



Stroud District Local Plan Review

Pre-submission Draft Plan

(Regulation 19 Consultation) May 2021



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Planning
for our future

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Local Plan Review | Regulation 19 Consultation

What is this document about?

The **Stroud District Local Plan** identifies the housing, employment, retail and community development that is required to meet local needs over a 20 year period. It sets out the strategy for distributing development within the District and policies for protecting and conserving the natural and built environment. This **Pre-Submission Local Plan** sets out the Council's development strategy for meeting growth and development needs up to 2040.

Why are we reviewing the Local Plan now?

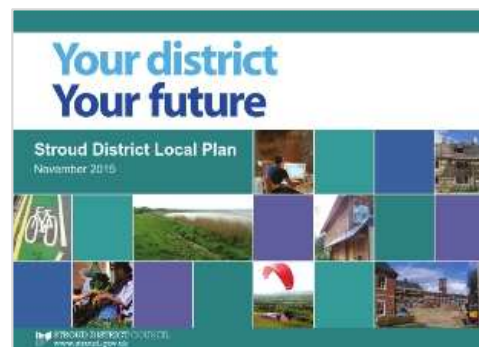
The District Council started the process of reviewing the **current Local Plan** in 2017, even though it was approved as recently as November 2015. The Government wants all local authorities to review their local plans every 5 years. New plans can take 5 or more years to finalise and so it is important that we make progress now, to ensure Stroud District continues to have an up-to-date local plan.

What is our programme?

We have built into the timetable plenty of time to discuss issues, options and proposals with local communities. We have already completed public consultation on **Issues and Options** during Autumn 2017 and we sought views about an **Emerging Strategy** (and alternative options) in 2018/19. A **Draft Plan** consultation, including proposed sites and policies, was held over Winter 2019/20.

Following this consultation, we expect to submit the Plan to the Secretary of State.

The current (2015) Local Plan ▼



- **Issues and options consultation Autumn 2017:**
✓ An opportunity to discuss emerging issues and identify ways of distributing and managing future development needs.
- **Emerging strategy consultation Winter 2018:** We now know the minimum number of houses that we need to provide for and we have identified a potential strategy for delivery.
- **Final draft plan consultation Autumn 2019:**
✓ A chance to check that we have the right draft plan in place.
- **Additional housing options consultation 2020:**
✓ A focused consultation on some contingency spatial and site options
- **Pre-submission consultation Summer 2021:** The formal stages of making representations on the plan (Regulation 19). The 'Publication Plan'.
- **Modifications Summer 2022:** Consultation on any proposed modifications to the plan
- **Adoption:** It is anticipated that the new Local Plan will be adopted by Winter 22.



What are we asking?

The purpose of this consultation is to gather views about this proposed Local Plan, prior to submitting it for examination by the Secretary of State. This formal stage of 'Pre-submission consultation' is required under **Regulation 19** of the Town and Country Planning (Local Planning) (England) Regulations 2012.

All comments duly made during this consultation period (known as "representations") will be submitted in full to the Secretary of State, along with the proposed Local Plan and other supporting documents. The Inspector appointed to examine the Local Plan will scrutinise everything submitted, to ensure the plan is sound.

Four tests of "soundness"

Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are "sound".

So when you are making comments, it would be helpful (and most effective) to bear in mind the four tests of soundness set out in the **National**

Planning Policy Framework (NPPF para. 35) and to explain how you think the Plan does or does not stand up against them.

Plans are considered sound if they are:

- a) **Positively prepared:** is the plan based upon a strategy which (as a *minimum*) seeks to meet the area's objectively assessed needs? Is it informed by agreements with other authorities, so that unmet needs from neighbouring areas are accommodated (where it is practical to do so, and it is consistent with achieving sustainable development)?
- b) **Justified:** is it an appropriate strategy, taking into account reasonable alternatives and based on proportionate evidence?
- c) **Effective:** is the plan actually deliverable over the plan period (up to 2040)? Will it effectively deal with jointly-agreed cross-boundary strategic matters, rather than deferring them?
- d) **Consistent with national policy:** will the plan enable the delivery of sustainable development, in accordance with the NPPF?

Regulation 19 Consultation

Representations at this stage should only be specific to the **legal compliance** of the Local Plan (i.e. whether the correct procedures have been taken in its preparation) and to the **soundness** of the Plan.

- ✓ Please bear in mind the four tests of soundness (left), to help you focus your feedback.
- ✓ Representations should specify in what respect(s) the Plan is considered to be unsound, and what change(s) would need to be made in order to make it sound.
- ✓ If you would like to make comments, please reference site numbers, policy numbers or paragraph numbers and be as specific as possible.



How can I get involved?

How to make comments

Please submit your views to us via our **online questionnaire**, which you will find on our website. You can attach / upload additional documents via the questionnaire if you need to.

Due to the risks associated with the ongoing Covid-19 pandemic, this consultation will be carried out online, in accordance with the provisions of the Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020.



Visit our webpage:

www.stroud.gov.uk/localplanreview

You will be able to find the following:

- ✓ This Pre-submission Draft Plan
- ✓ An online questionnaire (for making your response)
- ✓ Background documents



We will also be publicising the consultation via social media and newspapers.

... please note:

It is important that the Planning Inspector and all participants in the examination process are able to know who has given feedback on the Plan. All comments received will therefore be submitted to the Secretary of State and considered as part of a public examination by the Inspector.

In addition, all comments will be made public on the Council's website, including the names of those who submitted them. All other personal information will remain confidential and will be managed in line with the Council's Privacy Statement.

Examination of the Plan

The Examination will be open to the public and anyone can attend to listen to the discussions, but there are strict rules that apply if you wish to appear at the Examination as a participant. If you do wish to participate, a request must be made as part of your representation now. Anyone making a request to participate will have their contact details passed to the Inspector, who may get in

touch to discuss your comments; and to the program officer who will notify you of the time and date of any hearing session(s), should the Inspector choose to invite you.

Don't have internet access?

If you know someone who does not have access to the internet but who would like to comment, you may be able to help them complete an online questionnaire. Alternatively, we have set up a **Local Plan hotline** to provide assistance to anyone unable to access the consultation material online and/or wishing to submit a representation.



email us at: local.plan@stroud.gov.uk



phone 01453 754143

Please respond by midnight on the closing date of Wednesday 7th July 2021



1.



1. Setting the Scene | Why do we need a plan?

1.0 What is a Local Plan for?

1.1 Putting it into perspective: our District's issues, challenges and needs



1.0 What is a Local Plan for?

- 1.0.1 The purpose of the planning system is to achieve sustainable development, which has been defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The **Stroud District Local Plan** is part of the development plan and therefore a very important document to help local communities within Stroud District achieve sustainable development.
- 1.0.2 At the centre of the Local Plan is a **Development Strategy**, which provides an overview of the District and how it should evolve during the plan period (up to 2040). This Strategy establishes broad principles about acceptable levels of development in both the towns and the countryside, creating a policy framework that sets the scene for a wide range of planning decisions in the future. Crucially, it determines how, where and when various kinds of development will be distributed around the District, including the provision of new homes and employment land. The Development Strategy is articulated through a number of **‘Core Policies’**.
- 1.0.3 The Local Plan also includes more detailed **‘Delivery Policies’** for managing and directing development, as well as specific site allocations, area designations, protections and planning controls. These will act together to put the Development Strategy into practice and to help achieve an overall vision for how our District should evolve between now and 2040.
- 1.0.4 To avoid unnecessary complexity, cross references within policies and supporting text are kept to a minimum. The Plan should be read as a whole. The relationship of the policies to the strategic objectives and to each other is explained in discrete sections through the Plan. A **Glossary** is set out in **APPENDIX E** to explain technical terms.
- ## Why do we need a new Local Plan?
- 1.0.5 The previous Stroud District Local Plan was adopted in 2015 and sought to identify development needs for the period to 2031.
- 1.0.6 National policy, contained within the **National Planning Policy Framework (NPPF)**, requires local plans to be kept up to date. There is now a requirement to plan for current and future development needs over at least a 15 year time horizon.
- 1.0.7 Local plans can be reviewed in whole or in part. The intention of this new Local Plan is to replace in one document the 2015 Local Plan. However, the planning system allows for further additional development plan documents to be prepared, if required, and when these are adopted they will become part of the Local Plan. The District Council does not, currently, envisage producing any further development plan documents, but this will be kept under review.
- 1.0.8 **Supplementary planning documents** can be produced by local planning authorities to provide more detail on how policies in the Local Plan will be implemented and to help applicants make successful planning



applications. This Local Plan identifies where supplementary planning documents will be prepared by the District Council.

What is the wider context?

- 1.0.9 Local plans must be consistent with the principles and policies contained within the **NPPF**. The NPPF covers most forms of development and sets out the Government's economic, environmental and social priorities for planning in England. The NPPF provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
- 1.0.10 Local planning authorities are expected to work collaboratively with other bodies to ensure that strategic priorities are properly co-ordinated across administrative boundaries. Joint working is expected between neighbouring authorities to enable local planning authorities to meet development requirements which cannot wholly be met within their own areas.
- 1.0.11 **Waste local plans** and **minerals local plans** are produced by Gloucestershire County Council. This Local Plan identifies two sites suitable for strategic residual recovery facilities on the **Policies Map**, which have been allocated in the adopted **Gloucestershire Waste Core Strategy**.
- 1.0.12 Parish councils within Stroud District can produce **neighbourhood plans** which, when adopted, will also form part of the development plan, together with the Stroud District Local Plan. Neighbourhood plans must be in general conformity with and reflect the strategic policies in the Stroud District Local Plan. Neighbourhood plans should not promote less development than set out in the Local Plan, but can promote more development.

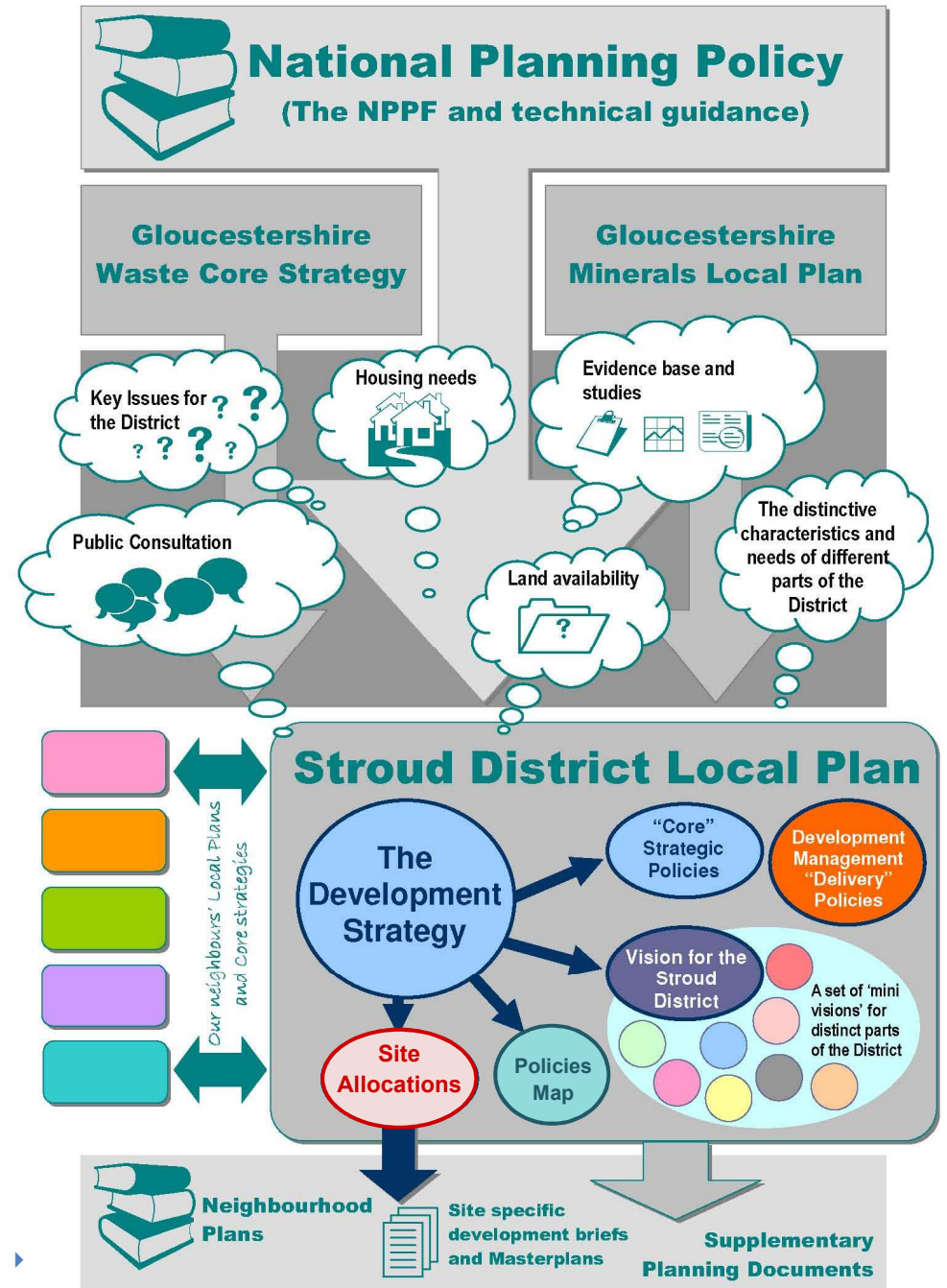


Fig.1 ▶



What evidence supports the Local Plan?

- 1.0.13 The Local Plan is founded on an extensive evidence base, which has been prepared and reviewed over the course of several years. The aim has been to produce a clear picture of how our District functions as a place, what its characteristics, special qualities and needs are, and what changes are required to meet those needs.
- 1.0.14 The evidence is made up of two elements:
- The views of local communities and those with a stake in the future of the area;
 - Research and fact finding evidence.
- 1.0.15 We consulted on **Issues and Options** in Autumn 2017 and an **Emerging Strategy** in Winter 2018. Our 2019 **Draft Local Plan** synthesised the findings of these public consultations and presented the Council's preferred strategy. We also consulted on some additional housing options in 2020. We have talked with a wide range of organisations and individuals about the Local Plan and with our neighbouring local planning authorities. We have considered community views expressed through parish plans and other documents. We have taken into account all of the views expressed during these consultations in preparing the Local Plan.
- 1.0.16 The Local Plan is underpinned by a wealth of national, county and local statistical information and technical studies. These are referred to in the Local Plan and a list of the evidence base can be found on the Council's website.

Testing the Local Plan

- 1.0.17 All local plans must be accompanied by a sustainability appraisal of the plan. The purpose of this is to assess the likely social, environmental and economic effects of a plan and to inform the development of that plan.
- 1.0.18 The **Sustainability Appraisal (SA)** of the Stroud District Local Plan has been fully integrated into the plan preparation process, so that it has informed and influenced the plan as it has evolved. The SAs done at earlier stages of the process tested each possible alternative strategy against a number of sustainability objectives. We have used the results of these tests in deciding on our final strategy, as well as the policies and proposals that support it.
- 1.0.19 All local plans are required to assess whether any policies or proposals may affect any nature conservation sites of European importance and to suggest ways in which they could be avoided.
- 1.0.20 A **Habitats Regulations Assessment (HRA)** has been carried out at key stages in the production of the Stroud District Local Plan. The Local Plan has been amended to reflect recommendations from the HRA.



1.1 Putting it into perspective | our District's issues, challenges and needs

Stroud District in its context

- 1.1.1 The District of Stroud is located in the county of Gloucestershire, and covers an area of approximately 45,325 hectares (about 175 square miles). Stroud lies about 20 miles north of Bristol and immediately south of Gloucester and Cheltenham. Gloucestershire sits at the periphery of England's south west and has close links with the Midlands, as well as south Wales. Stroud District shares boundaries with Cotswold District, Gloucester City, Tewkesbury Borough and the unitary authority of South Gloucestershire. Our neighbour to the west is the Forest of Dean, which sits on the opposite bank of the River Severn estuary.
- 1.1.2 Much of the eastern half of the District falls into the Cotswold Area of Outstanding Natural Beauty (AONB), which covers just over 50% of the District's total land area. The western half of the District, characterised by the low lying landscape of the Severn Vale, is bounded by the Severn Estuary and includes extensive areas of land liable to flooding which extend eastwards along the river corridors within the Stroud Valleys. The District contains internationally important wildlife sites at the Severn Estuary, at Rodborough Common (south of Stroud) and at beech woodland straddling the north eastern boundary of the District with Tewkesbury Borough.

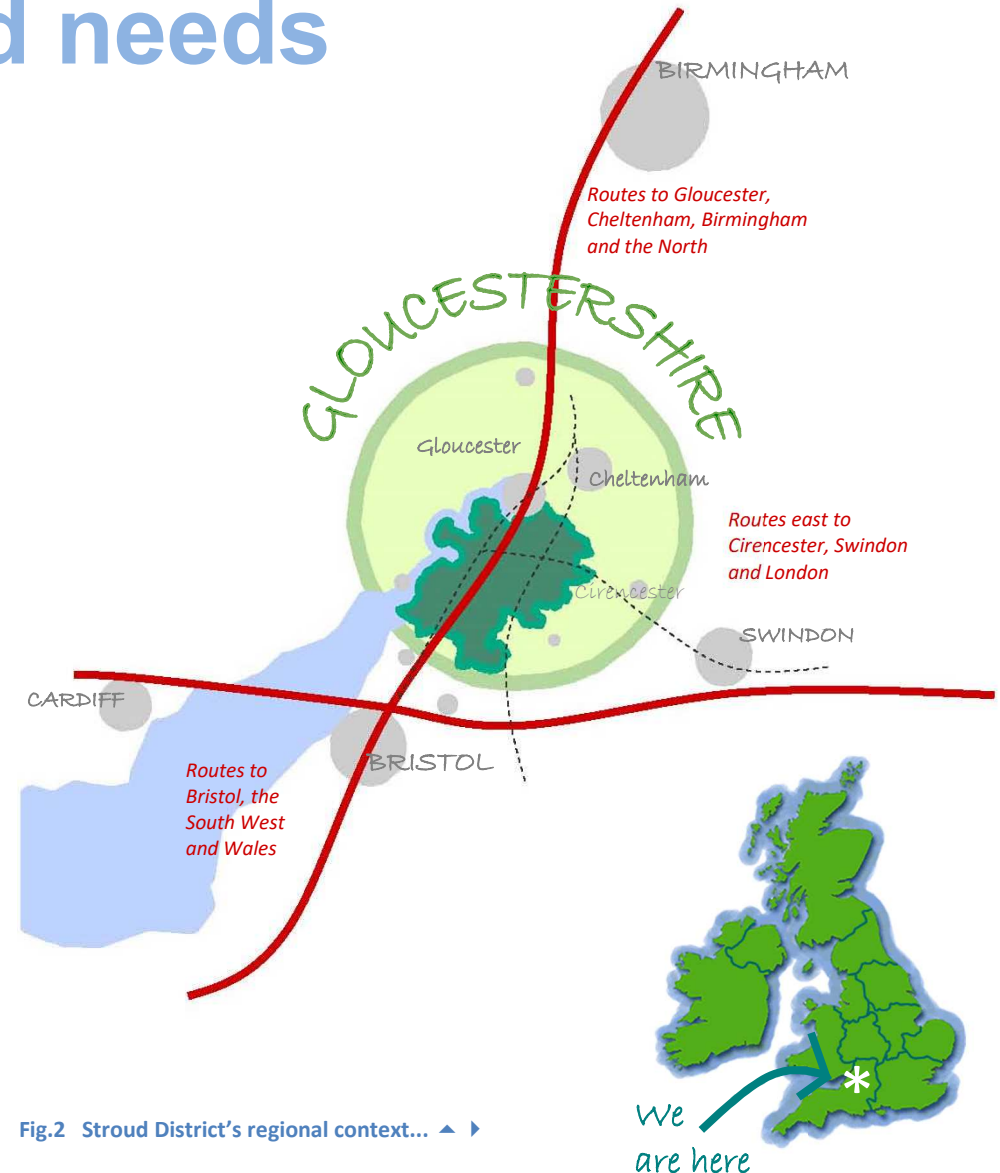
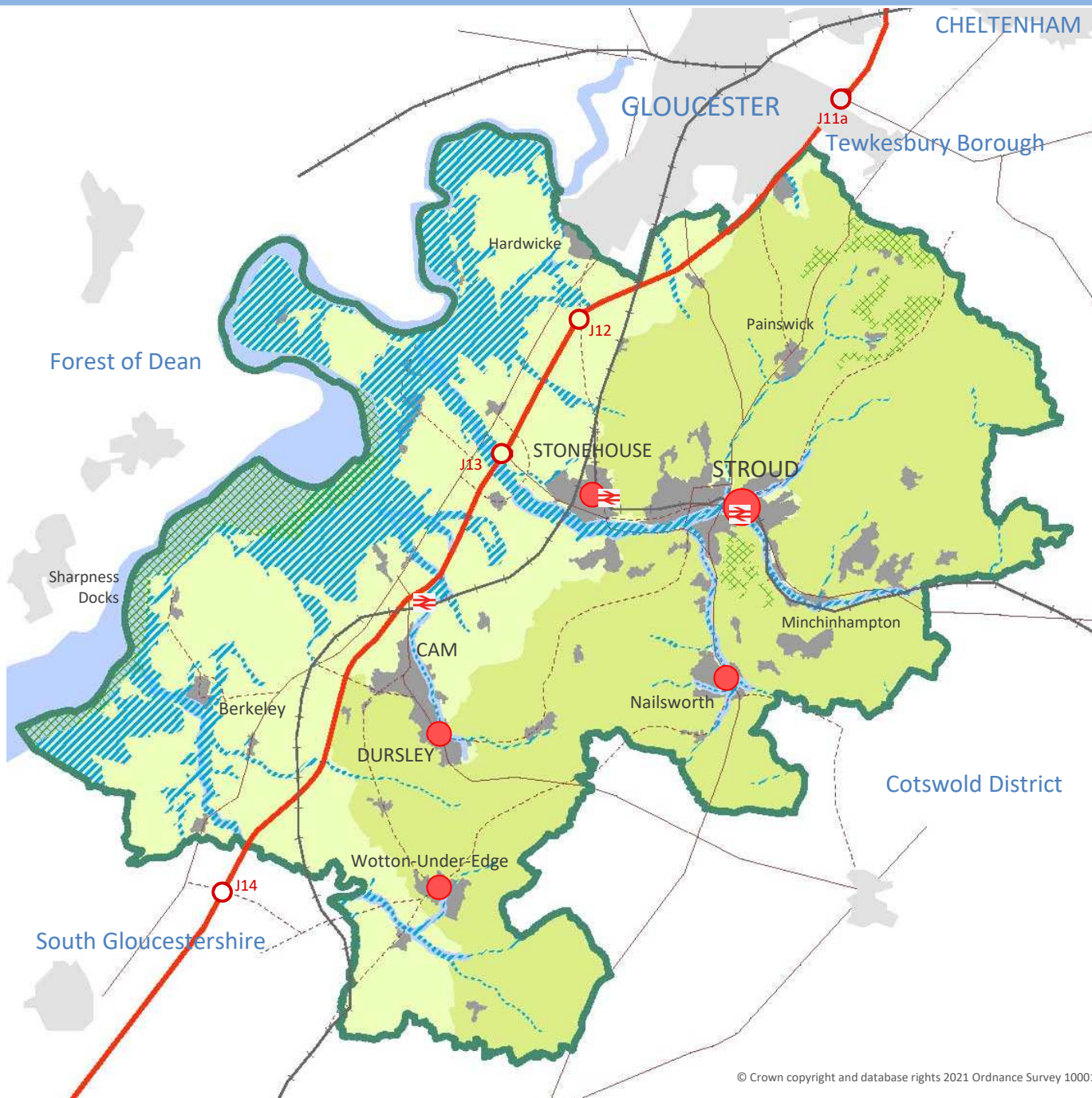


Fig.2 Stroud District's regional context... ▲ ▶





← ... Map 1. Stroud District's geographic context and landscape constraints

-  Stroud District
-  The Cotswolds Area of Outstanding Natural Beauty (AONB)
-  Internationally designated wildlife sites
-  The River Sever estuary
-  Estuarine and river floodplain (indicative)
-  Settlements and urban areas
-  Main line rail stations
-  A roads
-  B roads
-  M5 Motorway
-  Main town centres

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- 1.1.3 The District has a rich built heritage, including 42 conservation areas in a wide variety of towns and villages. Amongst these is the unique and very large Industrial Heritage Conservation Area, which extends through the Stroud Valleys, in recognition of the area’s important industrial legacy – including historic mill buildings and canal- and river-related structures.
- 1.1.4 The main town, Stroud, acts as the focal point of the wider functional urban area within the Stroud Valleys. The Valleys are home to some 49,000 people (just over 40% of the District’s population), including just under 6,000 in the town of Nailsworth. Stroud town is the District’s largest commercial centre, yet in terms of retail and leisure offer it faces competition from larger towns and cities, including Bristol, Cheltenham, Gloucester and Cirencester.
- 1.1.5 With the Gloucester-London main railway line running through it, Stroud has easy rail access to the north and east, including to Birmingham and London; junction 13 of the M5 lies five miles to the west of the town centre.
- 1.1.6 Towards the south of the District lie the towns of Cam and Dursley (population approximately 15,000), which jointly act as a focus for the South Vale area. Cam and Dursley have a rail station on the Bristol-Birmingham main railway line.
- 1.1.7 Stonehouse (just under 8,000 people) lies just outside the topographical Stroud Valleys (3.5 miles west of Stroud), but the town functions as part of this urban area. Close to the M5 junction 13, Stonehouse also benefits from a rail station on the Gloucester-London line.
- 1.1.8 To the north of the District, Hardwicke (just under 4,000 people) forms part of the Gloucester urban area. The remaining countryside areas of the District are mainly used for agriculture and contain a large number of smaller towns, villages and hamlets.



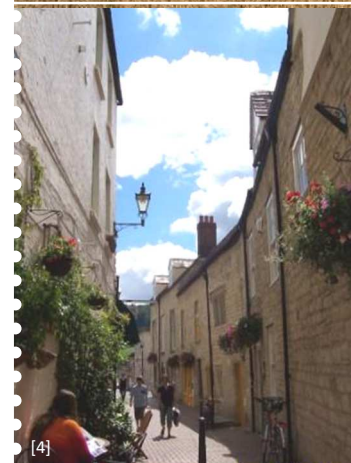
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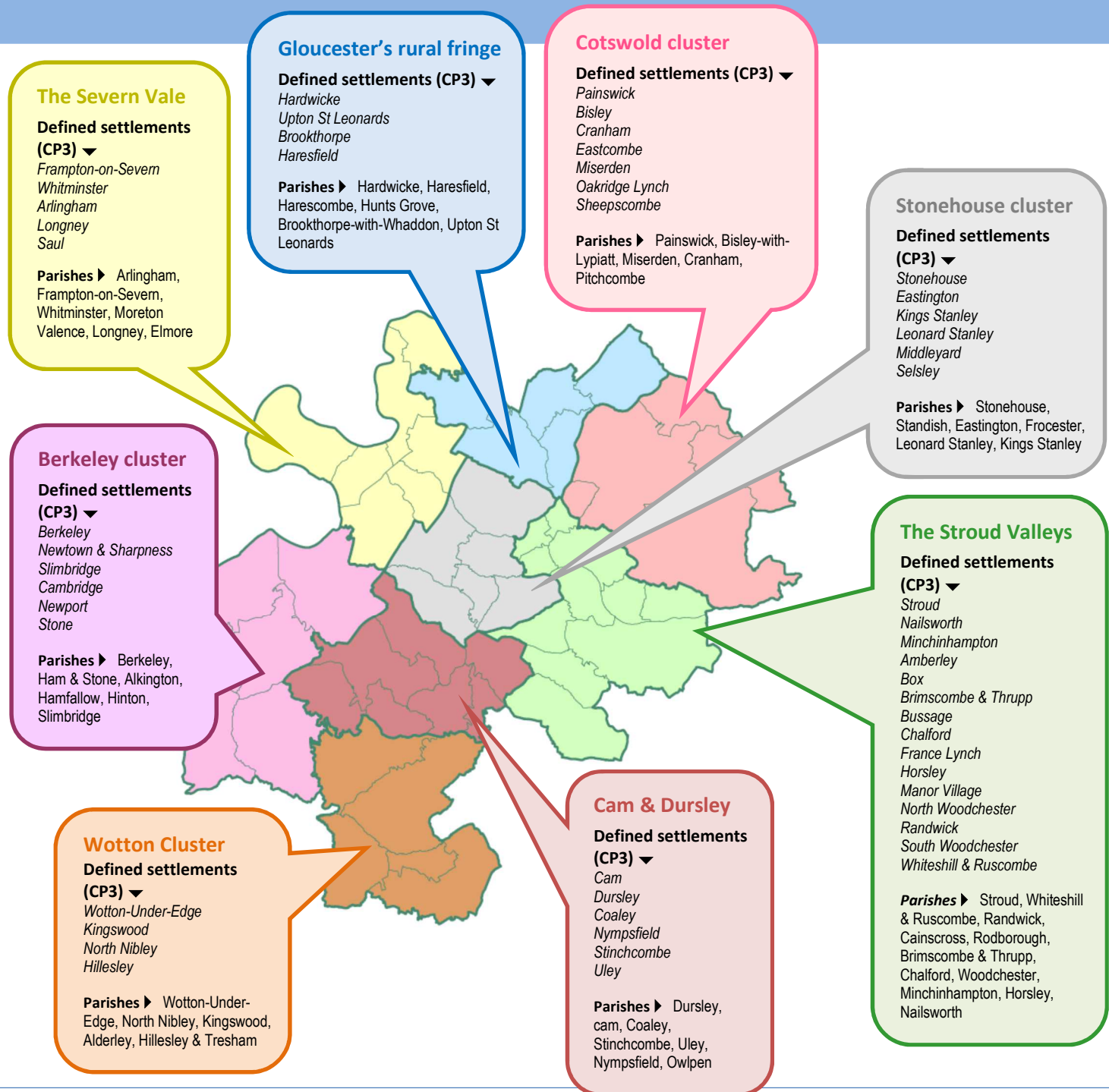


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The Severn Vale

Defined settlements (CP3) ▼

Frampton-on-Severn
Whitminster
Arlingham
Longney
Saul

Parishes ▶ Arlingham, Frampton-on-Severn, Whitminster, Moreton Valence, Longney, Elmore

Gloucester's rural fringe

Defined settlements (CP3) ▼

Hardwicke
Upton St Leonards
Brookthorpe
Haresfield

Parishes ▶ Hardwicke, Haresfield, Harescombe, Hunts Grove, Brookthorpe-with-Whaddon, Upton St Leonards

Cotswold cluster

Defined settlements (CP3) ▼

Painswick
Bisley
Cranham
Eastcombe
Miserden
Oakridge Lynch
Sheepscombe

Parishes ▶ Painswick, Bisley-with-Lypiatt, Miserden, Cranham, Pitchcombe

Stonehouse cluster

Defined settlements (CP3) ▼

Stonehouse
Eastington
Kings Stanley
Leonard Stanley
Middleyard
Selsley

Parishes ▶ Stonehouse, Standish, Eastington, Frocester, Leonard Stanley, Kings Stanley

Berkeley cluster

Defined settlements (CP3) ▼

Berkeley
Newtown & Sharpness
Slimbridge
Cambridge
Newport
Stone

Parishes ▶ Berkeley, Ham & Stone, Alkington, Hamfallow, Hinton, Slimbridge

The Stroud Valleys

Defined settlements (CP3) ▼

Stroud
Nailsworth
Minchinhampton
Amberley
Box
Brimscombe & Thrupp
Bussage
Chalford
France Lynch
Horsley
Manor Village
North Woodchester
Randwick
South Woodchester
Whiteshill & Ruscombe

Parishes ▶ Stroud, Whiteshill & Ruscombe, Randwick, Cainscross, Rodborough, Brimscombe & Thrupp, Chalford, Woodchester, Minchinhampton, Horsley, Nailsworth

Wotton Cluster

Defined settlements (CP3) ▼

Wotton-Under-Edge
Kingswood
North Nibley
Hillesley

Parishes ▶ Wotton-Under-Edge, North Nibley, Kingswood, Alderley, Hillesley & Tresham

Cam & Dursley

Defined settlements (CP3) ▼

Cam
Dursley
Coaley
Nympsfield
Stinchcombe
Uley

Parishes ▶ Dursley, cam, Coaley, Stinchcombe, Uley, Nympsfield, Owlpen

'Parish clusters'

1.1.9 The 'parish clusters' that appear throughout this Plan originated with the drafting of the **2015 Local Plan**. By grouping parishes that share some geographic and functional similarities, we have been able to build up a picture of the particular needs and opportunities that most concern different parts of the District.

1.1.10 The idea of parish clusters is an integral part of the portrait of our District and a useful place-shaping tool, which is carried through some evidence base documents, as well as the Plan.

◀ ... Map 2. Stroud District's "parish clusters"



Stroud District today

1.1.11 The facts, figures and studies that make up the Local Plan evidence base have helped to build up a picture of the District today, the pressures it faces, how it has been changing, what its current needs are and what may be needed in the future.

1.1.12 This ‘snapshot’ should help to put the key issues facing Stroud District between now and 2040 into context:

- Ours is a rural district with several market towns, each with their own distinct characteristics, assets and issues
- We have a high quality environment; this is a desirable place to live and work
- Our population is ageing; the population is generally affluent, but there are pockets of deprivation
- We have low levels of unemployment, but too few jobs available within the District itself – leading to high levels of out-commuting
- We have a significant shortage of affordable housing and high average house prices compared to the Gloucestershire average
- We have generally good educational standards and a well qualified resident workforce
- There are low levels of crime, but a disproportionate fear of crime
- Our CO₂ emissions from transport continue to rise
- Public transport is limited across the District
- There is poor accessibility east to west through the District
- Significant growth is occurring along the M5 corridor (focused on Gloucester, Cheltenham and Bristol) – which impacts on Stroud District now and in the future

Stroud District at a Glance ▼

Area	175 sq.miles / 45,325 ha / 112,000 acres
Population (2018)	119,019 ^a
Population density (2018)	2.6 persons per hectare
No. of households (2019)	51,796 ^b
Average household size (2011)	2.35 ^c
Life expectancy	women 83.2 yrs / men 80.1 yrs ^d
Mean age of population	42.3 years ^e
No. of dwellings (2018)	53,078 ^f
Total economically active (2019)	66,700 people ^g
Average income	£28,423 ^g
Unemployed (August 2019)	1.3% ^h

^a Source: ONS Mid-2018 Population Estimates

^b Source: CLG 2014 household projections

^c Source: Census 2011

^d Source: NHS - Stroud Health Profile 2017

^e Source: Census 2011

^f Source: Census 2011 (baseline) + Stroud District HLA (housing completions)

^g Source: ONS/NOMIS - Labour Market Profile Stroud 2019

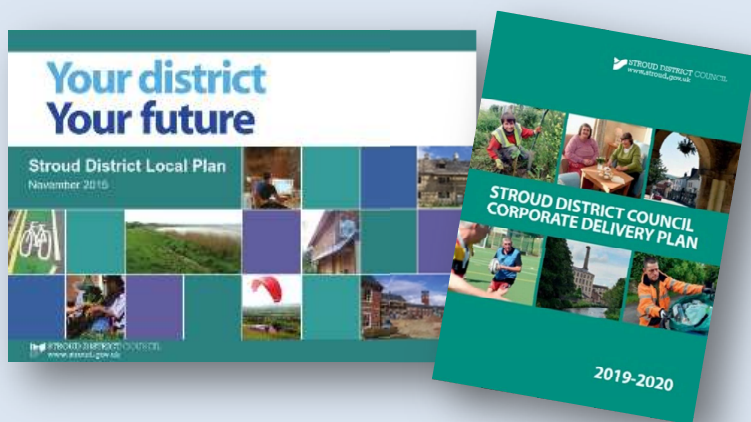
^h Source: NOMIS Claimant Count

▲ Table 1 ... key facts about our district



40 key issues

- 1.1.13 Our evidence base and public consultation have highlighted **40 key issues**, challenges and needs facing the District, which the Local Plan should seek to address.
- 1.1.14 These cover a range of areas including the economy, affordable housing, the environment, health and wellbeing and delivery. Many of them reflect the Key Issues identified in the **2015 Local Plan**. They are likely to remain relevant into the future, but challenges and needs change over time; and priorities for action can change too.
- 1.1.15 In particular, the prospect and potential implications of climate change are coming into sharper focus and assuming greater urgency. The Local Plan identifies this as an overarching priority issue for our District.



Building on the key issues set out in the 2015 Local Plan (p9 - 14), and based on Stroud District Council's five long-standing Key Priorities for making our District a better place to live, work and visit for everyone (Corporate Delivery Plan 2019-20), we identified 40 priority areas for the Local Plan review to address.

Having taken into consideration local views, national policy and evidence where available, the following key issues have been identified as priorities for the Local Plan to tackle:

Moving the District towards becoming Carbon Neutral by 2030, whilst adapting to the impacts of climate change and providing resilience for the future.

The Council has declared a target that Stroud District will become carbon neutral by 2030, ahead of the Government Target of Net Zero Carbon 2050. This cross-cutting issue is touched upon by many of the Local Plan's key issues and emerging Strategic Objectives, and responses to it are embedded in the overall Development Strategy, as well as detailed policies and proposed site allocations.

Ensuring new development is located in the right place, supported by the right services and infrastructure to create sustainable development, including by:

- concentrating housing development at locations where there is currently the best access to services, facilities, jobs and infrastructure;
- creating new sustainable communities at locations where development can transform existing access to services and infrastructure;
- concentrating employment growth within the A38/M5 corridor and at locations in tandem with housing growth.

Conserving and enhancing Stroud District's countryside and biodiversity, including maximising the potential for a green infrastructure network across the District, including by:

- providing a robust policy framework for protecting and conserving the green infrastructure network and identifying and delivering extensions and improvements to the existing network;
- identifying opportunities through careful development to achieve net gains to the natural environment;
- supporting farm diversification, rural business growth and the tourism potential in rural areas which respect the character of the countryside.

Maximising the potential of brownfield and underused sites to contribute to housing supply, including by:

- regenerating large scale brownfield sites for housing, employment and canal related tourism
- allocating smaller brownfield sites within settlements for redevelopment and exploring other opportunities through the Brownfield Register
- prioritising the use of brownfield, underused and infill land through the use of settlement boundaries

Developing strategies to enhance the natural environment and to avoid and mitigate the indirect impacts of development on the natural environment, including by:

- safeguarding local wildlife-rich habitats and wider ecological networks/areas identified for habitat management, enhancement, restoration or creation;
- promoting the conservation, restoration and enhancement of priority habitats and ecological networks, and the protection and recovery of priority species;
- managing growth to secure mitigation and measurable net gains for biodiversity.

Tackling the acute lack of affordable housing in the District, including by:

- ensuring a proportion of affordable homes on all sites of 10 or more dwellings in urban areas and on all sites of 4 or more dwellings in designated rural areas;
- identifying opportunities for additional affordable homes, working with parish councils, co-operatives, community land trusts and community housing groups;
- encouraging rural exception sites and exception sites for first time buyers and renters, subject to local needs.

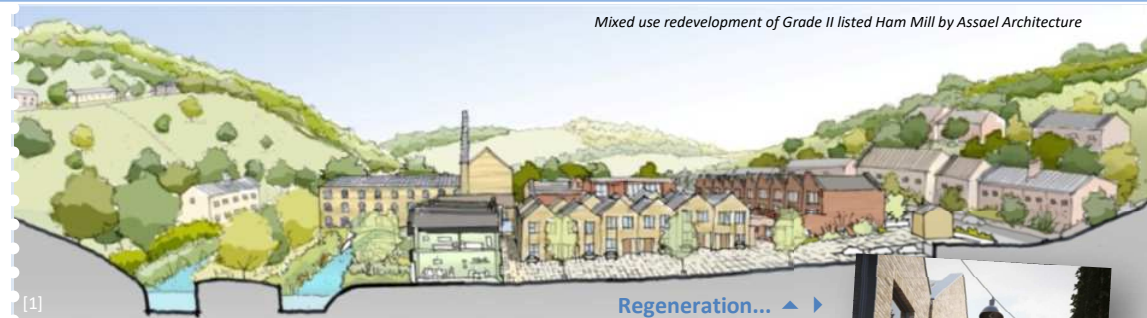
Helping to create a sustainable and vibrant economy that works for all

1. Continuing to provide for job opportunities across the District, with a focus on knowledge based industries, environmental technologies, engineering and manufacturing, creative industries and high quality social care.
2. Rebalancing and regenerating the existing employment stock to secure modern office premises with business support services and freehold small industrial sites.
3. Addressing the high level of daily commuting out of and into the District, particularly out commuting to Bristol, Gloucester, Cheltenham and Swindon.
4. Working with other local authorities and statutory agencies to investigate transport improvements to link Stroud to Bristol, the Midlands and Wales.
5. Improving the vitality and viability of our town centres within a changing environment of regional and on-line shopping.
6. Continuing to develop the tourism potential of our area as a unique selling point for living, working, visiting and investing in the District.
7. Responding to the requirements of the digital economy for super-fast broadband connections and good coverage across the District, together with the implications for living and working patterns.
8. Ensuring that the local economy can respond positively to challenges and any new trading opportunities following Brexit.



Providing affordable, energy efficient homes for our diverse and changing population

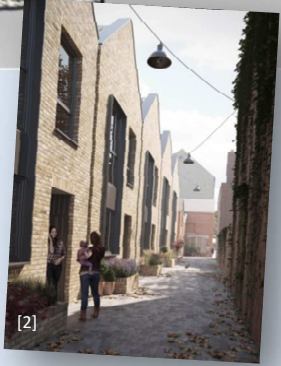
9. Meeting the District's identified future housing needs including the particular needs of the elderly and the needs of the travelling communities.
10. Working with neighbouring authorities to meet the needs of the housing market area as a whole.
11. Tackling the acute lack of affordable housing in the District.
12. Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development.
13. Providing the right size of accommodation to meet local needs (particularly for smaller, cheaper market and affordable homes) and to help with social cohesion.
14. Ensuring new housing design is flexible and adaptable, to meet the changing needs of diverse households.
15. Updating existing housing stock across the District, to make it more fuel efficient, warmer and healthier to live in.
16. Providing opportunities for self-build/custom housing, smaller sized developments and new models for housing delivery, to diversify and stimulate the housing market.
17. Maximising the potential of brownfield and underused sites to contribute to housing supply.



Mixed use redevelopment of Grade II listed Ham Mill by Assael Architecture



The 2015 Local Plan identified Ham Mill in Thrupp as one of several 'regeneration sites' (Policy E12), where redevelopment should seek to intensify employment provision, as well as developing other uses. A heritage-led scheme was granted planning permission in 2017, combining 100 new homes with modern commercial / employment space. The scheme sought to set an architectural benchmark, to catalyse regeneration of other under-used industrial heritage sites in the District. But the lack of progress on site demonstrates how challenging the delivery of brownfield redevelopment can be.



Homes... ▼ ▶
 [Below]: Littlecombe in Dursley was a major allocation in the 2005 Local Plan. When finished, it will have created more than 400 new homes, 700 new jobs, a business park and 40 acres of green space. [Right]: Stroud District Council is one of relatively few local authorities in England to have maintained an active council house building programme.



Environment...

Helping the District community minimise its carbon footprint, adapt to the changing climate and recycle more

- 18.** Achieving a better transport system, to help reduce CO₂ emissions, with an emphasis on limiting car use by extending the cycling and walking network and making improvements to public transport.
- 19.** Conserving and enhancing Stroud District's countryside, landscape and biodiversity, including maximising the potential for a green infrastructure network across the District.
- 20.** Moving the District towards becoming Carbon Neutral by 2030, whilst adapting to the impacts of climate change and providing resilience for the future.
- 21.** Protecting and enhancing our exceptional historic environment, whilst adapting to modern demands.
- 22.** Promoting high quality and locally distinctive design, incorporating where possible innovative, space efficient and flexible forms for modern living and working.
- 23.** Reconciling the need for energy efficient and low carbon building technologies and design with the traditional character and local distinctiveness of places.
- 24.** Contributing to the provision of renewable and low-carbon energy generation in the District.
- 25.** Providing resilience to flood risk, releasing regeneration sites from the floodplain for housing and employment, and promoting natural flood management projects.
- 26.** Developing strategies to enhance the natural environment and to avoid and mitigate the indirect impacts of development upon it.

Health and wellbeing...

Promoting the health and wellbeing of our communities and working with others to deliver the public health agenda

- 27.** Maintaining and improving the sustainability of our villages as places for living and working, by improving access to services, such as health and education, and jobs.
- 28.** Meeting the needs of young people.
- 29.** Meeting the needs of an increasingly elderly population, enabling people to live independently for longer.
- 30.** Supporting and capitalising on the District's artistic, cultural and sporting assets.
- 31.** Improving the provision of good quality sports facilities, to meet the District's needs and increase participation in sports and physical activity, particularly among children and young people.
- 32.** Developing a Green Infrastructure network of public open space provision throughout the District, to increase accessibility, ensuring public open spaces are adaptable and capable of accommodating multiple uses.
- 33.** Achieving mixed, balanced and cohesive communities offering a sense of community identity and belonging, tolerance, respect and engagement with people from different cultures, background and beliefs.





[9]



[10]



[15]

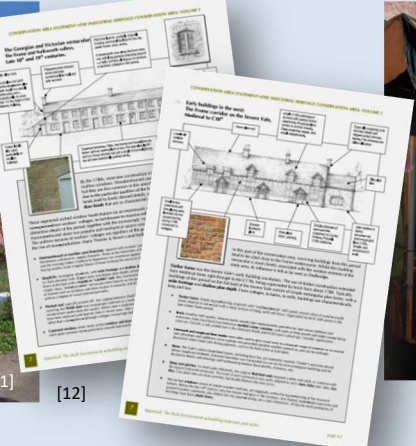


◀ **Delivery...**

[17] *Neighbourhood Development Plans are a powerful tool for communities to shape the delivery of future development, to meet their area's specific needs.*



[11]



[12]



[16]

Mitigation...

The District's high quality natural environment is a resource for leisure, health and wellbeing. But some landscapes and habitats require special protections. The District Council worked in partnership with The National Trust, Stroud Valleys Project and Natural England to produce advice as part of the Rodborough Common Mitigation Strategy.

▼ **Land use...**

Finding suitable sites and long-term premises for sporting facilities can be challenging, especially in the face of competition from higher value land uses such as housing.

Originally established by creatively re-using an old warehouse in Brimscombe to provide world class indoor facilities, RUSH Skate Park caters for everything from international competition to local toddlers. But despite its huge success, RUSH will have to find alternative premises to make way for the redevelopment of Brimscombe Port.



[18]

Local distinctiveness...

Conservation Area Statements and Village Design Statements are tools to help identify just what makes a place 'distinctive' in terms of the buildings, spaces, materials and topography that characterise it.

The grass roof and dry stone walling of the new M5 Gloucester Services, nestled below the Cotswold escarpment at Brookthorpe, is both unapologetically modern and architecturally sensitive in its form, landscaping and palette of materials.



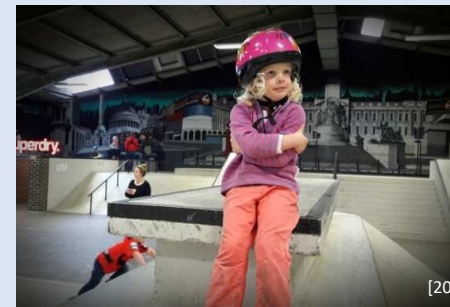
[13]



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[19]



Delivery...

Providing value for money to our tax payers and high quality services to our customers

- 34.** Working with neighbouring authorities to meet the housing, economic and infrastructure needs of the wider market area.
- 35.** Working with public health providers to ensure that health and wellbeing is central to the planning and design of new development, including the provision of well designed and insulated homes, the creation of vibrant places, and a network of open spaces with opportunities for play, enhanced biodiversity and flood risk resilience.
- 36.** Working with neighbourhood groups to deliver improvements to local services and infrastructure, housing and jobs growth at the local level, including through Neighbourhood Development Plans.
- 37.** Continuing to ensure that the Cotswolds Canals restoration plays a positive role in the District, bringing health and wellbeing benefits and enhancing employment opportunities, whilst also conserving the historic and often rural character of the canal.
- 38.** Ensuring that changes in public sector service delivery provide continued and improved accessibility to services.
- 39.** Facilitating community infrastructure projects through innovative funding mechanisms.
- 40.** Developing mitigation strategies to fund environmental projects.

