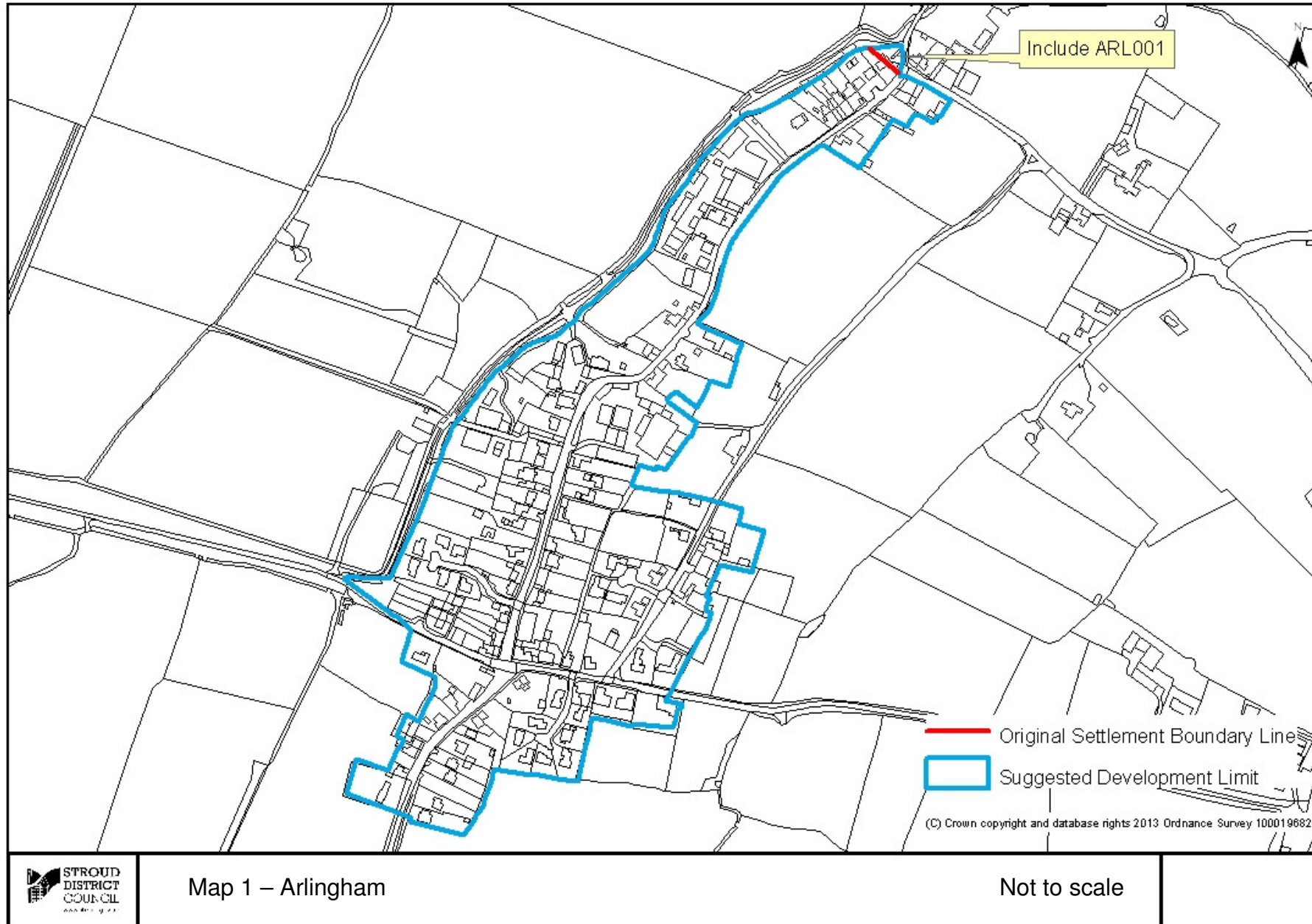
If you would like to comment specifically on any of the proposed boundary changes, please use a separate response form for each individual settlement map, and quote the “Map Change” reference on your form.



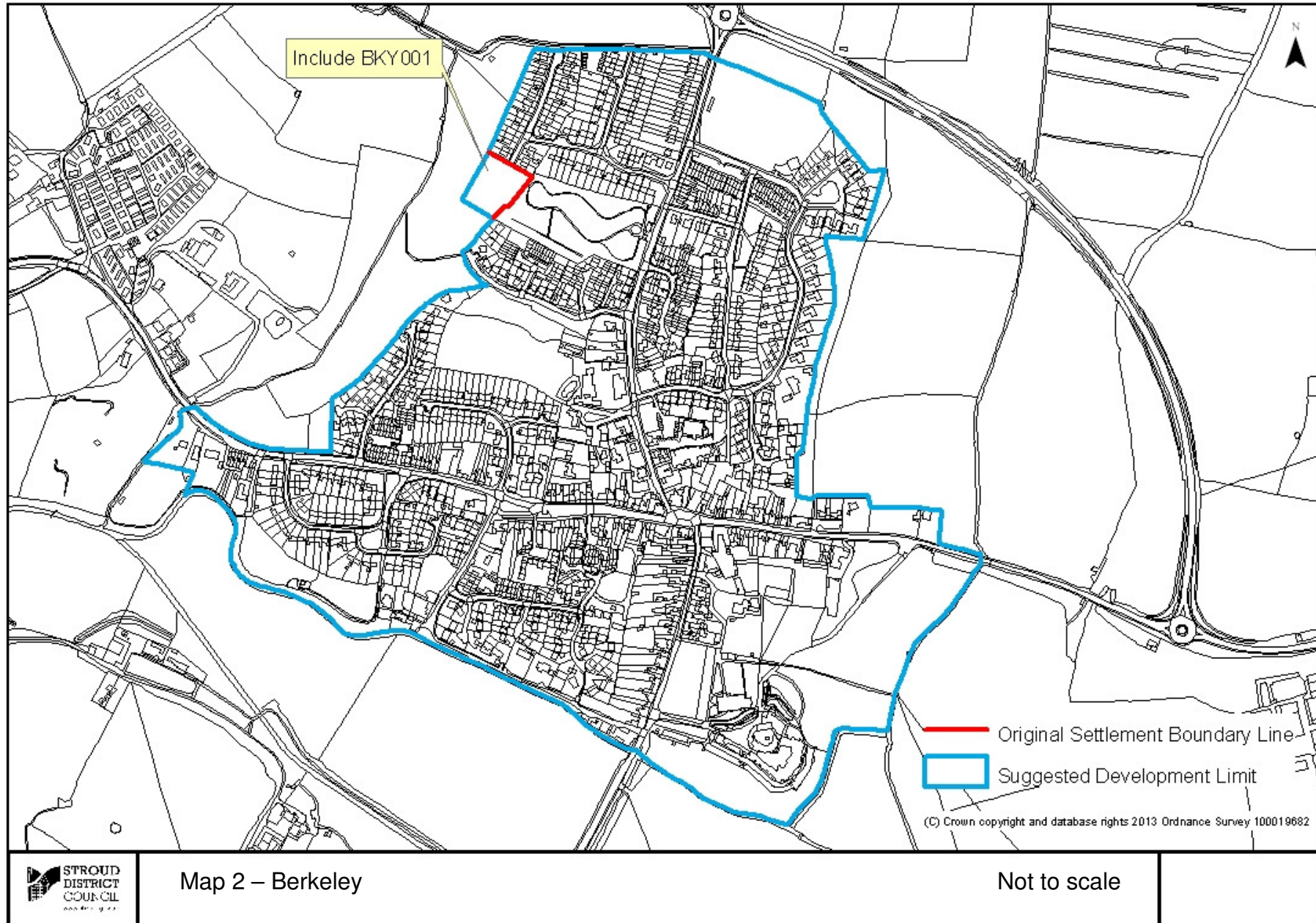
If you use our online questionnaire, most of this will be done automatically for you. Find this consultation document and the online questionnaire here:

www.stroud.gov.uk/consult

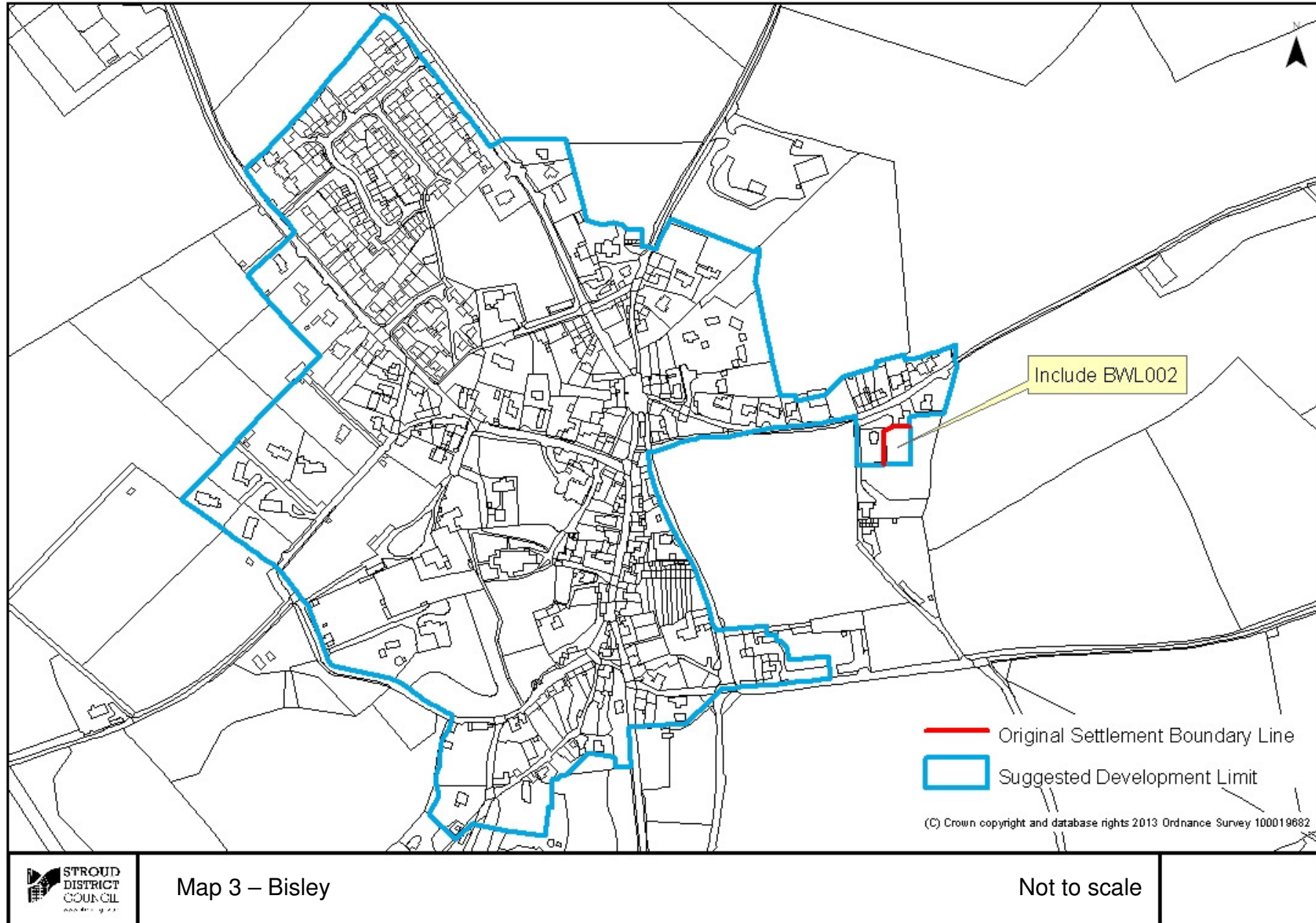
Settlement boundaries review



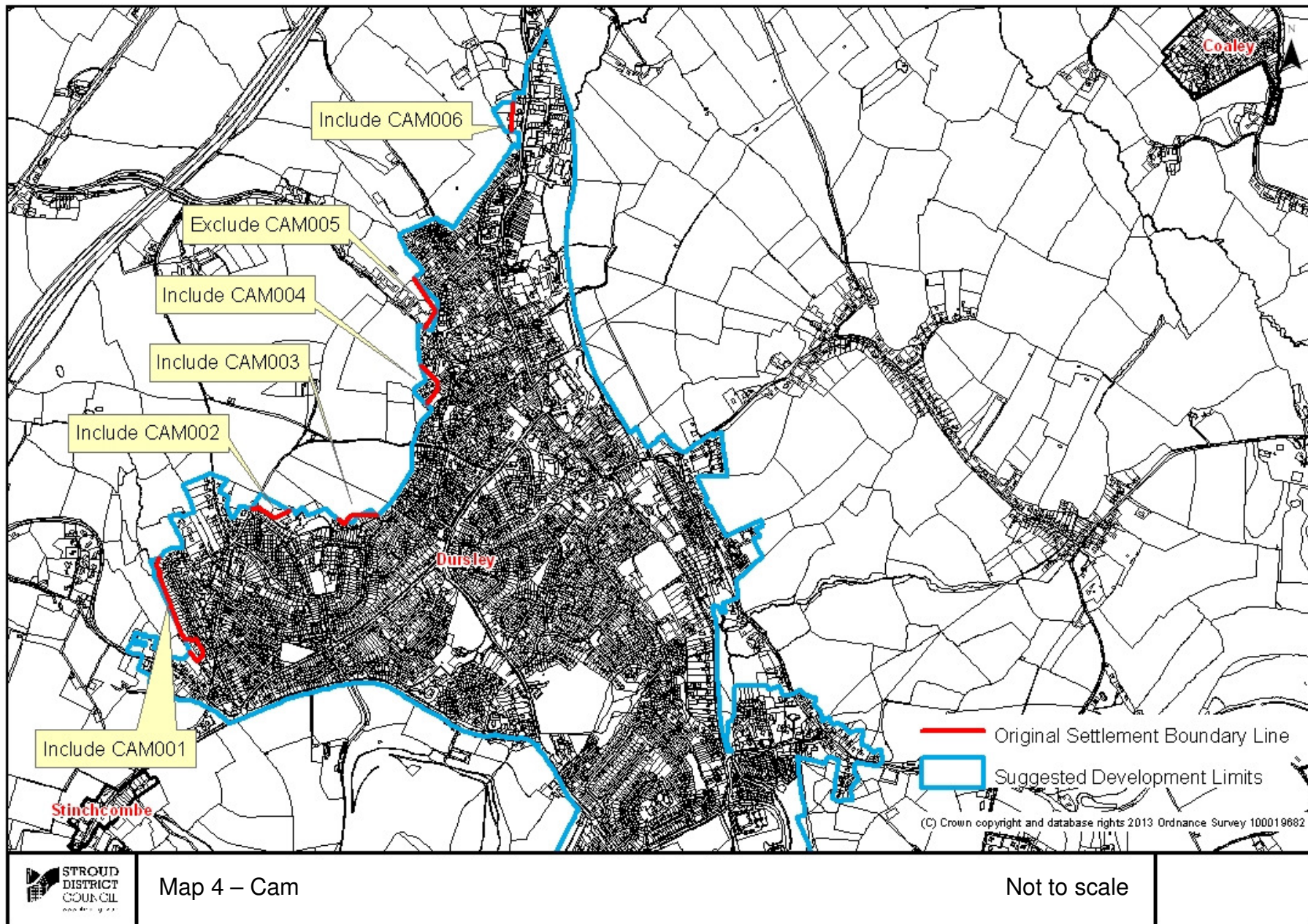
Settlement boundaries review



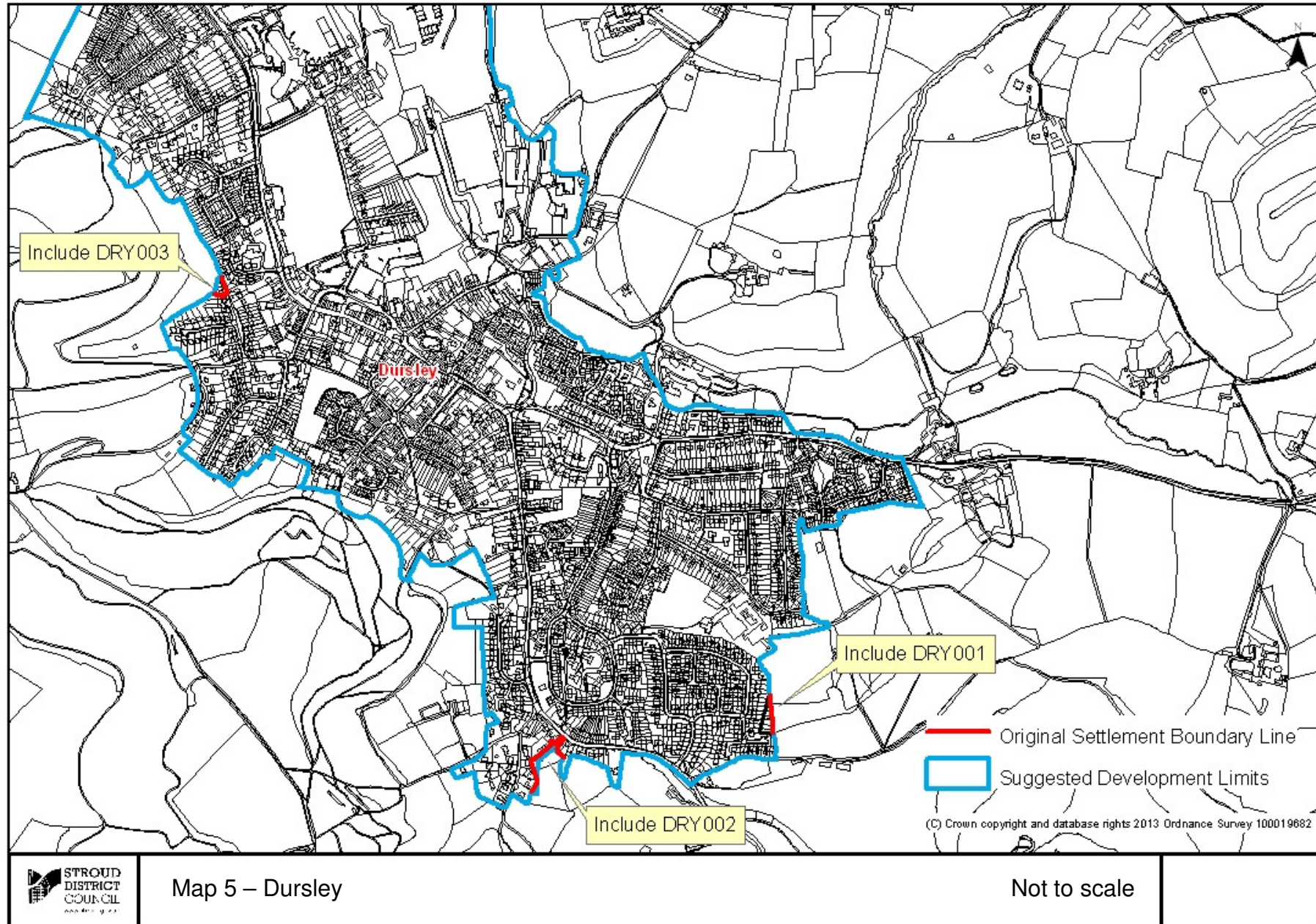
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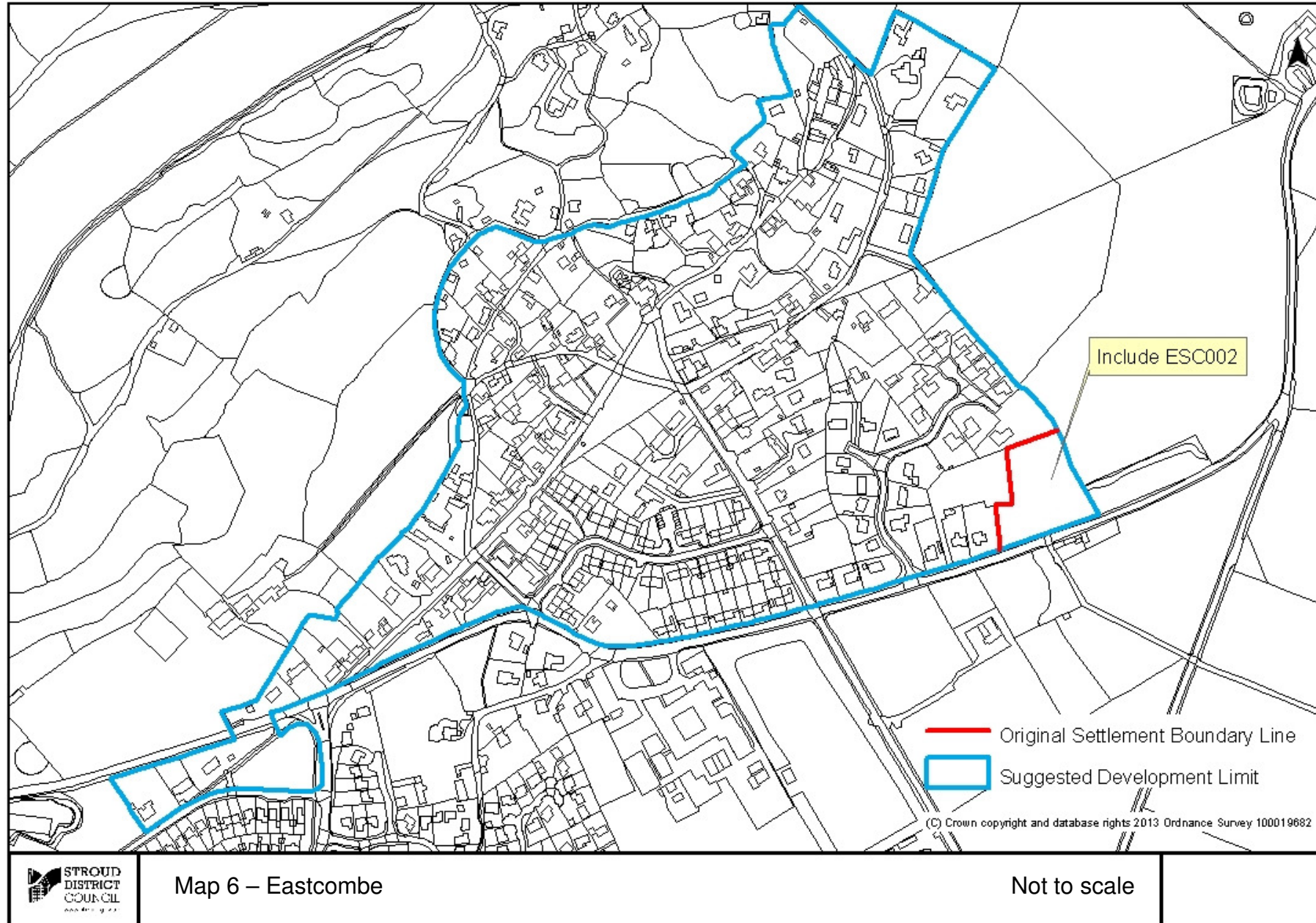
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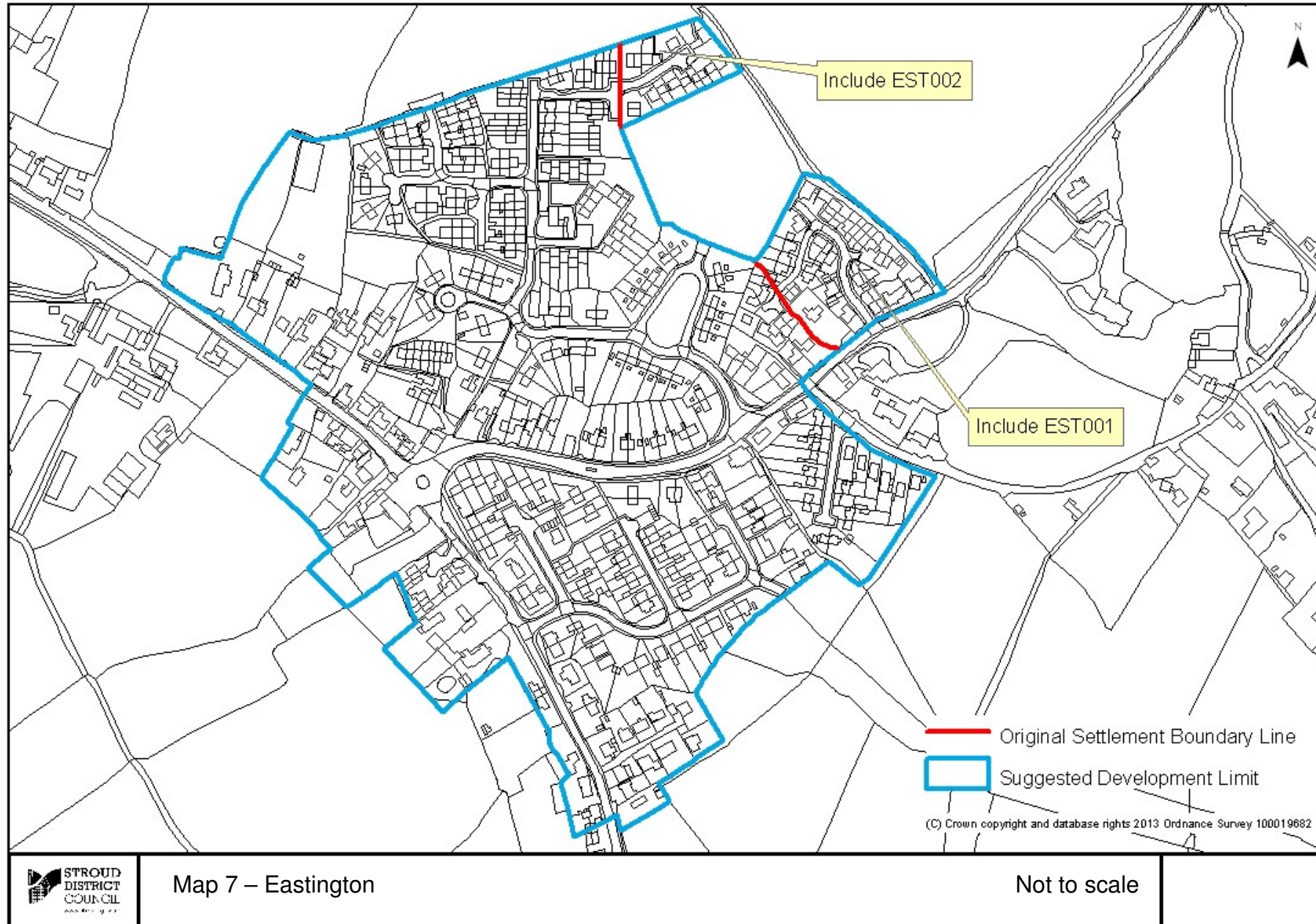
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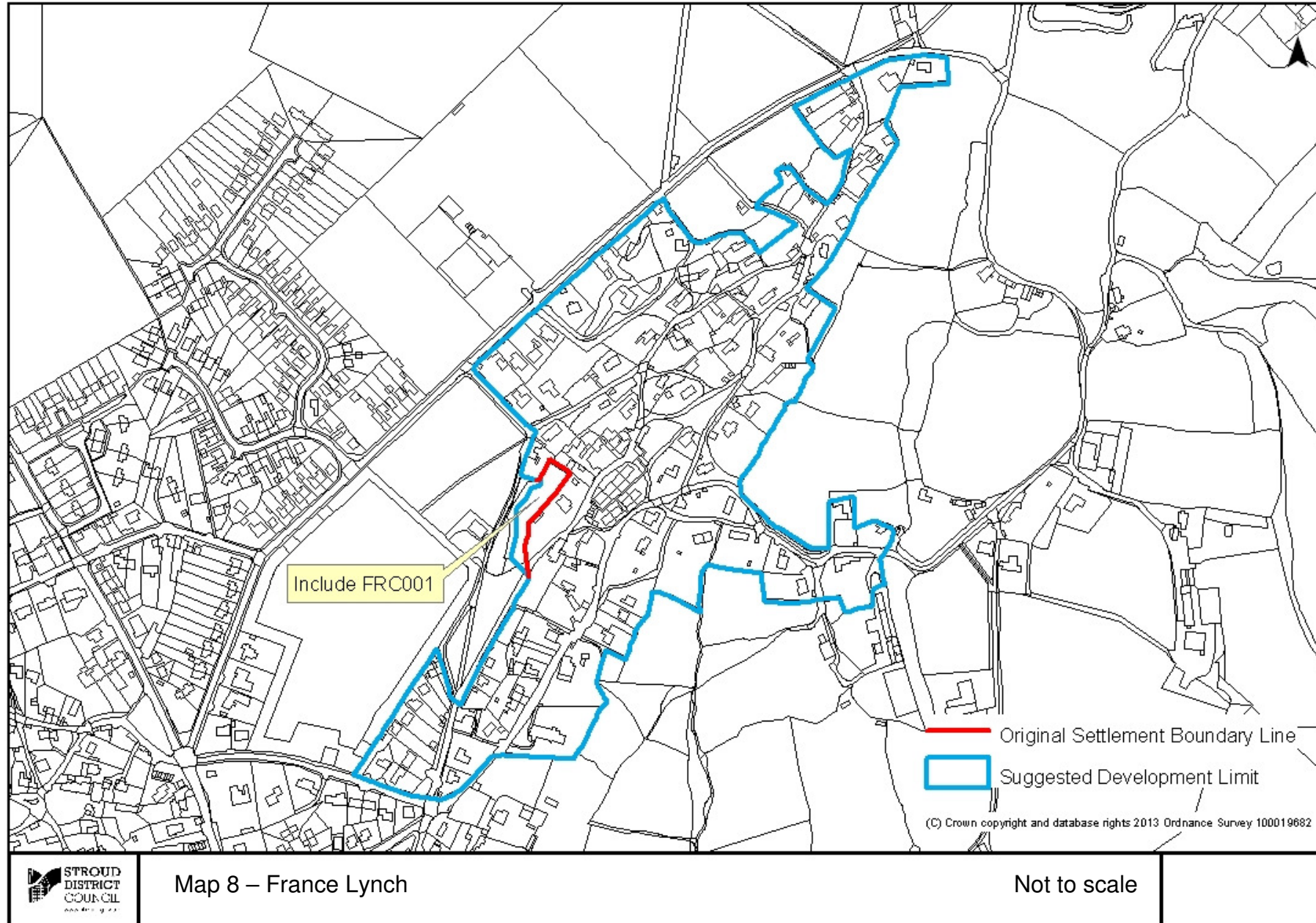
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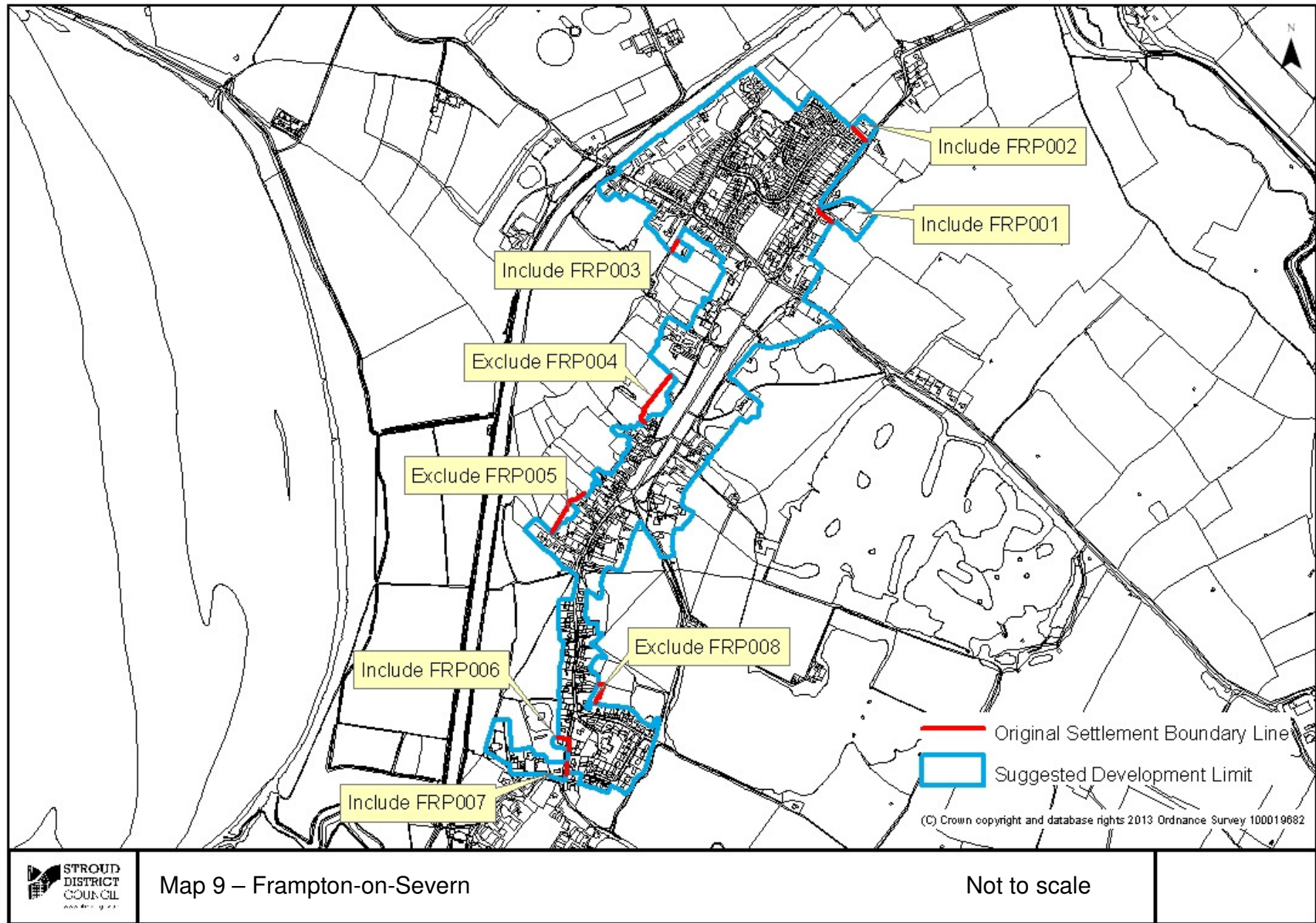
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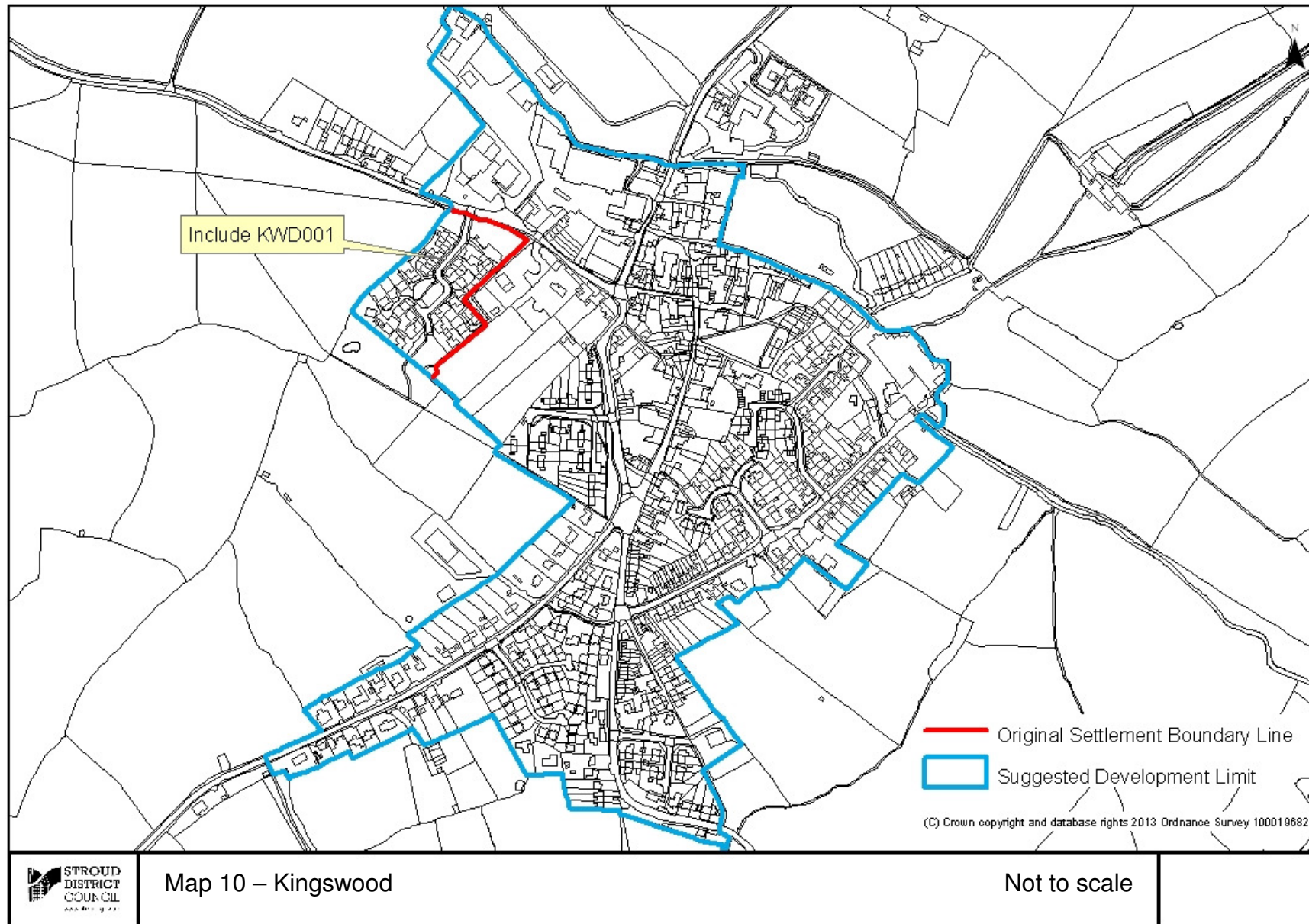
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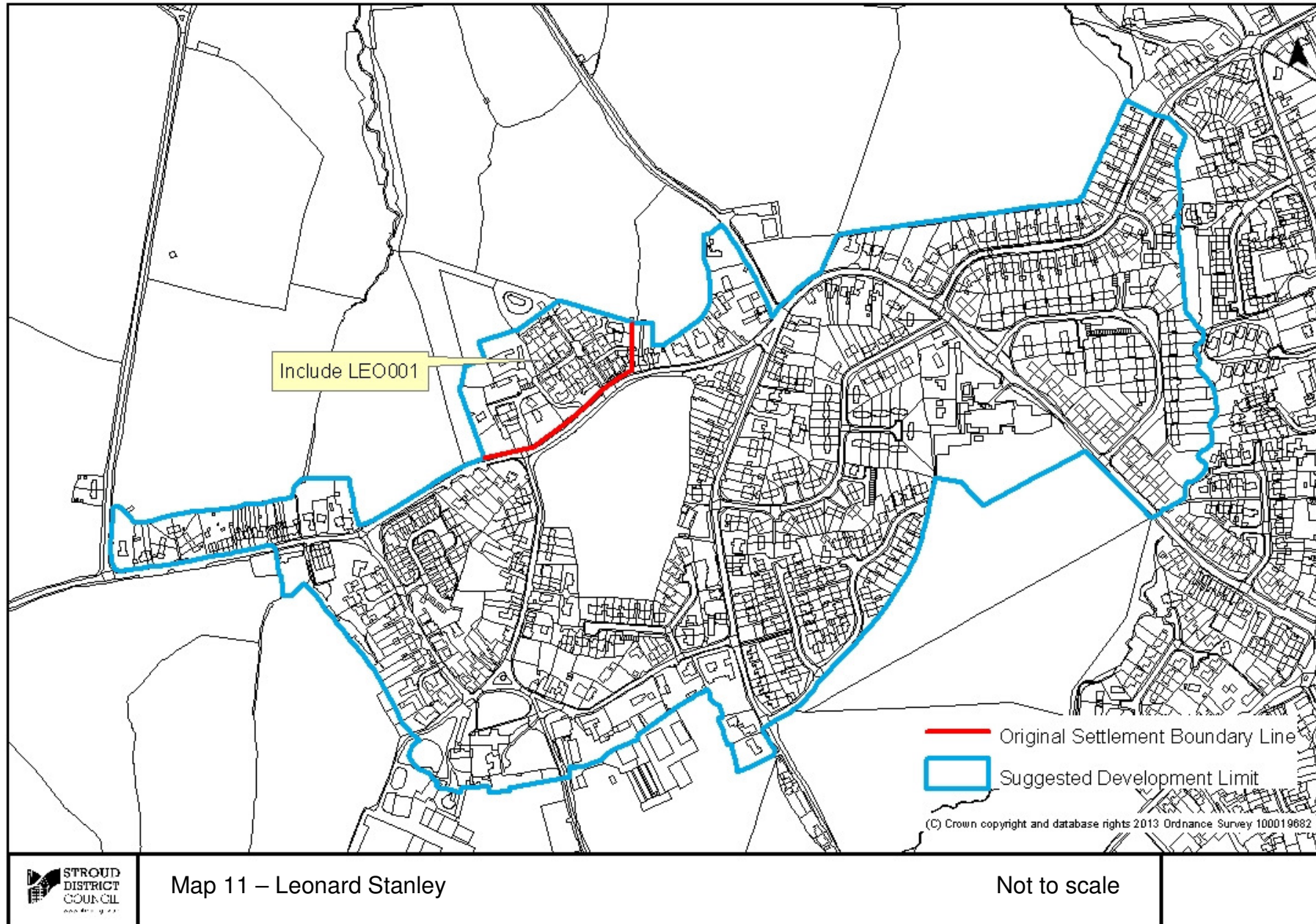
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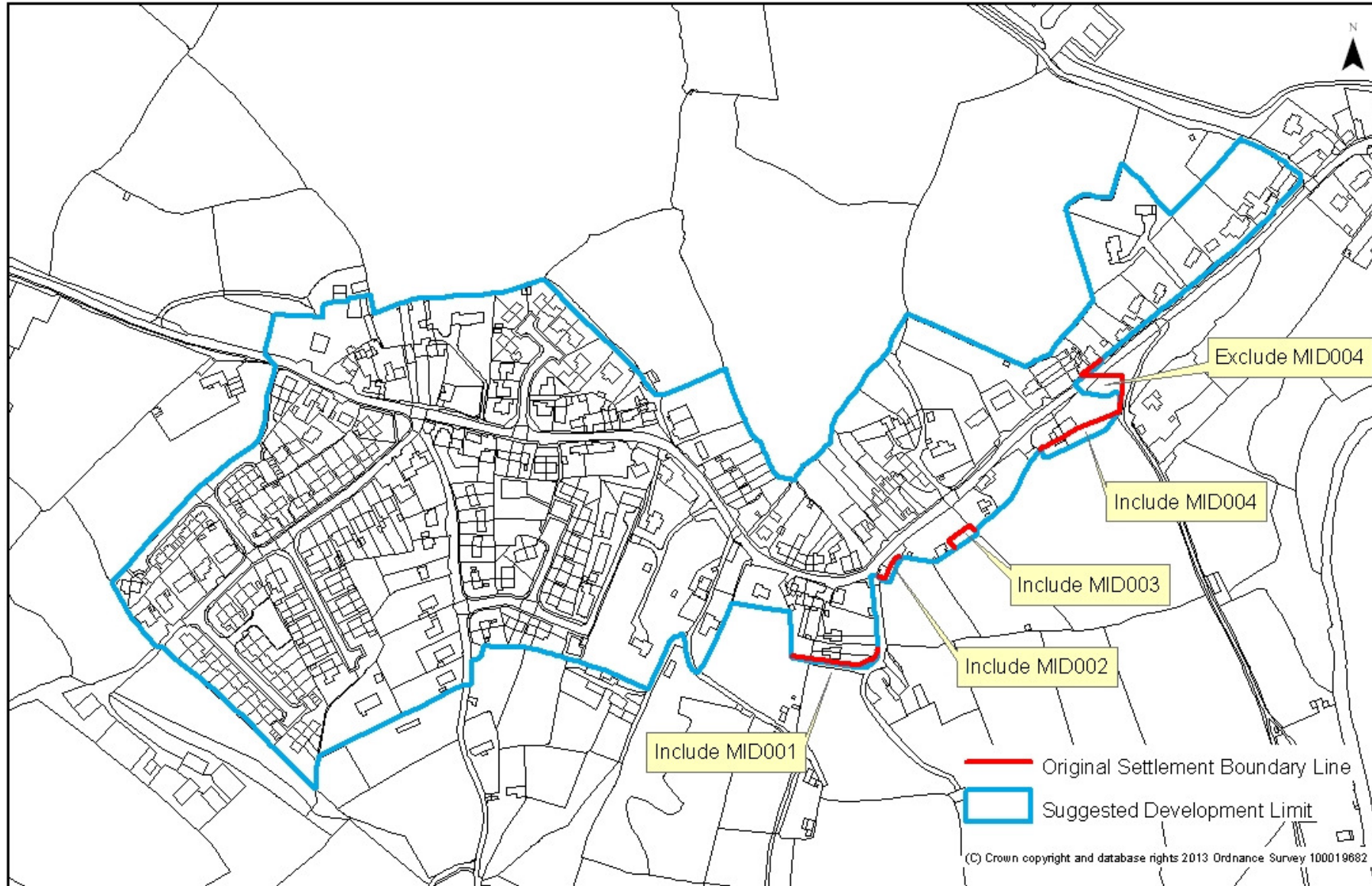
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Settlement boundaries review



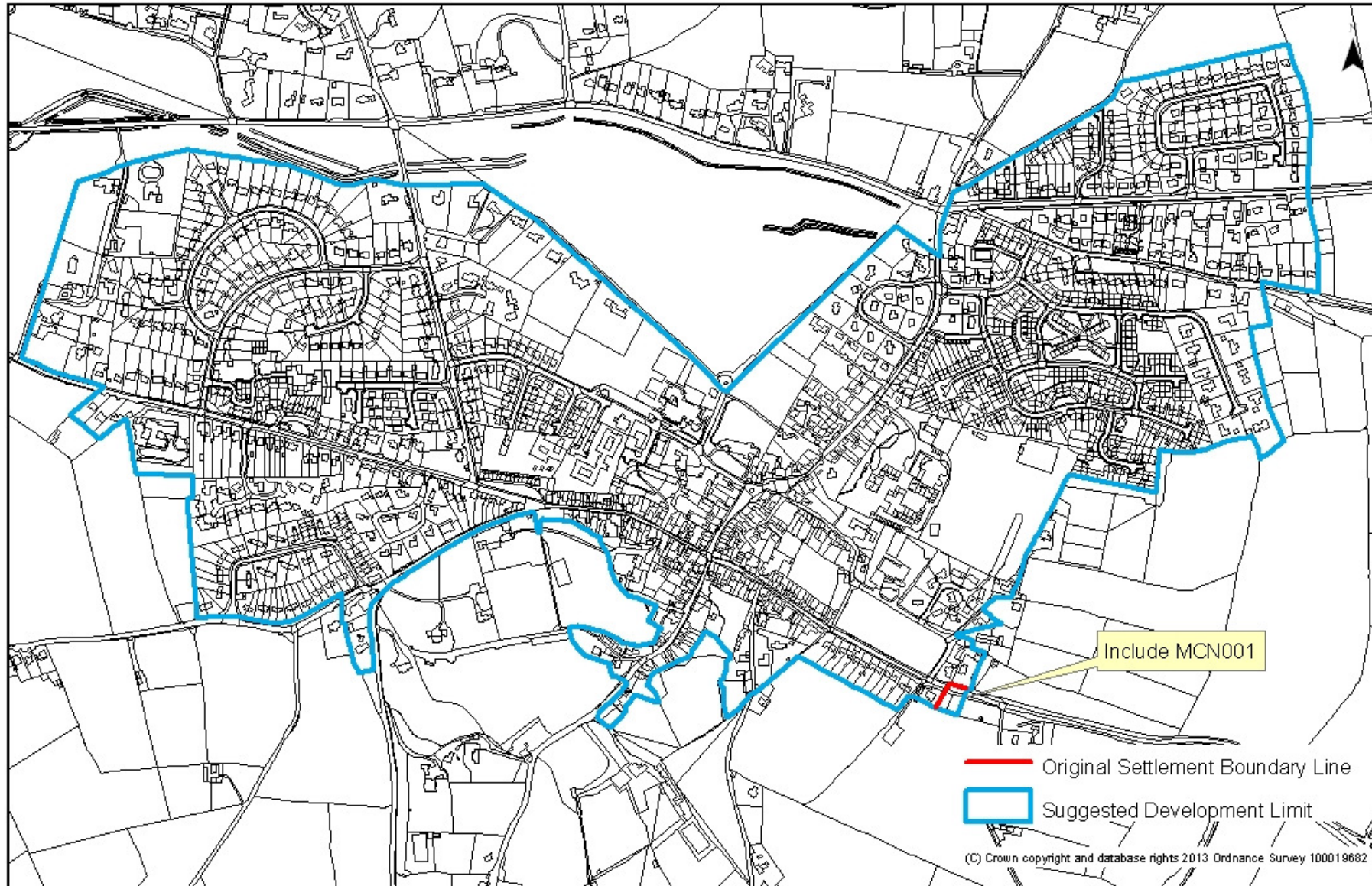
Settlement boundaries review



Map 12 – Middleyard

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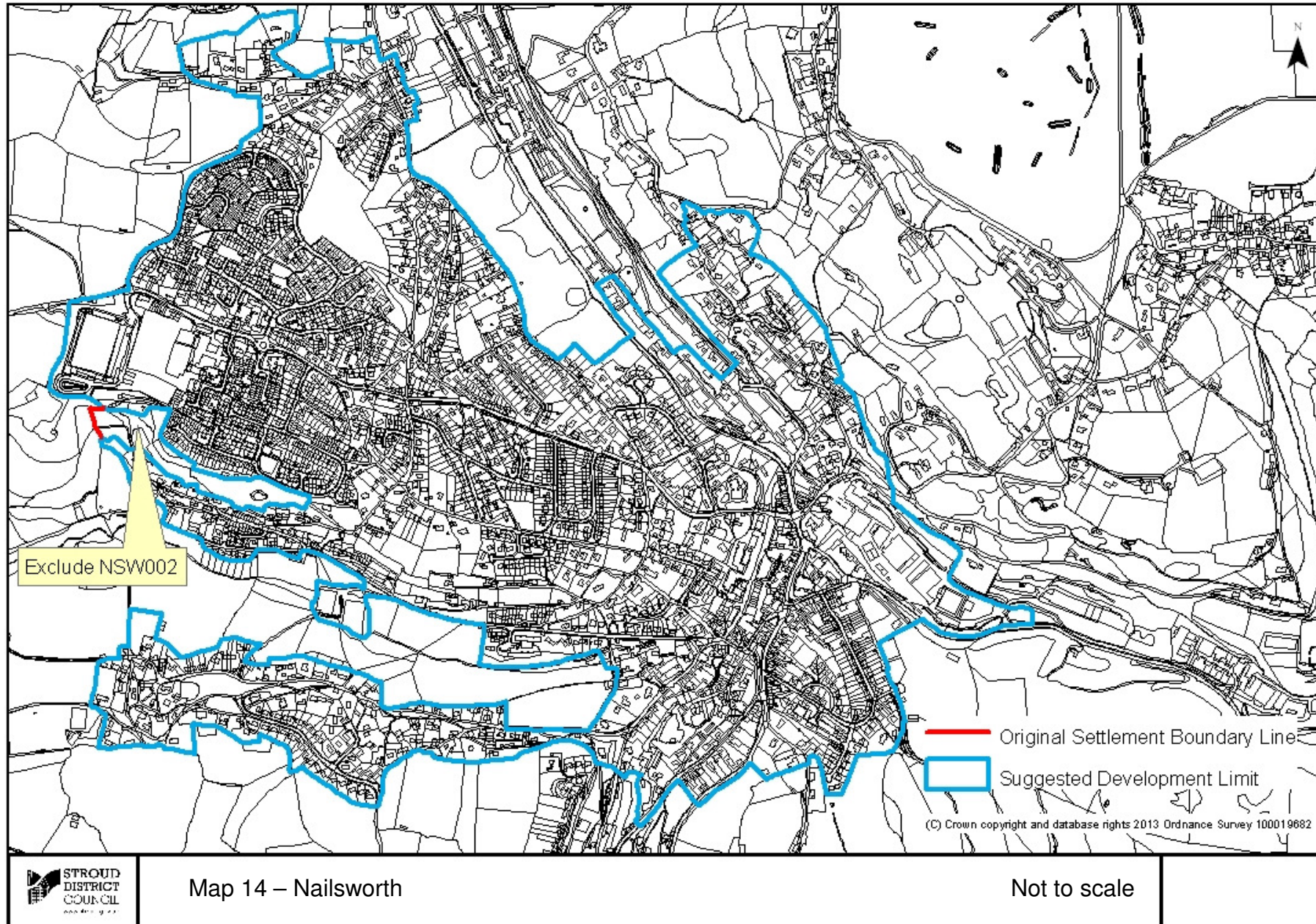
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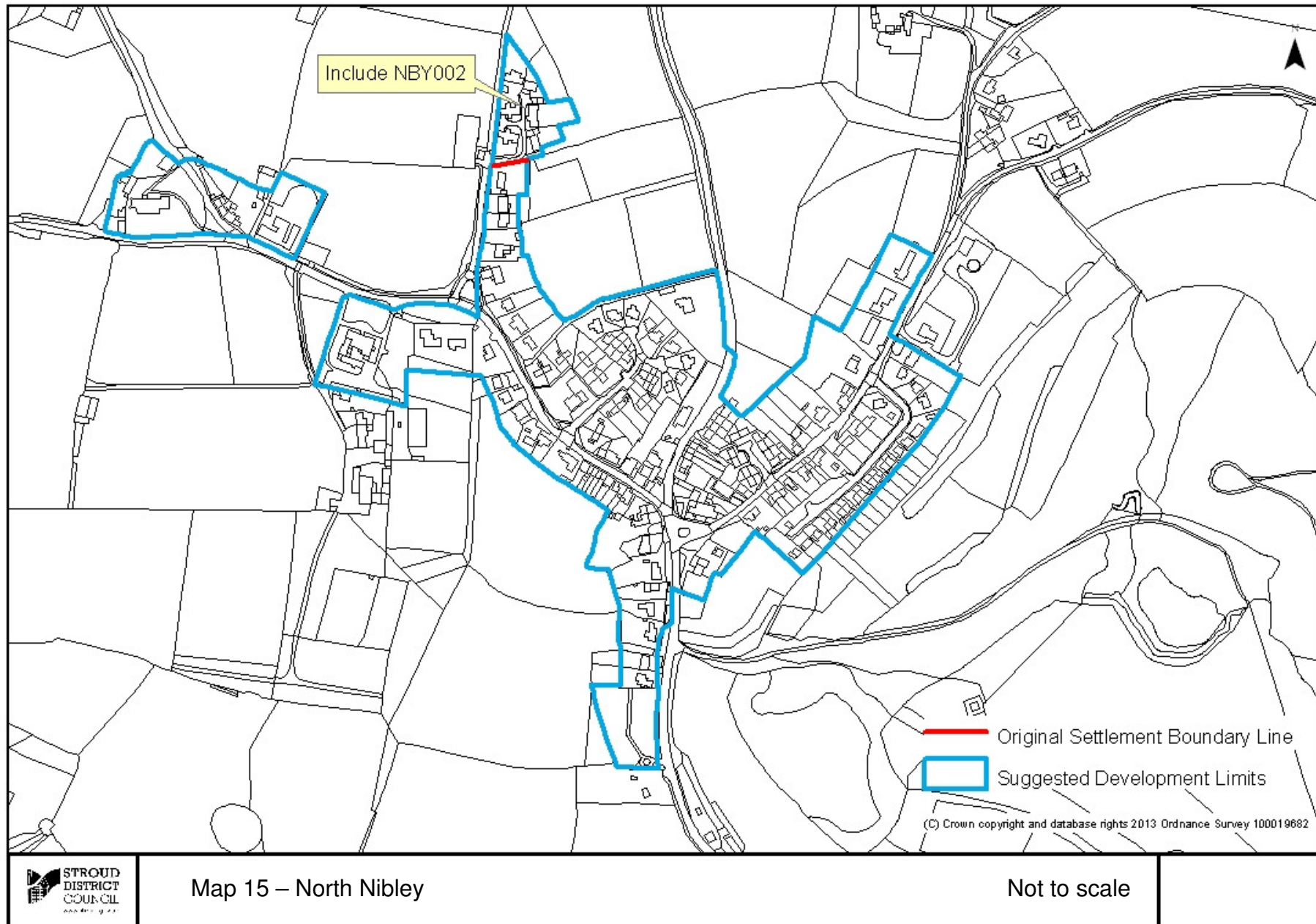
Map 13 – Minchinhampton

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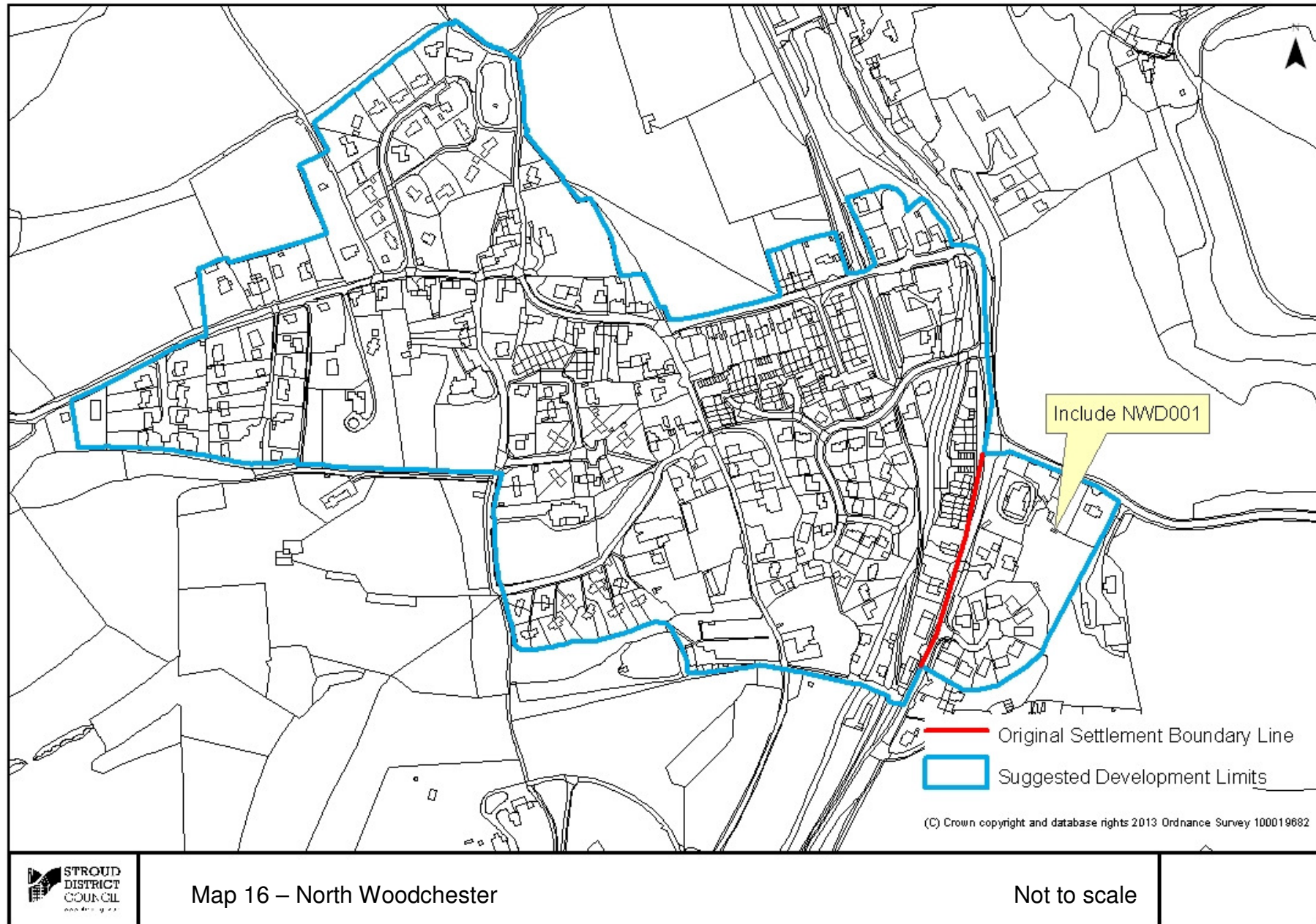
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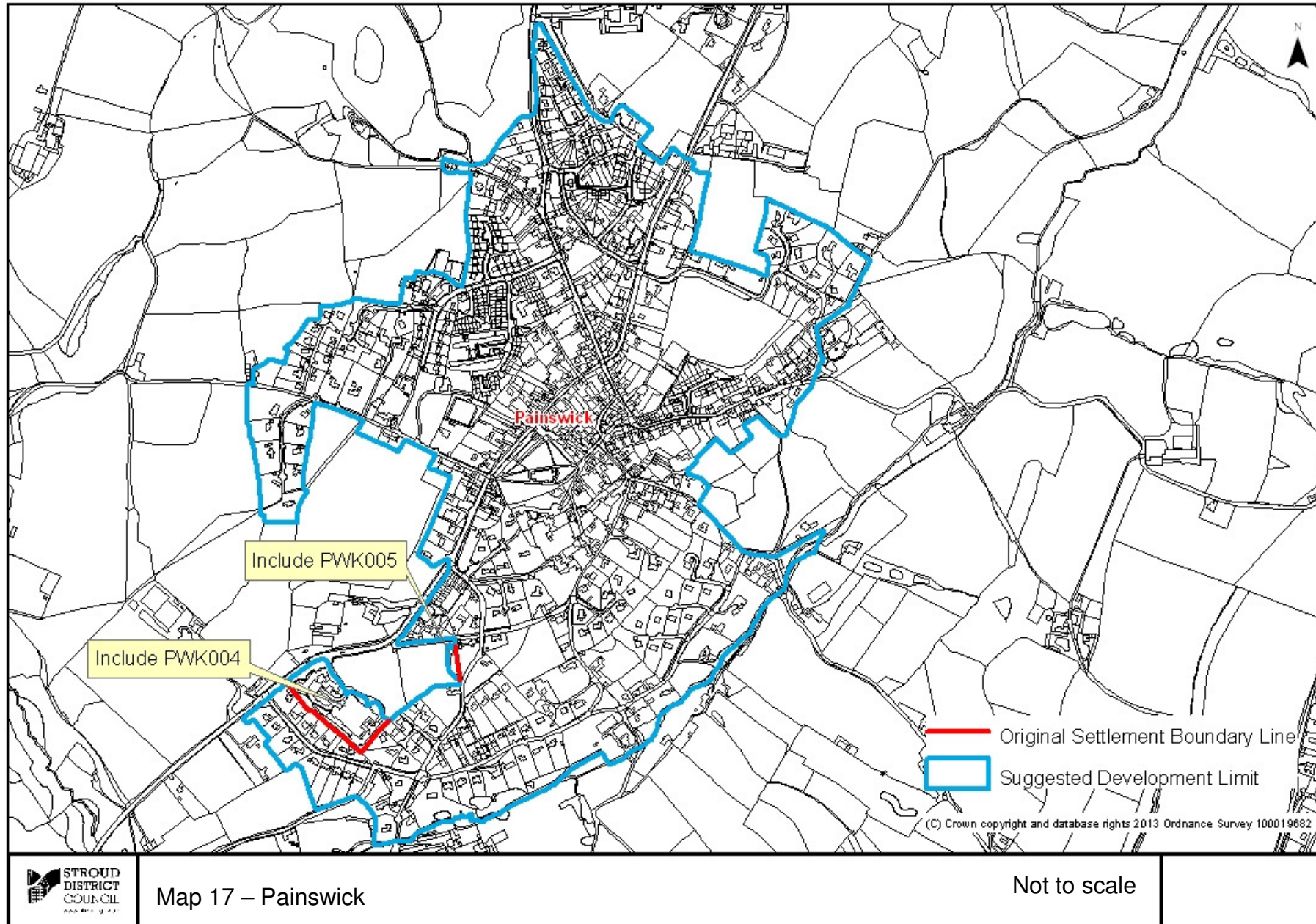
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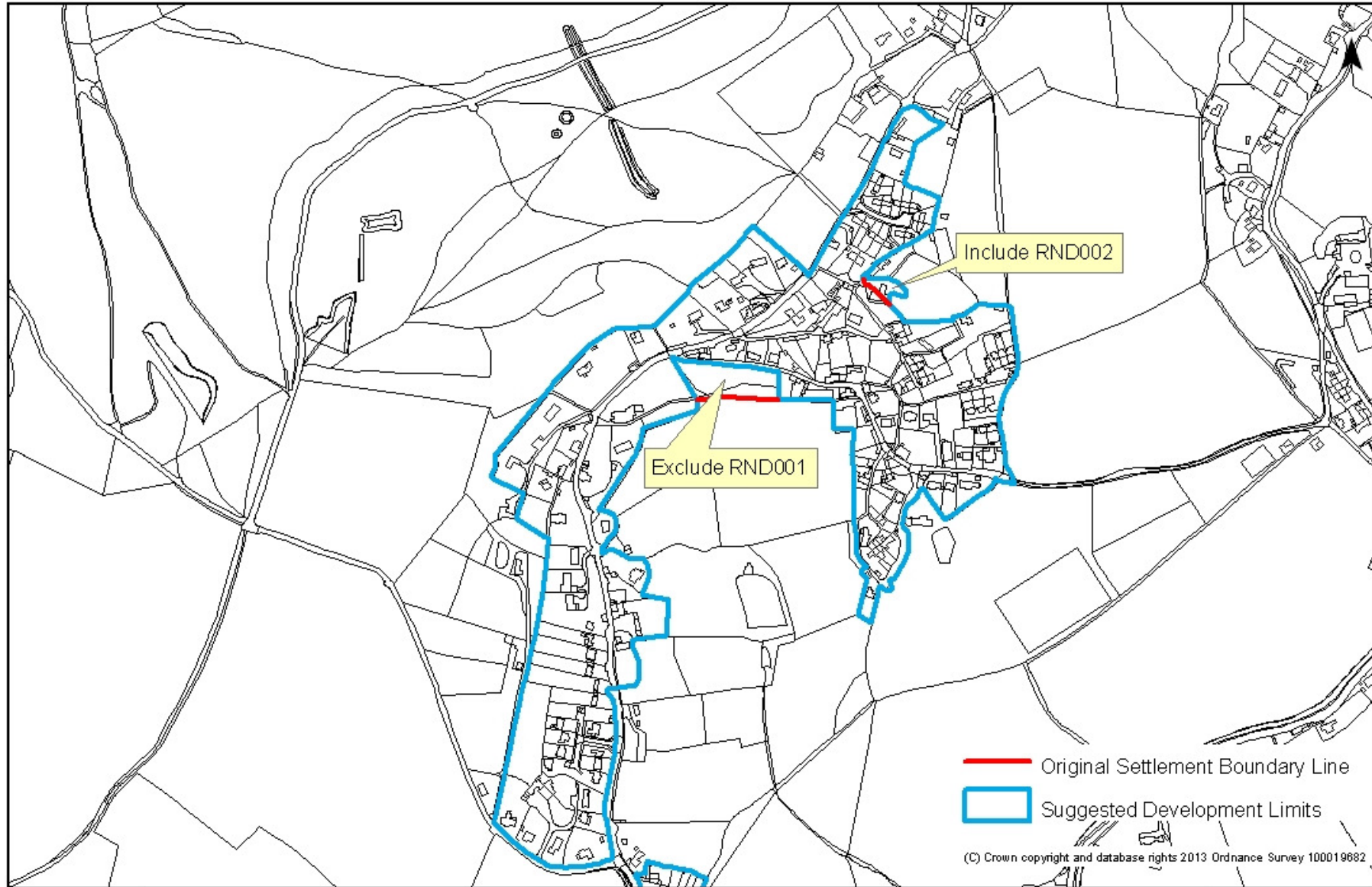
Settlement boundaries review



Settlement boundaries review



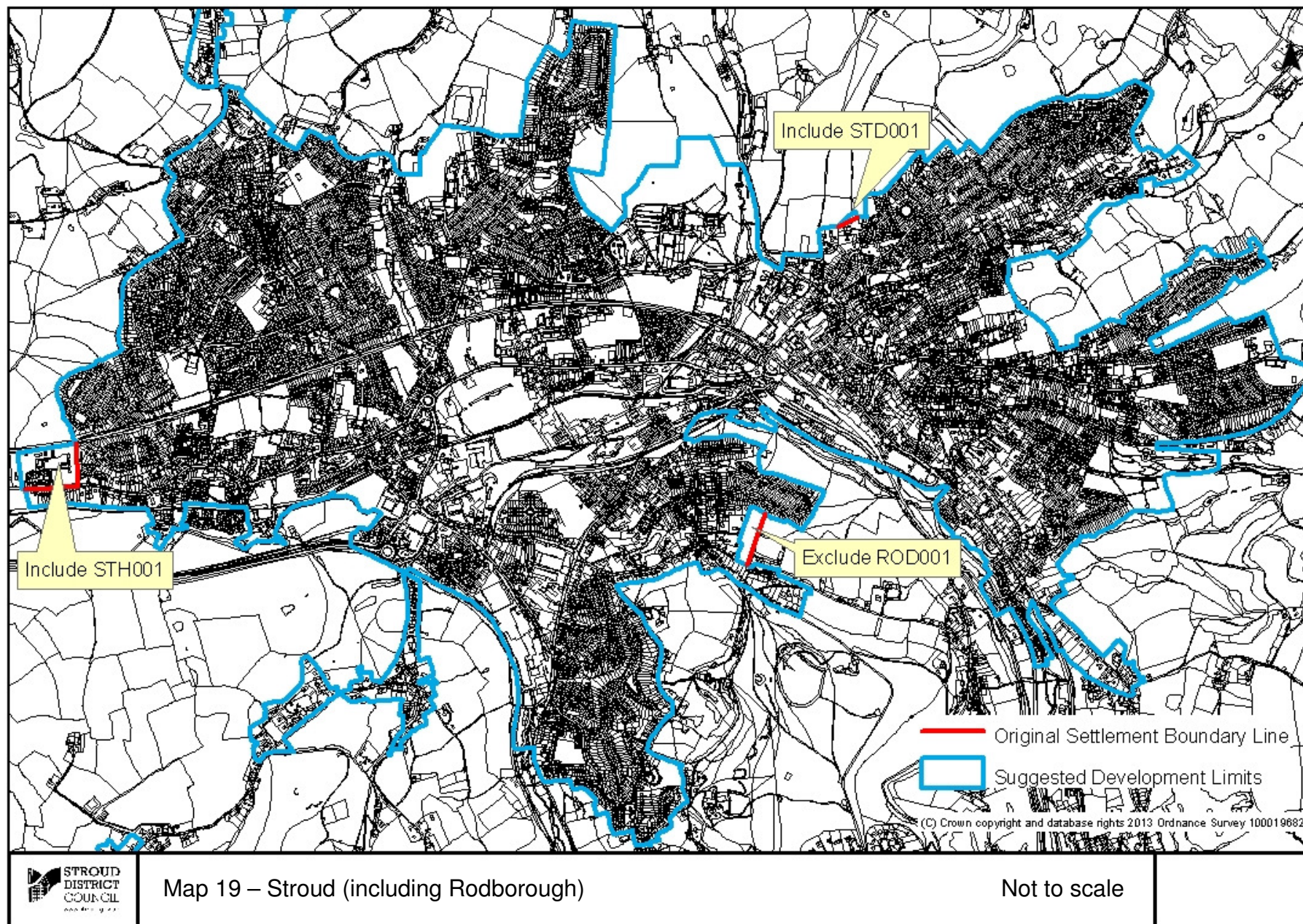
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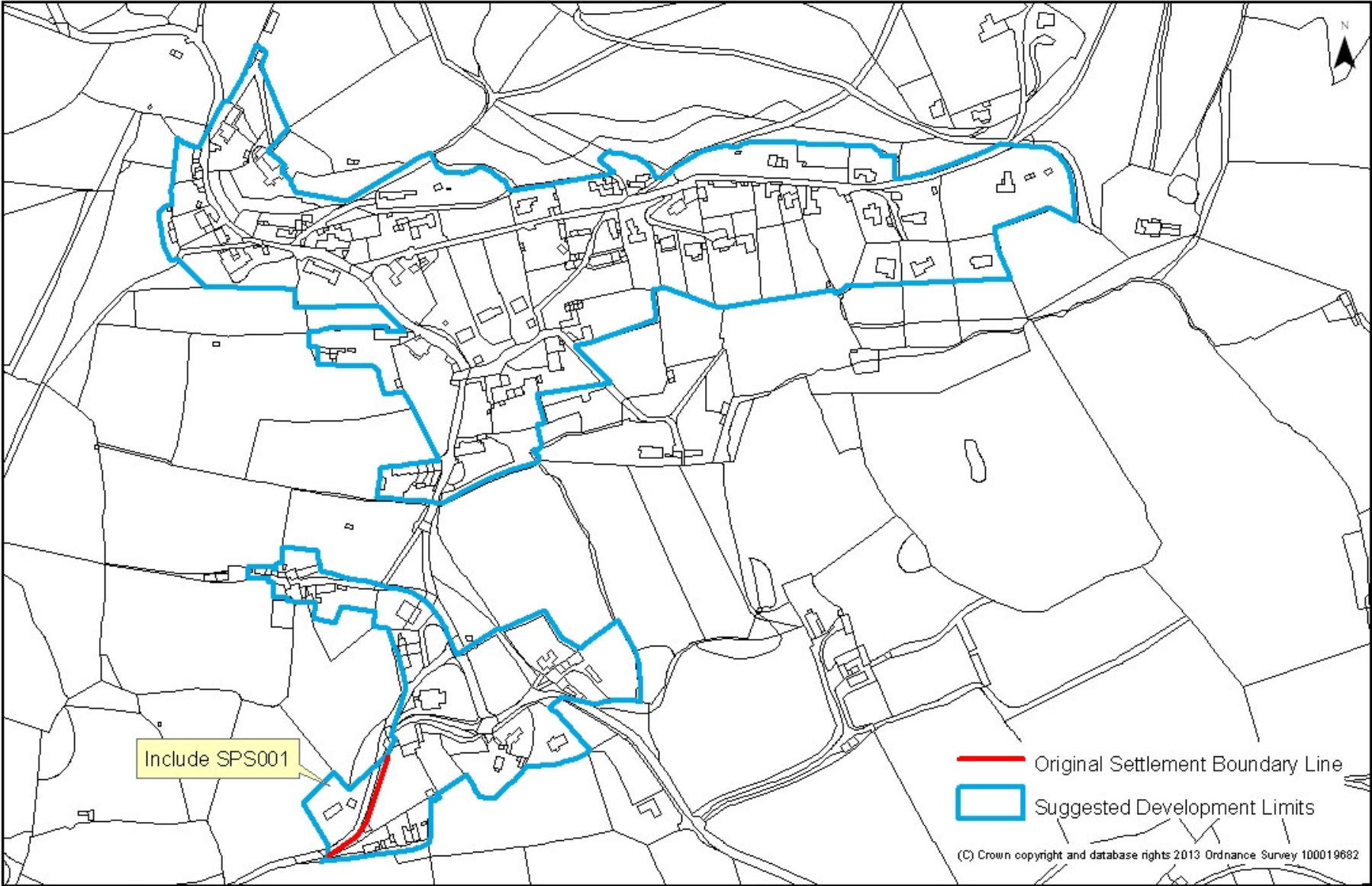
Map 18 – Randwick

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Settlement boundaries review



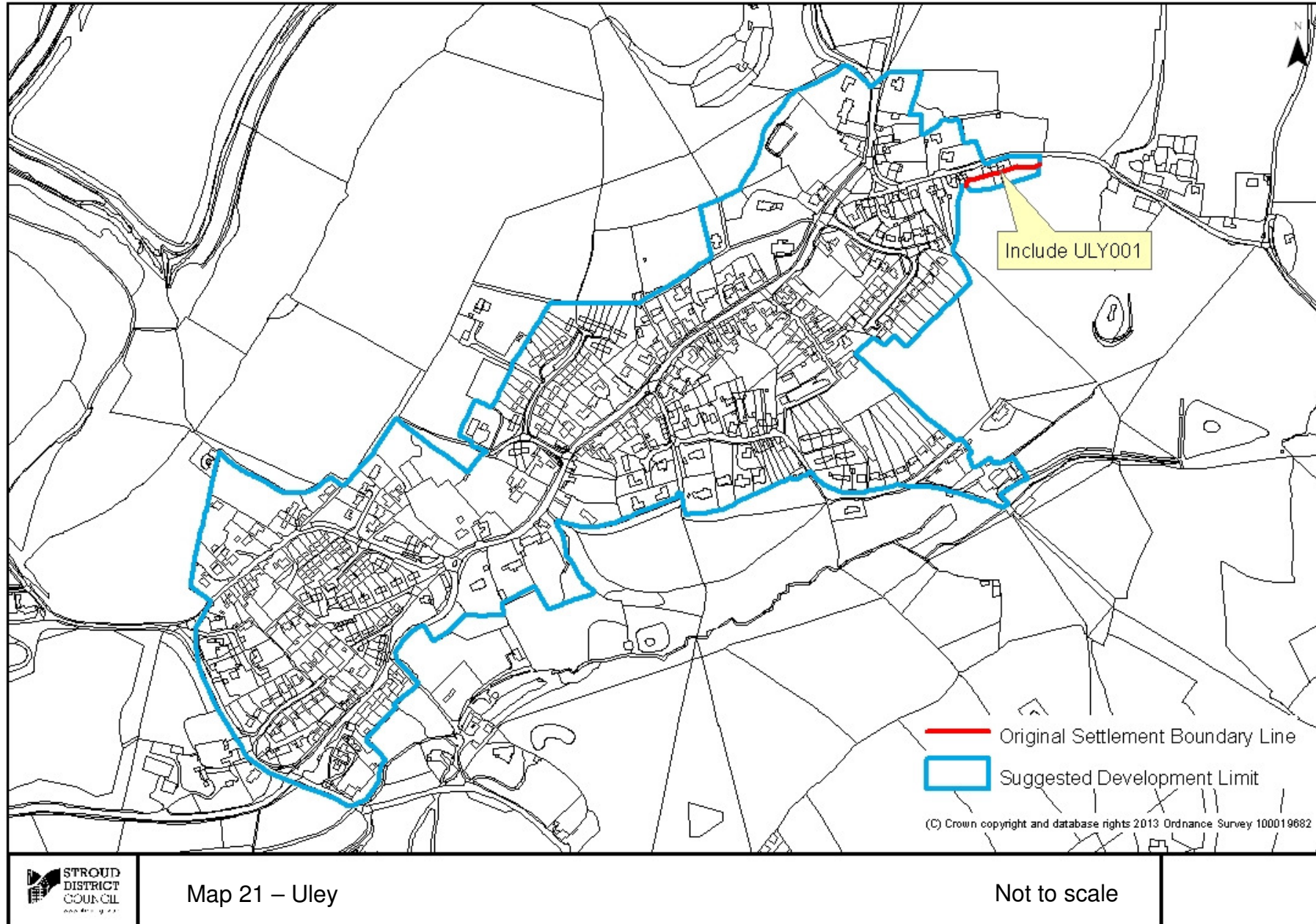
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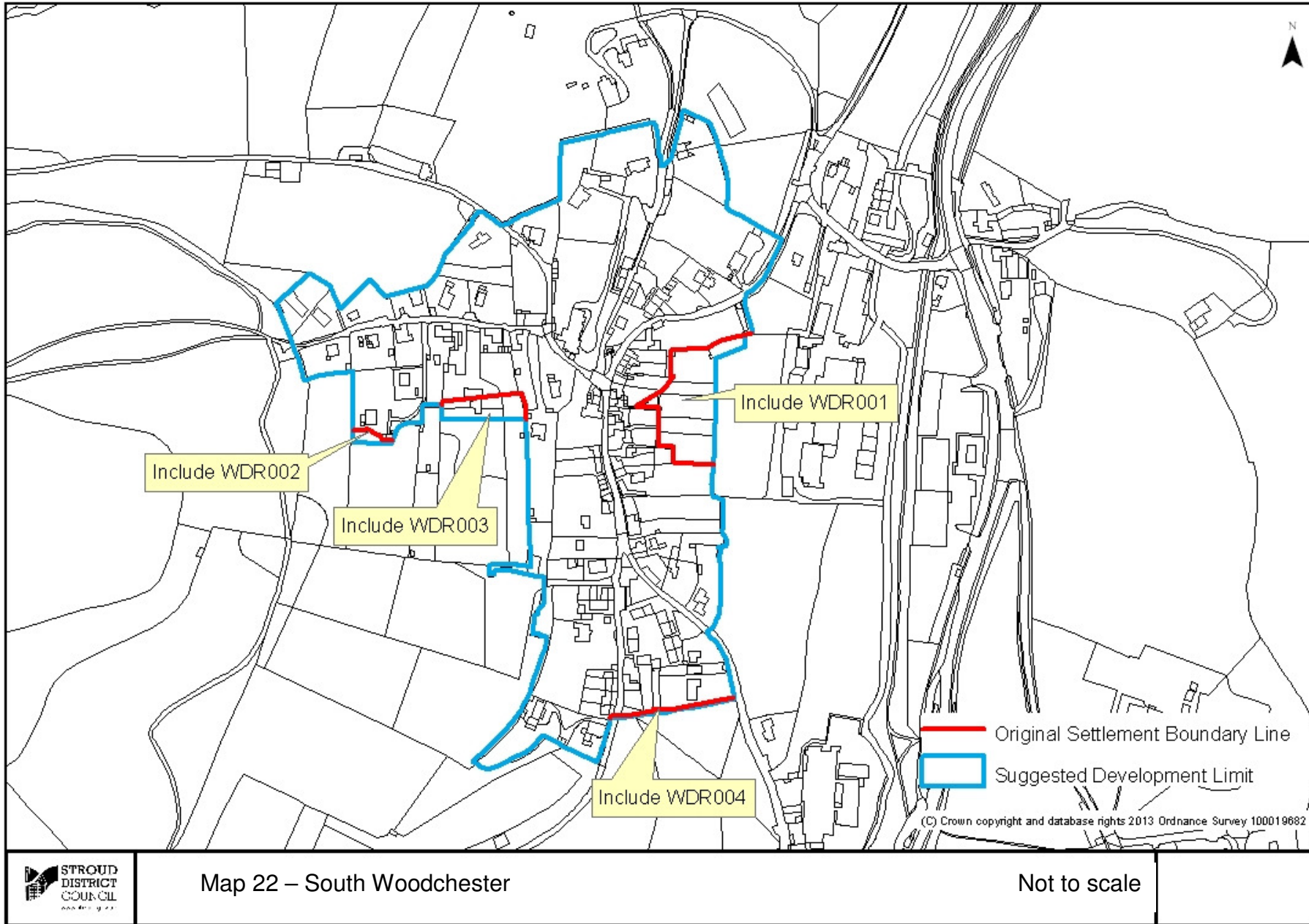
Map 20 – Sheepscombe

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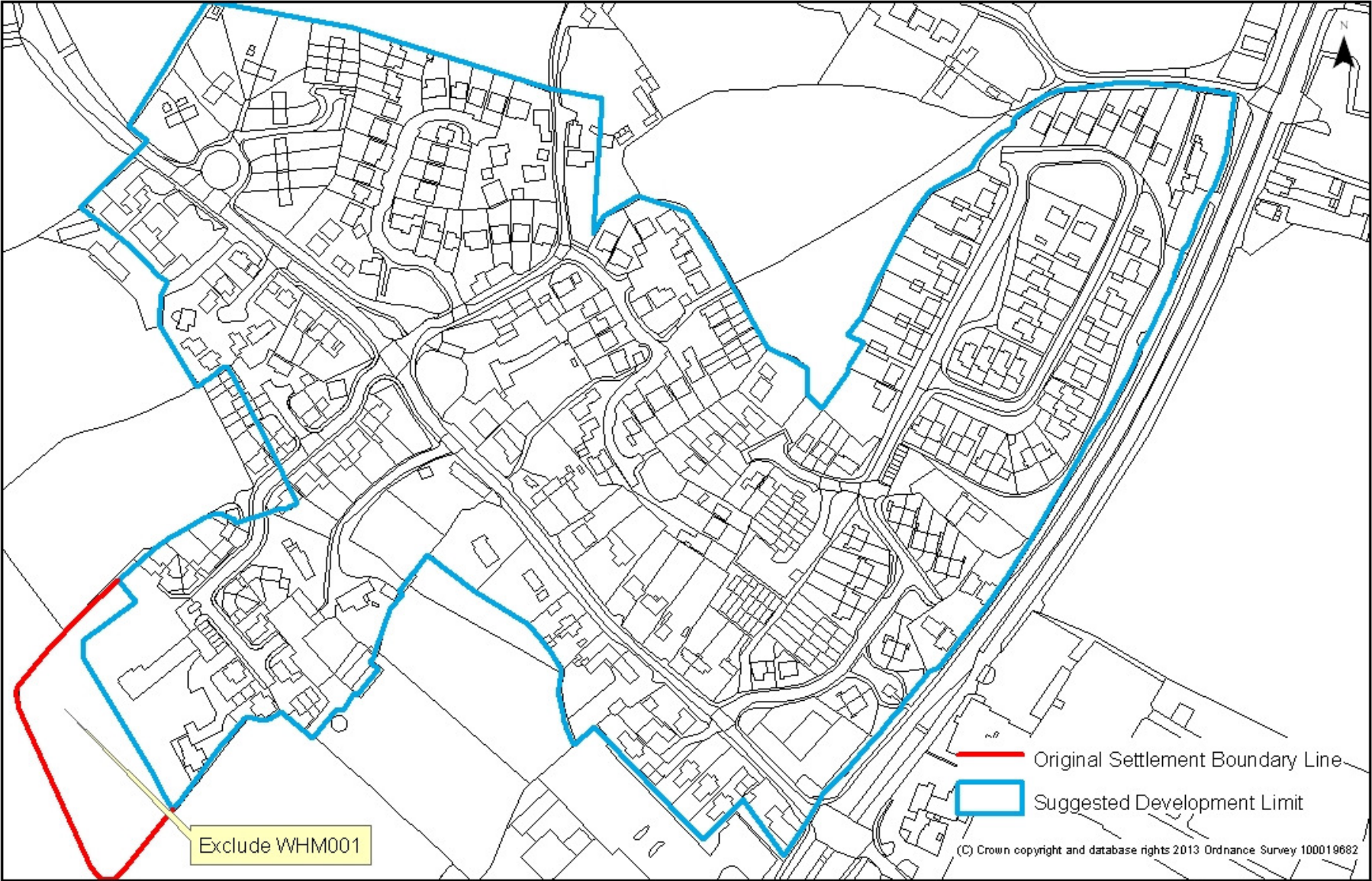
Settlement boundaries review



Settlement boundaries review



Settlement boundaries review



Map 23 – Whitminster

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