

# Stroud District Council: Local Development Scheme 2017-2021

September 2017

(Updated October 2020)



## **1.0 Introduction**

- 1.1 The Local Development Scheme (LDS) is Stroud District Council's programme for preparing planning policy documents for the District.
- 1.2 This LDS sets out:
- The current documents that make up the development plan for Stroud District and other relevant planning guidance;
  - The documents that will be produced during 2017-21 to maintain an up-to-date development plan and other relevant planning guidance.

## **2.0 Current development plan for Stroud district**

- 2.1 National planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.<sup>1</sup>
- 2.2 The development plan for Stroud District currently comprises:
- Stroud District Local Plan (adopted November 2015)
  - Waste and minerals local plans (see below)
  - Neighbourhood development plans (see below)
- 2.3 The Local Plan was adopted by the Council on 19<sup>th</sup> November 2015 and provides a comprehensive spatial plan for the District for the period 2006-2031. The Local Plan includes a development strategy; core and delivery policies; site allocations; and a policies map. The Local Plan completely replaces the previous Stroud District Local Plan 2005.
- 2.4 Waste and Minerals Local Plans include:
- Gloucestershire Waste Core Strategy (adopted November 2012)
  - 'saved' and as yet not replaced policies of the Gloucestershire Waste Local Plan (adopted 2004); and
  - 'saved' policies of the Gloucestershire Minerals Local Plan (adopted 2003)
- 2.5 Further information on the current Waste and Minerals LDS can be seen here: <http://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/minerals-and-waste-development-scheme-mwds/>
- 2.6 Neighbourhood development plans (NDPs) produced by parish councils within Stroud District following a successful referendum also form part of the development plan. The following NDPs form part of the development plan:
1. Eastington NDP (made October 2016)
  2. Hardwicke NDP (made October 2017)
  3. Kingswood NDP (made May 2017)
  4. Minchinhampton (July 2019)
  5. Stonehouse (February 2018)

---

<sup>1</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

6. Stroud Town Centre NDP (made October 2016)
7. Whiteshill & Ruscombe NDP (made October 2016)

### **3.0 Current supplementary planning guidance**

#### Supplementary planning documents (SPD)

- 3.1 Supplementary planning documents (SPD) are documents that add further detail to the policies in the Local Plan. They are capable of being a material consideration in planning decisions but are not part of the development plan.<sup>2</sup>
- 3.2 The following documents have been adopted by the Council as SPDs:
  - Industrial Heritage Conservation Area Management Proposals SPD (November 2008)
  - Sustainable Construction & Design Checklist SPD (February 2017)
  - Planning Obligations SPD (April 2017)
  - Chalford Community Design Statement (September, 2019)

#### Supplementary planning guidance (SPG)

- 3.3 This form of guidance was prepared under the pre 2004 planning system and has limited weight. However, SPG's may still be taken into account as material considerations particularly if they relate to matters set out in the NPPF. The weight of the SPG increases if it has been prepared in consultation with the public and has been the subject of a Council resolution.
- 3.4 The following documents have been adopted by the Council as SPGs:
  - Stroud District Landscape Assessment SPG (November 2000)
  - Stroud District Residential Design Guide SPG (November 2000)
  - Stroud District Shopfronts Guide (adopted December 2011)

#### Supplementary planning advice (SPA)

- 3.5 These documents support the planning policies adopted by the Council but have not been subject to the same level of process as either SPGs or SPDs. However, they can be referred to for guidance and may be used in decision making. The weight given to them may be more limited than other documents.
- 3.6 The following documents have been adopted by the Council as SPAs:
  - Householder Design Guide (adopted 2007)
  - The Industrial Heritage Design Guide (adopted November 2008)
  - Stroud Public Realm Strategy (adopted January 2009)
  - Validation of planning applications (adopted July 2013)
  - Standish House Planning Concept Statement (adopted June 2015)
- 3.7 In addition, the Council has adopted the following village design statements and conservation area statements (CAS):

---

<sup>2</sup> National Planning Policy Framework (Department for Communities and Local Government, February 2019), Glossary.

- Alkington; Bisley-with-Lypiatt; Frampton (CA); Kingswood; Kingswood CA; Longney and Epney; Nailsworth; Randwick; Stonehouse; Uley & Owlpen; Whitminster; Woodchester

#### Other documents

3.8 To meet the Council’s responsibilities under the Habitats Directive, the following document has also been produced:

- Interim strategy for Rodborough Common Special Area of Conservation (SAC) (adopted March 2015)

#### **4.0 Future documents: Reviewing the Stroud District Local Plan**

4.1 The Stroud District Local Plan includes within it a commitment to undertake an early review, commencing by December 2019. The following schedule sets out the details of the review:

<i>Name:</i>	<b>Stroud District Local Plan Review 2020-2040</b>	
<i>Subject and scope:</i>	Local plan setting out a sustainable development strategy for future growth (housing, employment, retail, leisure, community, infrastructure) whilst working within environmental limits (landscape, biodiversity, heritage, climate change).	
<i>Reason for preparation:</i>	<ul style="list-style-type: none"> <li>• To maintain an up-to-date planning framework for the District</li> <li>• To meet objectively assessed housing and employment needs arising from within the District</li> <li>• To consider assisting neighbouring authorities to meet their unmet objectively assessed needs to ensure that any shortfalls in delivery are met in sustainable locations</li> </ul>	
<i>Status:</i>	Development plan document	
<i>Geographical coverage:</i>	Stroud District	
<i>Time period:</i>	2020-2040	
<i>Duty to Co-operate:</i>	Working with neighbouring authorities within Gloucestershire and within the West of England to co-ordinate plans to ensure that development needs are met and to work collaboratively across local boundaries to ensure strategic priorities are met. However, a joint plan is not envisaged.	
<i>Programme / Production milestones:</i>	Issues (Reg.18 consultation)	Autumn 2017
	Preferred strategy (Reg. 18 consultation)	Autumn 2018
	Draft Plan (Reg.18 consultation)	Autumn 2019

	Additional housing options (Reg. 18 consultation)	Autumn 2020
	Publication of plan (Reg.19 consultation)	Spring 2021
	Submission of plan	Spring 2021
	Examination	Autumn 2021
	Modifications	Spring 2022
	Adoption	Autumn 2022

4.2 Please note that if a future decision is made to develop a strategic plan for Gloucestershire then the Local Plan timetable will require review.

## 5.0 Future documents: Neighbourhood planning

5.1 The District Council is currently assisting a number of parish councils to produce neighbourhood plans or community right to build orders. Neighbourhood plans following a successful referendum will form part of the development plan for Stroud district.

5.2 The following table sets out current progress with neighbourhood plans.

<i>Name of neighbourhood area</i>	<i>Area designation</i>	<i>NDP / Order submission</i>	<i>Referendum</i>	<i>Plan / Order made</i>
Brimscombe & Thrupp	February 2016	Expected early 2018	No date yet	No date yet
Cam	February 2014	November 2019	Expected May 2021	No date yet
Chalford	June 2014	No date yet	No date yet	No date yet
Dursley	February 2014	May 2018	Expected May 2021	No date yet
Eastington	September 2013	January 2016	August 2016	October 2016
Hardwicke	February 2014	February 2017	August 2017	October 2017
Horsley	September 2014	November 2019	Expected May 2021	No date yet
Kingswood	June 2014	April 2016	May 2017	May 2017
Minchinhampton	June 2015	January 2019	May 2019	July 2019
Nailsworth	June 2015	January 2016	August 2016	October 2016
Standish	February 2014	Expected 2021	No date yet	No date yet
Stonehouse	September 2013	March 2017	November 2017	February 2018
Stroud Town Centre	July 2014	December 2015	August 2016	October 2016

Whiteshill & Ruscombe	September 2013	January 2016	August 2016	October 2016
Wotton-Under-Edge	March 2015	No date yet	No date yet	No date yet

## 6.0 Future supplementary planning documents

6.1 The current Stroud District Local Plan includes within it a commitment to produce a number of supplementary planning documents to support the delivery of the Plan's policies. A Sustainable Construction and Design Checklist SPD and a Planning Obligations SPD have recently been produced and adopted. At the current time there are no further supplementary planning documents proposed.

## 7.0 Other documents in preparation

7.1 The following documents will assist in the implementation of the adopted Local Plan.

<i>Name:</i>	<b>Severn Estuary mitigation strategy</b>	
<i>Subject and scope:</i>	To identify a mitigation strategy for new development to avoid likely significant effects on the Severn Estuary SAC/SPA/Ramsar site. Will assist with the implementation of policy ES6 of the adopted Local Plan.	
<i>Status:</i>	HRA mitigation strategy	
<i>Geographical coverage:</i>	Catchment zone within Stroud District.	
<i>Programme:</i>	Adoption	December 2017

<i>Name:</i>	<b>Heritage strategy and action plan</b>	
<i>Subject and scope:</i>	To identify a strategy to address the issues and pressures that are facing the District's heritage assets, including the setting of priorities for Council action, underpinned by a series of action plans, which can be refreshed periodically. Will assist with the implementation of policies ES10 and ES11 of the adopted Local Plan.	
<i>Status:</i>	Supplementary planning advice	
<i>Geographical coverage:</i>	Stroud District	
<i>Programme / Production milestones</i>	Consultation	July-September 2017
	Adoption	February 2018

<i>Name:</i>	<b>Green infrastructure guide</b>	
<i>Subject and scope:</i>	To identify the multi-functional benefits of GI and how good practice in designing GI within new developments can enhance the current GI network for Stroud district. Will assist with the implementation of policies including policy ES14 of the adopted Local Plan.	

<i>Status:</i>	Supplementary planning advice	
<i>Geographical coverage:</i>	Stroud District but identifying linkages beyond district boundaries	
<i>Programme / Production milestones</i>	Consultation	May-June 2018
	Adoption	September 2018

## 8.0 Monitoring

8.1 The Council will publish regular monitoring reports to identify progress with the Local Plan.

8.2 At the current time, the Council produces annual reports covering:

- Housing land availability (each May-June using data from 1 April)
- Employment land availability (each May-June using data from 1 April)
- Five Year housing land supply (each June with a partial update each November)