

Draft potential list of MMs for consideration for all sessions up to end of weeks 3-4 Submitted to the Inspectors 26th May 2023

List of Modifications from Hearing Sessions (also those accepted in our Matter Statements if not explicitly discussed on the day)

Matter	Ref.	Modification	Action	Progress / complete
Matter 1	MD1	<p>Paragraph 1.07 “The intention of this new Local Plan is to replace in one document the 2015 Local Plan. <u>A list of superseded policies from this old Plan is set out in Appendix? However, the planning system...</u>”</p> <p>Add new Appendix ?:</p> <p><u>Appendix ?: List of superseded policies</u></p> <p><u>The following policies, contained within the Stroud District Local Plan (2015), are now superseded by policies within the new adopted Local Plan (2024):</u></p> <p><u>Core Policies: CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10, CP11, CP12, CP13, CP14, CP5</u></p> <p><u>Delivery Policies: EI1, EI2, EI3, EI4, EI5, EI6, EI7, EI8, EI9, EI10, EI11, EI12, EI13, EI14, EI15, EI16, ES1, ES2, ES3, ES4, ES5, ES6, ES7, ES8, ES9, ES10, ES11, ES12, ES13, ES14, ES15, ES16, HC1, HC2, HC3, HC4, HC5, HC6, HC7, HC8</u></p> <p><u>Allocation Policies: SA1, SA2, SA3, SA4, SA4a, SA5, SA5a</u></p>	List all policies and site allocations in adopted Local Plan (2015) which are now superseded by the new Plan.	Completed.
Matter 1	MD2	Add new supporting text and appendix.	Disaggregate the Local Plan housing supply (when finalised) by parish (or NDP area if different) to identify the housing target for NDPs. Include as an appendix to the Local Plan	SDC will provide once the final housing supply and distribution has been agreed.
Matter 1	MD3	SDC to provide	Identify which policies/allocations in the Plan are strategic and non-strategic.	Working on the format to submit/new paragraph
Matter 4	MD4	<p>Core Policy CP2 “Stroud District will accommodate at least 12,600 additional dwellings and at least 79 84 hectares of additional employment land to meet the needs of the District for the period 2020-2040.”</p> <p>Consequential changes to Table 4 and paragraph 2.6.3</p>	Identify a specific number for employment land requirement. Possibly “at least 84 hectares”. Speak with Roland (DLP) to confirm. Also need to consider consequential changes to Table 4 and paragraph 2.6.3.	Completed.
Matter 2	MD5	Map 3. <u>Key Diagram: The development-spatial strategy</u>	Clarify that the map on page 24 is The Key Diagram, showing the Plan’s spatial strategy, to reflect paragraph 23 of NPPF.	Completed.
Matter 2	MD6	Consequential changes (114 in number) to all parts of the Local Plan where the following words are used: “The development <u>spatial</u> strategy”	Change all references of “development strategy” to “spatial strategy” to reflect paragraph 23 of NPPF.	Completed.
Matter 2	MD7	Core Policy 2 CP2 Strategic growth and development locations <u>The spatial strategy and development locations</u>	Consider revisions to Core Policy CP2 to clearly define the spatial strategy (possibly taking wording from section 2.3)	Completed.

The strategy supports the development of inclusive, diverse communities, with housing and employment in close proximity and good access to wider services and facilities, to reduce our carbon footprint and to improve the District's sustainability and self-containment.

Stroud District will accommodate at least 12,600 additional dwellings and at least 79 84 hectares of additional employment land to meet the needs of the District for the period 2020-2040.

The strategy will concentrate housing growth at the main towns of Cam and Dursley, Stonehouse and Stroud, where there is best access to services, facilities, jobs and infrastructure, and will support the regeneration of the canal corridor through the Stroud valleys and at Berkeley/Sharpness.

Housing and employment growth will also be centred at two new settlements at Sharpness and at Wisloe within the Severn Vale (Rail /A38/M5 corridor), where there is the potential to create new sustainable communities along garden village principles. Further strategic employment growth will also be concentrated at accessible locations within the Rail/A38/M5 corridor.

In order to meet wider development needs and to support and improve existing services and facilities at smaller towns and larger villages, modest levels of growth will be delivered at the local service centres of Berkeley, Minchinhampton, Nailsworth and Painswick.

Lesser levels of growth will be delivered at the villages of Brimscombe & Thrupp, Eastington, Frampton-on-Severn, Kings Stanley, Kingswood, Leonard Stanley, North Woodchester and Whitminster. These are villages that have a range of local facilities and already benefit from good transport links, or they have the potential to develop better transport links to strategic facilities at the nearby towns of Stroud and Wotton under-Edge, where growth potential is limited by environmental constraints.

The regeneration of previously used sites and further infill development to maximise the use of brownfield land will be supported at these and other settlements, within settlement development limits.

Strategic development sites to meet needs are allocated at the following locations:

Location	Employment	Housing
Cam North West		900
Cam North East Extension		180
South of Hardwicke		1,350
Hunts Grove Extension		750
Javelin Park	27 ha	
Quedgeley East Extension	5 ha	
West of Renishaw New Mills	10 ha	
Sharpness Docks	7 ha	300
Sharpness	10 ha	2,400 (5,000 by 2050)
Stonehouse North West	5 ha	700
Stonehouse Eco Park M5 J13	10 ha	
Wisloe	5 ha	1,500

Local development sites are allocated at the following settlements:

Settlement	Housing (cumulative total)
Berkeley	170
Brimscombe & Thrupp	190
Dursley	10
Frampton-on-Severn	30
Hardwicke	10
Kingswood	50
Leonard Stanley	40

		<table border="1"> <tr><td>Minchinhampton</td><td>80</td></tr> <tr><td>Nailsworth</td><td>90</td></tr> <tr><td>Newtown & Sharpness</td><td>70</td></tr> <tr><td>Painswick</td><td>20</td></tr> <tr><td>Stonehouse</td><td>10</td></tr> <tr><td>Stroud</td><td>165</td></tr> <tr><td>Whitminster</td><td>50</td></tr> </table> <p>In addition to allocated sites, development will take place in accordance with the Settlement Hierarchy set out in this Plan (Core Policy CP3). Housing development will take place within settlement development limits, B class employment development will take place at designated employment areas and retail development will take place in accordance with the Retail Hierarchy (Core Policy CP12). Limited development will take place outside of these designated areas and in accordance with other policies of the Plan. <u>Within the Cotswolds AONB, priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape. But to support the social wellbeing of AONB communities, the strategy supports limited housing development to meet needs arising from within the AONB.</u> Stroud District will make a contribution to meeting the unmet housing needs of Gloucester City for the Plan period by providing for growth at the following location, subject to it being required to meet needs and provided locating growth at this location is consistent with the approved strategy for the Joint Core Strategy Review:</p> <table border="1"> <thead> <tr><th>Location</th><th>Housing</th></tr> </thead> <tbody> <tr><td>Land at Whaddon</td><td>3,000</td></tr> </tbody> </table>	Minchinhampton	80	Nailsworth	90	Newtown & Sharpness	70	Painswick	20	Stonehouse	10	Stroud	165	Whitminster	50	Location	Housing	Land at Whaddon	3,000		
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	MD8		Consider revisions to Core Policy CP4. Issue seems to be the references to the guiding principles.	SDC request further information from the Inspector on the nature of the changes envisaged.																		
Matter Focused Highways Discussion	MD9	Changes to site allocation policies and Delivery Policy EI12 and supporting text.	Consider changes to site allocation policies and EI12 to link necessary strategic transport schemes on SRN to specific sites for contributions	Draft list of changes sent to NH for agreement																		
Matter 10a	MD10	Core Policy DCP1 Third bullet point: “designed to maximise <u>enhance</u> green infrastructure to sequester carbon, achieve nature recovery and to support local food production;”	Liaise with Savills to agree a change from “maximise” green infrastructure.	Agreed with Nick Matthews (Savills)																		
Matter 10a	MD11	Core Policy DCP1 Fourth bullet point: Accordingly, new development should be constructed to achieve the highest viable energy efficiency and designed to maximise the delivery of decentralised renewable or low-carbon energy generation <u>in accordance with approved standards.”</u>	Liaise with HBF to agree any changes to be consistent with delivery policies and national policy	Agreed with Mark Behrendt (HBF)																		
Matter 10a	MD12	Change to Core Policy CP15 Amend criterion (i):	Look at consistency of (i) regarding heritage, in relation to NPPF and Delivery Policy ES10	Completed.																		

		i) it does not have an adverse impact on <u>lead to unjustified loss or harm to the significance of a heritage assets and their or its setting; and</u>		
Matter 10a	MD13	Change to Core Policy CP15 Add new bullet point 10, to read: <u>"It is a live work development."</u>	Add additional bullet point 10 to refer to 'live work development'	Completed.
Matter 10a	MD14	Core Policy CP15 <u>"7. It will involve essential community facilities or infrastructure;"</u>	Add "infrastructure"	Completed.
Matter 10a	MD15	Delivery Policy ES1 Sustainable Construction and Design Sustainable design and construction will be integral to new development in Stroud District. Development proposals should meet the following requirements: 1. Achieve net-zero carbon - all new development should achieve a net zero carbon standard by means of: a) an overall minimum 35% reduction in emissions over Part L 2013 Building Regulations achieved onsite, <u>until superseded by higher standards set through further revisions to the Building Regulations;</u> b) a minimum of 10% and 15% reduction in emissions over Part L 2013 Building Regulations achieved respectively in homes and in non-domestic developments through fabric energy efficiency improvements, <u>until superseded by higher standards set through further revisions to the Building Regulations;</u> c) residual emissions offset through payments to a Stroud District Council carbon offset fund..... 9. Applications for all development will need to be accompanied by a completed Stroud District Sustainable Construction Checklist <u>and an energy statement reporting carbon emission reductions against clauses 1(a) and 1(b) and residual emissions.</u> All development will be built in accordance with the approved plans, and the Sustainable Construction Checklist <u>and energy statement.</u>	Amendment to policy set out in Matter 10a statement.	Completed.
Matter 10a	MD16	Proposed revised wording for Delivery Policy DES3 Delete current policy and replace with: <u>Zero carbon heat supply</u> <u>All new development should incorporate efficient zero-carbon heating systems which minimise running costs.</u> <u>To minimise carbon emissions and running costs, heating systems for new development should be selected in accordance with the following heating hierarchy:</u> <u>1. Connect to local existing or planned heat networks.</u> <u>2. Create a site-wide heat network and commit to extending the network beyond the site where viable.</u> <u>3. Install communal heating systems which minimise the cost of future connection to a heat network.</u> <u>4. For extremely thermally efficient* and/or small-scale developments where 1-3 are not viable, install individual-premises heating systems.</u> <u>In applying the above hierarchy, the following points should be taken into account:</u> <ul style="list-style-type: none"> <u>Where a zero-carbon heat supply has been shown to be unfeasible or unviable, local ambient or secondary low carbon heat sources (in conjunction with electrically powered heat pumps** if necessary) may be used.</u> <u>In areas identified as having high potential for heat networks, or where a local heat network is planned but not yet in existence, or connection is not currently viable but may become viable in the</u> 	Amendment to policy set out in Matter 10a statement.	Completed.

		<p>future, the development should be designed to allow for cost-effective connection. In this case the heat should be supplied according to step 3 of the above hierarchy.</p> <p>All development will be built in accordance with the approved plans, and the Sustainable Construction Checklist and Energy Statement.</p> <p>* for example, Passive House standard</p> <p>**electrically powered heat pumps are assumed to become zero-carbon when grid decarbonises.</p>		
Matter 10a	MD17	<p>Para 6.31</p> <p>Healthy soil is fundamental to Britain’s farming system and to producing the food we eat. It provides the means for plants to grow, which also helps to create the oxygen we breathe and clean the water we drink. British farmers work hard to protect and maintain healthy soils. Without fertile soils, farmers would not be able to grow crops productively, or support their livestock effectively. Soil can also increase our resilience to climate change, by storing carbon, locking in greenhouse gases that would otherwise be released into the atmosphere, and helping to prevent flooding. Soil health can be defined as a soil's ability to function and sustain plants, animals and humans as part of the ecosystem. High quality agricultural land (grades 1,2 and 3a) is therefore an important resource. Once developed, even for other open space uses, the return to viable agricultural use is rarely feasible. It is important to protect, as far as practicable, the best and most versatile agricultural land from development. Developers should refer to the Natural England guidance “Guide to assessing development proposals on agricultural land” when considering development proposals that affect agricultural land and soils. The guidance aims to protect:</p> <ul style="list-style-type: none"> • the best and most versatile (BMV) agricultural land from significant, inappropriate or unsustainable development proposals • soils by managing them in a sustainable way 	Refer to Defra’s Construction Code of Practice for the Sustainable Use of Soils on Construction Sites, to assist the construction sector in the better protection of the soil resources with which they work, and in doing so minimise the risk of environmental harm such as excessive run-off and flooding. The aim is to achieve positive outcomes such as cost savings, successful landscaping and enhanced amenity whilst maintaining a healthy natural environment, and we would advise that the Code be referred to where relevant in the development plan. (NE Reg.19)	Completed
Matter 10a	MD18	<p>Delivery Policy ES4</p> <p>Water resources, quality and flood risk</p> <p>Fourth paragraph: “....development of future flood alleviation projects and/or provision of upstream rural SUDS projects.”</p>	Take out ‘upstream’, as downstream projects may also be possible.	Completed
Matter 10c	MD19	<p>Delivery Policy ES6 Providing for biodiversity and geodiversity</p> <p>“a. There is are no suitable alternative solutions to the development; and.... c. Appropriate compensatory provision can be secured to ensure that the overall coherence of the site(s) <u>National Site Network</u> is protected and enhanced.”</p>	To reflect Natural England requirements, as set out in the Matters Statement.	Completed
Matter 10c	MD20	<p>Reviewed Policy compliance with the NPPF and suggest one word change to Policy ES6</p> <p>Development that will adversely affect the following designations shall not be considered sustainable development and will not <u>normally</u> be permitted:</p>	Need to check ES6 is consistent with NPPF para. 180. For example, ES6 says “Development that will adversely affect the following designations shall not be considered sustainable development and will not be permitted.” However, NPPF para.180 says “not normally be permitted”. If there are changes, will also need to consider the wording for local sites (given the hierarchy).	Completed
Matter 10c	MD21	<p>para 6.49</p> <p>Biodiversity Net Gain (BNG) is a way to contribute to the recovery of nature while developing land in a measurable way. It is making sure the habitat for wildlife is in a better state than it was before development. This will apply from November 2023 for developments in the Town and Country Planning Act 1990, unless exempt. It will apply to small sites from April 2024. There would be a 2 year transition and implementation period for mandatory BNG with the Environment Bill receiving Royal Assent and</p>	Consider updating supporting text to reflect the Act – (transitional period/possible exemptions) (this could be an additional modification not a main modification.)	Completed

		became the Act (which happened on 9 November 2021). The Act includes provision for secondary legislation to set a date for the requirement to come into force. Mechanisms for delivering Biodiversity BNG can be on site, off site, in full or combination. Onsite can be delivered using habitat creation/enhancement via landscaping/green infrastructure. Offsite can be delivered through habitat creation/enhancement on land holdings or via habitat banks. The mitigation hierarchy is also applied and some irreplaceable habitats such as ancient woodland will not be eligible for offsetting. Existing mechanisms for protecting ecology will remain in place and BNG will not apply at SSSI's.		
Matter 10c	MD22	<p>Para 6.60</p> <p>Mature trees, woodlands and hedges are sensitive to the impacts of development, either directly through their removal or indirectly through the impacts of construction. Due to the length of time and the cost taken to replace mature features, and the contribution they can make to the quality of development, they should be retained and protected where possible. Surveys and assessments carried out in accordance with recognised standards should be used to inform the design process and minimise impacts. <u>Trees identified as having local interest or value are identified as part of adopted Neighbourhood Development Plans or Parish/Community Design Statements.</u> Where their loss is unavoidable they should be replaced with suitable new planting either within the site or in the locality if this is more appropriate. Development can make a positive contribution to the tree and hedgerow resource in the locality through new planting or the restoration and improved management of existing features. Native indigenous species planting will be encouraged where they respect and enhance the local landscape character.</p>	Define "locally valued" in supporting text. (Suggest reference NDPs and adopted SPDs)	Completed
Matter 10c	MD23	<p>Delivery Policy ES10 Valuing our historic environment and assets</p> <p>Stroud District's historic environment will be preserved, protected or enhanced, in accordance with the principles set out below:</p> <ol style="list-style-type: none"> Any proposals involving an historic asset shall require a 'Heritage Statement' comprising a description of the heritage asset's significance, including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance. <u>This should include reference to the Gloucestershire Historic Environment Record (HER) and should make use of using appropriate expertise where necessary. On sites with known or potential archaeological interest, an appropriate desk-based assessment will be required prior to determination as a minimum and, where necessary, a field evaluation will be sought. This can be a desk based assessment and a field evaluation prior to determination where necessary and should include the Gloucestershire Historic Environment Record.</u> Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the District's heritage assets, especially those elements which that contribute to the distinct identity of the <u>Stroud District's local distinctiveness</u>. These include: <ol style="list-style-type: none"> the 68 sites of national archaeological importance (which are designated as Ancient Monuments), any undesignated archaeology of national significance, <u>registered parks and gardens</u> and the many buildings that are Listed as having special architectural or historic interest <u>designated conservation areas, which are areas of special architectural or historic interest, whose character and appearance makes a significant contribution to many of our towns and villages and to the beauty of the Cotswolds AONB</u> the stone, bronze, iron age and roman settlements and remains; the medieval settlements including Berkeley Castle; historic houses; historic parks, gardens and villages 	<p>Restructure and reword criterion 1 of Delivery Policy ES10 to a) ensure reference to GHER and requirement for a heritage statement applies to all assets; and b) clarify separate (additional) requirements for archaeology, including clarifying when field evaluation is required (i.e. "where necessary"), to better reflect NPPF para.194.</p>	Completed
			Carry out a "health check" of Delivery Policy ES10 criterion 2, particularly 2B, and consider whether the supporting text could be changed (is the policy too specific about certain types of remains, should it be more general with specific examples set out in the supporting text? Are the examples cited in the policy locally representative?)	Completed
			Review Criterion 5 and supporting text in para. 6.70 and 6.72 in light of objections relating to a) conservation of assets may not always be possible, b) no test for less than substantial harm, and c) no differentiation between designated and non-designated assets. Ref. NPPF paras. 196 and 200-203	Completed

		<p>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</p> <p>D. the District's historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley.</p> <p>3- C. Proposals will be supported which protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets, such as buildings or structures of local architectural or historic interest, locally important archaeological sites and parks, and gardens and spaces of local interest heritage significance.</p> <p>4. Proposals will be supported which protect and, where appropriate, enhance key views and vistas, especially of locally distinctive landmark features such as the spires and towers of historic churches and mill chimneys.</p> <p>5. Any harm <u>to or loss of significance</u> would require clear and convincing justification to <u>enable the relevant decision-maker to make an informed and balanced judgement, having regard to the degree and substance of likely impact, the significance of the heritage asset and (in the case of designated assets) any public benefits that might outweigh the harm or loss.</u> as to why the heritage interest should be overridden. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, <u>this the deteriorated state of the asset</u> will not be viewed as a justification for loss or alteration.</p> <p>A full programme of work shall be submitted with the application, together with proposals to mitigate any adverse impact of the proposed development, and where appropriate, this shall be implemented through measures secured by planning condition(s) or through a legal agreement.</p>		
Matter 10c	MD24	<p>Changes to supporting text for Delivery Policy ES10 Valuing our historic environment and assets:</p> <p>6.66 The historic environment is important for its own sake. It is also central to the character and identity of the District. It is a source of immense local pride, as well as being a valuable educational and economic resource. The historic environment should also act as a positive stimulus and inspiration to place making in all parts of the District so that it can reinforce local identity and play a part in increasing the appeal of the area as a place to live, work, visit and invest in. New development should seek opportunities to draw on the historic environment in order to maintain and enhance local character and distinctiveness.</p> <p>6.67 National planning policy provides guidance on the identification, significance, and protection of heritage assets – from sites and buildings of local historic value to listed buildings, conservation areas, historic parks and gardens and archaeological remains. National policy expects that the contribution of such heritage assets to local character and sense of place is recognised and valued and that policies ensure they are conserved in a manner appropriate to their significance.</p> <p>6.68 Stroud District has an important legacy of heritage and cultural assets, including over 3,300 listed buildings, 41 conservation areas, 14 registered historic parks and gardens and 68 scheduled monuments. There are additionally a wide range of undesignated historic buildings, archaeological sites and remains, and historic parks and gardens, as well as places, areas,</p>	Carry out a “health check” of Delivery Policy ES10 criterion 2, particularly 2B, and consider whether the supporting text could be changed (is the policy too specific about certain types of remains, should it be more general with specific examples set out in the supporting text? Are the examples cited in the policy locally representative?)	Completed
			Review Criterion 5 and supporting text in para. 6.70 and 6.72 in light of objections relating to a) conservation of assets may not always be possible, b) no test for less than substantial harm, and c) no differentiation between designated and non-designated assets. Ref. NPPF paras. 196 and 200-203	Completed
			Address outstanding Historic England SoCG concern about pointing to SALA advice and evidence to inform site allocations	Completed

	<p>landscapes and structures of local historic interest. Undesignated local heritage assets may be identified locally, including through the definition of 'local listing' criteria in Neighbourhood Development Plans, as well as incidentally through the development management process.</p> <p><u>6.69</u> Stroud District's location at a strategic pinch-point between the Cotswold hills and the River Severn has left us a particular legacy of visible and buried remains, from the earliest prehistoric settlement through Roman and medieval habitation, the ancient wool trade to international shipping and industrial revolution. Over centuries, agriculture, defence, trade and industry have left their mark on our towns, villages and landscape. From iron age hill forts to Berkeley Castle and WWII pillboxes; pack-horse tracks to canals and railway stations; towering mill chimneys to tiny weavers' cottages; ridge-and-furrow fields to Arts & Crafts gardens. Our historic buildings and areas display the types of building materials, architectural styles, urban grain and settlement patterns that typify our part of Gloucestershire; they highlight the diversity of character to be found across our District, including in each of the Parish Clusters.</p> <p><u>6.70</u> Information about heritage assets can be found in the Gloucestershire Historic Environment Record (HER). The Council has produced a Heritage Strategy, which provides some pointers about how to identify what is significant about a heritage asset and how the diverse range of assets located throughout Stroud District fit together to build a picture of our geographic and historic 'story'. The Council has adopted Conservation Area Statements for a number of the District's conservation areas, which provide supplementary planning advice and information about each area's character and special architectural and historic interest. Sites that have been subject to Strategic Assessment of Land Availability (SALA) have been assessed for potential heritage impacts; high level SALA Heritage Impact Assessments (HIAs) have been published for sites where particular sensitivities were identified, including opportunities to conserve or enhance the historic environment through new development. In developing proposals for Local and Strategic Site Allocations, reference should be made to the relevant SALA HIA, if the allocation policy highlights heritage-related impacts as a particular issue to address. The Cotswolds AONB Management Plan, prepared by the Cotswolds Conservation Board, is a material consideration when considering development proposals within the AONB.</p> <p>6.71 6.69 The Council's has produced a Heritage Strategy seeks to positively address the issues and pressures that are facing our heritage assets, including a programme for the appraisal and management of our conservation areas and the monitoring of any heritage assets "at risk". The strategy is framed around four priorities:</p> <ul style="list-style-type: none"> • Understanding our heritage and its significance • Capitalising on our heritage • Positive management • Raising our heritage up the agenda <p>6.72 6.70 Heritage assets may be affected by direct physical change or by change in their setting. Applications for development that affects heritage assets and or their settings directly or indirectly <u>must be supported by a Heritage Statement</u>. This can be part of a Design and Access Statement where appropriate. This will need to describe the nature of the significance of the assets affected (including any contribution made by their setting), and <u>to set out how development will conserve or enhance the heritage assets and their settings in a manner appropriate to that significance</u>. The level of detail should be proportionate to the asset's</p>		
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		<p>importance and sufficient to understand the potential impact of the proposal on its significance.</p> <p>6.73 6.71 A Heritage Statement will be required for development proposals that will have a potential impact on any of the designated or undesignated assets listed in (i)-(vi) and for any major development proposal:</p> <ol style="list-style-type: none"> i. conservation areas; listed buildings and scheduled ancient monuments; ii. the character of the historic cores of the market towns and villages; iii. <u>historic landscape features</u>, including ancient woodlands and veteran trees; field patterns; watercourses; drainage ditches and hedgerows of visual, historic or nature conservation value; iv. archaeological remains; v. historic parks and gardens; and vi. assets of local heritage significance. <p>6.74 6.72 Development proposals that involve any harm to or loss of a heritage asset would require clear and convincing justification, in accordance with the NPPF. A development proposal will not be permitted where substantial harm to a designated heritage asset is likely to occur, unless demonstrably outweighed by substantial public benefits, which cannot be realised in any less harmful way. <u>The effect of proposed development on the significance of any non-designated heritage assets will be taken into account when determining planning applications, as part of a balanced judgement.</u></p> <p>6.75 6.73 As an irreplaceable resource, the historic environment is crucial to sustainable development in Stroud District, ensuring that our heritage can be enjoyed for its contribution to the quality of life of existing and future generations. The Council recognises that in some instances the pursuit of carbon neutrality and energy efficiency will be difficult in the historic environment. Nevertheless, the criteria contained in this policy will apply, where such measures require permission. As a general principle, alterations will be viewed more favourably where:</p> <ul style="list-style-type: none"> • measures can be reversed or removed, as and when the technology becomes obsolete or is superseded; and • alterations are designed and located to be as visually inconspicuous as possible. <p>The Council will seek to produce further advice on achieving carbon neutrality and energy efficiency in the historic environment.</p>		
Matter 10c		<p>Additional modification:</p> <p>Para. 6.78 2The Council is producing <u>has produced</u> a Canal Strategy to develop a whole corridor approach to the District’s canals. The Strategy will identify <u>identifies</u> further opportunities to develop the canals as a resource to maximise the social, economic and environmental wellbeing of the District and its communities.”</p>	To reflect the publication of the Canals Strategy.	Completed.
Matter 10c		<p>Add to Policies Map: Existing canals and historic routes of the canals (where not restored) (also check missing mile is shown for restoration)</p>	To clarify the routes of the canals as agreed in the Matters Statement	Amendments to the Policies Map will be made.

Matter	Ref.	Modification	Action	Progress / complete
5/11a	MD25	<p>Strategic Site Allocation PS37</p> <p>...18. Access improvements to Cam and Dursley station for sustainable modes, <u>including the provision of a walking and cycling bridge across the M5 motorway to be delivered during an early phase</u>, and contributions towards the enhancement of passenger facilities;...</p> <p>Supporting text: Paragraph 3.5.35 ...The proximity of the site to Cam & Dursley rail station will lead to access improvements for sustainable modes to the station, <u>including the provision of a walking and cycling bridge across the M5 motorway to be delivered during an early phase</u>, and enhancements of passenger facilities at the station.</p>	SDC to look at adding references to the delivery of a pedestrian and cycle bridge within an early phase in the policy PS37/supporting text.	Completed.
11b	MD26	<p>Core Policy CP13 Demand management and sustainable travel measures</p> <p>Proposals for major schemes, as defined by the Town and Country Planning (Development Management procedure) (England) Order 2010, will be supported where they should:....</p> <p>In all development cases, schemes shall <u>should</u>:....</p> <p>...Development proposals will be expected to <u>should</u> consider all possible sustainable transport options before the capacity of the road network is increased.</p> <p>Development proposals shall <u>should</u> be consistent with and contribute to the implementation of the agreed transport strategy, set out in the Gloucestershire Local Transport Plan and the Stroud Sustainability Transport Strategy. Any transport assessment needs will <u>should</u> be consistent with the requirements set out in the Gloucestershire Local Transport Plan.</p>	SDC agreed to look again at the use of “must” and “should” in the wording of transport policies and their conformity with national policy.	Completed.
11b	MD27	<p>Delivery Policy EI12 Promoting transport choice and accessibility</p> <p>...Delivering Transport Infrastructure</p> <p>Where appropriate, new developments will be required to <u>should</u> 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. Walking, cycling and public transport facilities will be required to <u>should</u> be put in place as early as possible in development proposals to ensure that opportunities for sustainable travel are available to support early occupiers in establishing sustainable travel patterns....</p>	SDC agreed to look again at the use of “must” and “should” in the wording of transport policies and their conformity with national policy.	Completed.
11b	MD28	<p>Delivery Policy EI13 Protecting and extending our walking and cycling routes</p> <p>The Council will support and encourage proposals that develop and extend our walking and cycling network. Major development should provide new walking and cycling routes within the development and connect to nearby established and proposed walking and cycling routes, <u>where possible</u>.</p> <p>Development adjacent to walking and cycling routes will be required to <u>should</u> provide convenient access points for both walkers and cyclists. Development should provide cycle parking where appropriate and in accordance with the adopted standards as set out in Appendix C of this Local Plan.</p>	SDC agreed to look again at the use of “must” and “should” in the wording of transport policies and their conformity with national policy and to address concerns regarding the practicality of connecting with existing walking and cycling routes.	Completed.
11a	MD29	<p>Core Policy CP6 Infrastructure and developer contributions</p>	SDC to look at wording changes to address concerns regarding references to “local	Completed.

	Where implementation of a development would create a need to provide additional or improved infrastructure and amenities, or would have an impact on the existing standard of infrastructure provided, 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.....	communities” and where development would “exacerbate an existing deficiency”.	
11a	MD30		The Inspector to look at wording of DHC5 and expansion of supporting text to explain the 3 identified policy criteria.	
11a	MD31	Supporting text: Paragraph 6.84: This policy is designed to reflect the changed policy landscape since the previous Green Infrastructure County-wide Strategy prepared in 2015. In particular, this includes an increased emphasis on the importance of GI in responding to concerns over health, wellbeing, habitat fragmentation and climate change resilience. Against a backdrop of future growth and development within the District, a revised strategic framework is needed to ensure that the existing GI network is protected, strengthened and expanded to deal with future challenges. The Council has produced an evidence base on District GI needs and requirements with work undertaken by our consultants. The Council will consider the requirements for GI, in line with evidence (including the LNP Nature Recovery Network) and relevant Local Plan policies, when determining planning applications. <u>Strategic Green Infrastructure involves a county-wide network of sustainable natural and semi natural landscapes and habitat areas, heritage features, walking and cycle routes, areas for recreation and leisure, green spaces, rivers and other water bodies. These intersperse, connecting villages, towns and urban areas within Gloucestershire and link to adjoining areas.</u>	SDC to tweak the supporting text to DES2 at para. 6.84 to clarify terminology – define “strategic” GI.	Completed.
11a	MD32		The Inspector to look at whether policy DES2 and IDP should be amended to cover off-site recreation impacts on non SAC/SPA sites (concerns of National Trust)	
11a	MD33		The Inspector to consider whether it was necessary for DHC7 to include detailed standards and whether requirements should be capable of being varied	
11a	MD34	Delivery Policy EI11 Providing sport, leisure, recreation and cultural facilities 2. the development would not harm the character, appearance and amenities of the area <u>would be of an appropriate design and appearance, which is respectful of the surroundings, with no unacceptable adverse effect on the amenities of neighbouring occupants</u> 3. the development can be made readily accessible to adequate bus, cycling and walking links, <u>where possible</u> , for the benefit of non-car users 4. cycle/vehicle access and on-site cycle/vehicle parking would be provided to the adopted standards 5. adequate access to and between the facilities would be provided for people with disabilities 6. any biodiversity interest is <u>protected and enhanced, where possible</u> , by taking opportunities to create a network of multi-functional green spaces, which support the locality’s natural and ecological processes 5 7. it is not subject to any other overriding environmental or other material planning constraints.	SDC to review EI11 to check that criteria 2-7 are consistent with other policies	Completed.
11b	MD35	Appendix C Table A: Minimum cycle and motorcycle parking standards	SDC to check that reference to motorcycle standards in Table A, Appendix C is correct.	Completed.

2 (continued)	MD36	<p>Core Policy CP3 Settlement Hierarchy (third and fourth paragraphs):</p> <p>Tier 2 - Local Service Centres Berkeley, Minchinhampton, Nailsworth, Painswick, Wotton Under Edge; Hunts Grove (anticipated), Sharpness new settlement (anticipated)</p> <p>Tier 3a – Accessible Settlement with Local Facilities....North Woodchester, Wisloe new settlement (anticipated)</p>	SDC to consider changes to policy CP3, supporting text and site allocation policies to clarify the anticipated role and function of planned new settlements within the settlement hierarchy (SDC Matter 2 Statement para. 2.16.17)	Completed
	MD37	<p>Strategic Site Allocation Policy PS36 – Sharpness new settlement (1st paragraph):</p> <p>Land south and east of Newtown and Sharpness, as identified on the policies map, is allocated for a new garden community comprising employment, residential, retail, community and open space uses and strategic green infrastructure and landscaping. <u>The planned new settlement will function as a new Tier 2 Local Service Centre.</u> Development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with Garden City Principles.</p>	SDC to consider changes to policy CP3, supporting text and site allocation policies to clarify the anticipated role and function of planned new settlements within the settlement hierarchy (SDC Matter 2 Statement para. 2.16.17)	Completed
	MD38	<p>Supporting text to PS36, paragraph 3.5.18:</p> <p>The site comprises primarily agricultural land which will be developed to accommodate approximately 2,400 dwellings and 10 hectares of office, B2 and B8 employment land and a local centre comprising retail and new community uses, primary schools and secondary schools, to meet the day to day needs of the new community. Phasing arrangements will be put in place to ensure that employment land and schools are developed and completed in parallel with housing land completions and that other community uses are provided in a timely manner. <u>The anticipated future role and function of the planned settlement is that of a new Tier 2 Local Service Centre. This anticipated role should be reflected in the application of the site allocation policy and of any other Plan policies that may be applicable to the site, where they rely upon settlement hierarchy-based criteria; once development is sufficiently advanced to establish the envisaged role and function of the new settlement, it is expected that settlement development limits will be defined (through a future Local Plan Review), and Core Policy CP3 will then apply.</u></p>	SDC to consider changes to policy CP3, supporting text and site allocation policies to clarify the anticipated role and function of planned new settlements within the settlement hierarchy (SDC Matter 2 Statement para. 2.16.17)	Completed
	MD39	<p>Strategic Site Allocation Policy PS37 – Wisloe new settlement (1st paragraph):</p> <p>Land at Wisloe (Slimbridge parish), as identified on the policies map, is allocated for a new garden community comprising employment, residential, retail, community and open space uses and strategic green infrastructure and landscaping. <u>The planned new settlement will function as a new Tier 3a Accessible Settlement with Local Facilities.</u> Development will be an exemplar for achieving carbon neutral development by 2030 and will take place in accordance with Garden City Principles.</p>	SDC to consider changes to policy CP3, supporting text and site allocation policies to clarify the anticipated role and function of planned new settlements within the settlement hierarchy (SDC Matter 2 Statement para. 2.16.17)	Completed
	MD40	<p>Supporting text to PS37, paragraph 3.5.29:</p> <p>The site comprises 84 hectares of primarily agricultural land which will be developed to accommodate approximately 1,500 dwellings and 5 hectares of office, B2 and B8 employment land and a local centre comprising retail and new community uses, including a new primary school and surgery, to meet the day to day needs of the new community. Phasing arrangements will be put in place to ensure that employment land and schools are developed and completed in parallel with housing land completions and that other community uses are provided in a timely manner. <u>The anticipated future role and function of the planned settlement is that of a new Tier 3a Accessible Settlement with Local Facilities. This anticipated role should be reflected in the application of the site allocation policy and of any other Plan policies that may be applicable to the site, where they rely upon settlement hierarchy-based criteria; once development is sufficiently advanced to establish the envisaged role and function of the new settlement, it is expected that settlement development limits will be defined (through a future Local Plan Review), and Core Policy CP3 will then apply.</u></p>	SDC to consider changes to policy CP3, supporting text and site allocation policies to clarify the anticipated role and function of planned new settlements within the settlement hierarchy (SDC Matter 2 Statement para. 2.16.17)	Completed

	MD41	Strategic Site Allocation Policy PS30 – Hunts Grove Extension (1 st paragraph): The full extent of the Hunts Grove new community is outlined on the Policies Map. The new community comprises the committed Hunts Grove development area (1,750 dwellings and supporting infrastructure) and the Hunts Grove extension, on land to the south of Haresfield Lane, which will deliver an additional 750 dwellings, including 225 affordable dwellings (unless viability testing indicates otherwise). <u>The planned new settlement will function as a new Tier 2 Local Service Centre.</u>	SDC to consider changes to policy CP3, supporting text and site allocation policies to clarify the anticipated role and function of planned new settlements within the settlement hierarchy (SDC Matter 2 Statement para. 2.16.17)	Completed
	MD42	Supporting text to PS30. Add new paragraph after 3.4.9: <u>The anticipated future role and function of the whole Hunts Grove development is that of a new Tier 2 Local Service Centre. Once development is sufficiently advanced to establish the envisaged role and function of the new settlement, it is expected that settlement development limits will be defined (through a future Local Plan Review), and Core Policy CP3 will then apply. This anticipated Tier 2 settlement role should be reflected in the application of the Hunts Grove extension site allocation policy and of any other Plan policies applicable to the site, where they rely upon settlement hierarchy-based criteria.</u>	SDC to consider changes to policy CP3, supporting text and site allocation policies to clarify the anticipated role and function of planned new settlements within the settlement hierarchy (SDC Matter 2 Statement para. 2.16.17)	Completed
2 (continued)	MD43	The Strategy... Meeting Stroud District’s housing needs up to 2040, page 36: Modify bullet point 3: <ul style="list-style-type: none"> at least 30% affordable homes on all sites of 10 dwellings or above in urban areas and on all sites of 4 or more dwellings in designated rural areas <u>and the AONB</u> Add new bullet point: <ul style="list-style-type: none"> <u>a strategic approach to meeting housing needs arising solely from within the Cotswolds AONB, through a combination of site allocations at the District’s highest functioning AONB settlements (Minchinhampton and Painswick, both local service centres) and specific policy criteria applicable to AONB rural exception sites</u> 	SDC to set out additional or main modifications to clarify the Plan’s approach to meeting housing needs within the AONB (SDC Matter 2 Statement para. 2.25.12)	Completed
	MD44	Supporting text to Local Site Allocation Policy PS05, paragraph 3.1.8: Land to the east of Tobacconist Road has the potential to provide a sustainable extension to Minchinhampton, <u>to address identified housing needs arising solely from within the Cotswolds AONB</u> , including affordable housing to meet local needs. Vehicular access will be from The Bulwarks (Farm Close) and pedestrian and cycle access only from Tobacconist Road. Development should take account of the proximity to Minchinhampton Conservation Area, and the role that the site can play in enhancing the settlement edge through sensitive strategic landscaping and locally distinctive design, avoiding buildings that exceed two storeys. Strategic landscaping will be located to the south and east. Particular care must be taken to avoid direct impacts on the adjoining “Bulwarks” Scheduled Ancient Monument, including through any new pedestrian link to the Old Rectory Field, and to mitigate any indirect impacts on its significance.	SDC to set out additional or main modifications to clarify the Plan’s approach to meeting housing needs within the AONB (SDC Matter 2 Statement para. 2.25.12)	Completed
	MD45	Supporting text to Local Site Allocation Policy PS05, paragraph 3.8.6: Land at Washwell Fields, Painswick has potential for additional housing, <u>to address identified housing needs arising solely from within the Cotswolds AONB</u> , including affordable housing to meet local needs and open space. Development will require a suitable vehicular access onto Lower Washwell Lane and a high quality design and appropriate scale to ensure a good relationship with heritage properties along Cheltenham Road. Mature landscape features should be retained on-site and additional planting made to address potential landscape and ecological impacts.	SDC to set out additional or main modifications to clarify the Plan’s approach to meeting housing needs within the AONB (SDC Matter 2 Statement para. 2.25.12)	Completed
	MD46	Delivery Policy HC4 Local housing need (exception sites). Additional criterion added, after criterion 6:	SDC to set out additional or main modifications to clarify the Plan’s approach to	Completed

		<p>7. <u>on sites located within the Cotswolds AONB, entry level homes shall not be included as part of the housing mix.</u></p> <p>Supporting text, paragraph 4.45:</p> <p>An exception site is one that would not usually secure planning permission for market housing. In rural parts of the District, there are particular difficulties in securing an adequate supply of affordable housing for local needs. The Council's local housing needs 'exceptions' policy is an integral part of the corporate approach to meeting housing needs in our rural areas. However, national policy states that entry level exception sites should not be permitted in Areas of Outstanding Natural Beauty. <u>Development in the Cotswolds AONB should be based on robust evidence of local need arising from within the AONB itself and it will be considered inappropriate to seek to meet housing needs arising from outside the AONB on any AONB exception site.</u></p>	meeting housing needs within the AONB (SDC Matter 2 Statement para. 2.25.12)	
	MD47	<p>Supporting text to Delivery Policy DHC2 Sustainable rural communities, paragraph 4.35:</p> <p>In the interests of social sustainability and maintaining a viable and active local community, some small scale market and affordable homes, including homes for older local people wishing to move into more suitable accommodation, will help to address changing local housing needs and support a more varied future population in these rural communities. Subject to local need, self-build, live-work and build to rent properties may form part of the market mix. <u>Development in the Cotswolds AONB should be based on robust evidence of local need arising from within the AONB itself. It will be considered inappropriate to seek to meet housing needs arising from outside the AONB on any site lying inside the Cotswolds AONB.</u></p>	SDC to set out additional or main modifications to clarify the Plan's approach to meeting housing needs within the AONB (SDC Matter 2 Statement para. 2.25.12)	Completed
2 (continued)	MD48	<p>Figure 3 caption (page 56):</p> <p>▼ Fig. 3 ... Our towns and villages Development strategy for Tiers 1-4</p> <p><u>The settlement hierarchy frames the development strategy for individual settlements. Figure 3 illustrates how Core Policy CP3 provides a framework for the application of a small number of other plan policies that include hierarchy- and/or SDL-based policy criteria as a means of managing the location, scale and nature of different kinds of development. Figure 3 does not itself form part of Core Policy CP3.</u></p> <p>The settlements named in this hierarchy all have defined settlement boundaries or "settlement development limits" (SDL). Suitable development may be permitted within and (exceptionally) adjacent to SDLs, in accordance with other detailed policies in the Plan. Very small settlements not mentioned in the settlement hierarchy will be treated as open countryside, where Core Policy CP15 will apply.</p>	SDC to look at wording changes to the diagram text and caption for fig. 3 (page 56) to clarify that its purpose is to illustrate the implications of the settlement hierarchy on the application of other plan policies and that it does not itself form part of Core Policy CP3. (SDC Matter 2 statement paragraphs 2.21.10 - 2.21.13)	Completed
	MD49	<p>Figure 3 illustration text (page 56):</p> <p>Main Settlements ▼</p> <p><i>Within SDL –</i></p> <ul style="list-style-type: none"> <i>Infill and redevelopment (including housing, employment, live-work, retail/town centre, tourism/leisure and community uses) (DHC1, HC2, HC3, DHC3, HC6, DHC6, CP12, EI10, EI11)</i> <i>At least 30% affordable housing on all sites capable of providing 10 or more dwellings (CP9)</i> <p><i>Outside SDL –</i> Core Policy CP15 applies</p> <p><i>Adjoining SDL –</i></p> <ul style="list-style-type: none"> <i>Exception sites: 100% affordable housing, including entry-level homes and affordable self-build/custom build homes (HC4)</i> <i>Single plots: affordable self-build or custom-build homes (HC4)</i> 	SDC to look at wording changes to the diagram text and caption for fig. 3 (page 56) to clarify that its purpose is to illustrate the implications of the settlement hierarchy on the application of other plan policies and that it does not itself form part of Core Policy CP3. (SDC Matter 2 statement paragraphs 2.21.10 - 2.21.13)	Completed

		<ul style="list-style-type: none"> • <i>Live-work development (DHC3)</i> • <i>Tourism / leisure development, subject to criteria (EI11, EI10)</i> <p><i>Site allocations – including mixed-use sites to meet strategic housing, employment, retail and community needs, including healthcare and education</i></p> <ul style="list-style-type: none"> • <i>A minimum of 2% of dwellings on strategic site allocations to be selfbuild / custom-build plots (HC3)</i> • <i>At least 30% affordable housing on all sites capable of providing 10 or more dwellings (CP9)</i> 		
	MD50	<p>Figure 3 illustration text (page 57):</p> <p>Local Service Centres ▼</p> <p><i>Outside SDL – Core Policy CP15 applies</i></p> <p><i>Within SDL –</i></p> <ul style="list-style-type: none"> • <i>Infill and redevelopment (including housing, employment, live-work, retail/town centre, tourism/leisure and community uses) (DHC1, HC2, HC3, DHC3, HC6, DHC6, CP12, EI10, EI11)</i> <p><i>Adjoining SDL –</i></p> <ul style="list-style-type: none"> • <i>Exception sites: 100% affordable housing, including entry-level homes and affordable self-build/custom build homes (HC4)</i> • <i>Single plots: affordable self-build or custom-build homes (HC4)</i> • <i>Live-work development (DHC3)</i> • <i>Tourism / leisure development, subject to criteria (EI11, EI10)</i> <p><i>Site allocations – including mixed-use sites to meet strategic housing, employment, retail and community needs, including healthcare and education</i></p> <ul style="list-style-type: none"> • <i>A minimum of 2% of dwellings on strategic site allocations to be selfbuild / custom-build plots (HC3)</i> <p><i>Within and adjoining SDL – including on allocated sites</i></p> <ul style="list-style-type: none"> • <i>At Berkeley and within Nailsworth, at least 30% affordable housing on all sites capable of providing 10 or more dwellings (CP9)</i> • <i>In the AONB Aat Minchinhampton, Painswick, and Wotton-Under-Edge and around Nailsworth, at least 30% affordable housing on all sites capable of providing 4 or more dwellings (CP9)</i> <p>Settlements with Local Facilities ▼</p> <p><i>Outside SDL – Core Policy CP15 applies</i></p> <p><i>Within SDL –</i></p> <ul style="list-style-type: none"> • <i>Infill and redevelopment (including housing, employment, live-work, tourism/leisure and community uses) (DHC1, HC3, DHC3, HC6, DHC6, CP12, EI6, EI10, EI11)</i> <p><i>Adjoining SDL –</i></p> <ul style="list-style-type: none"> • <i>Exception sites: 100% affordable housing, including entry-level homes and affordable self-build/custom build homes (HC4)</i> • <i>Single plots: affordable self-build or custom-build homes (HC4)</i> • <i>Live-work development (DHC3)</i> • <i>Tourism / leisure development, subject to criteria (EI11, EI10, DHC6)</i> 	SDC to look at wording changes to the diagram text and caption for fig. 3 (page 56) to clarify that its purpose is to illustrate the implications of the settlement hierarchy on the application of other plan policies and that it does not itself form part of Core Policy CP3. (SDC Matter 2 statement paragraphs 2.21.10 - 2.21.13)	Completed

	<ul style="list-style-type: none"> At 3b settlements only: Small schemes of up to 9 dwellings – not exceeding a 10% cumulative increase in the settlement’s total dwellings during the Plan period. At least 30% affordable housing on all sites capable of providing 4 or more dwellings. These to be restricted to people in need with a strong local connection <u>(DHC2)</u> <p>Site allocations – at the higher performing and most accessible 3a settlements, principally to meet local housing and community needs</p> <p>Within and adjoining SDL – including on allocated sites</p> <ul style="list-style-type: none"> At Hardwicke, Kings Stanley and Leonard Stanley, at least 30% affordable housing on all sites capable of providing 10 or more dwellings <u>(CP9)</u> At all other Tier 3a and 3b settlements, <u>within the AONB and designated rural areas</u>, at least 30% affordable housing on all sites capable of providing 4 or more dwellings <u>(CP9)</u> Protection of individual village shops, pubs and other community uses <u>(EI6)</u> <p>Settlements with Basic Facilities ▼</p> <p>Outside SDL – Core Policy CP15 applies</p> <p>Within SDL –</p> <ul style="list-style-type: none"> Infill and redevelopment (including housing, employment, live-work and community uses) <u>(DHC1, HC3, HC6, EI10, EI11)</u> At least 30% affordable housing on all sites capable of providing 4 or more dwellings <u>(CP9)</u> <p>Within and adjoining SDL –</p> <ul style="list-style-type: none"> Tourism / leisure development, subject to criteria <u>(EI11, EI10)</u> Protection of individual village shops, pubs and other community uses <u>(EI6, DHC6)</u> <u>Live-work development (DHC3)</u> <p>Adjoining SDL –</p> <ul style="list-style-type: none"> Exception sites: 100% affordable housing, including entry-level homes and affordable self-build/custom build homes <u>(HC4)</u> Single plots: affordable self-build or custom-build homes <u>(HC4)</u> Small schemes of up to 9 dwellings – not exceeding a 10% cumulative increase in the settlement’s total dwellings during the Plan period. At least 30% affordable housing on all sites capable of providing 4 or more dwellings. These to be restricted to people in need with a strong local connection <u>(DHC2)</u> Live-work development 		
MD51	<p>Incorporate supporting text from para. 4.32 into supporting text to CP3, paragraph 2.9.16:</p> <p>The settlements set out within this hierarchy all have defined settlement boundaries or “settlement development limits” (SDL), within and (exceptionally) adjacent to which suitable development may be permitted. The nature and extent of “suitable” development is defined through various Core and Delivery policies, many of which refer directly to the CP3 hierarchy. Settlement development limits are identified on the Policies Map. <u>They are essential to the application of many of the Plan’s policies and seek to achieve the following:</u></p> <ul style="list-style-type: none"> <u>To direct development to appropriate and sustainable locations across the District;</u> <u>To protect the countryside from isolated and inappropriate development;</u> 	SDC suggests modification to supporting text for CP3 to clarify and improve the effectiveness of the policy (and other plan policies) in relation to settlement development limits, having regard to the Inspector’s Matter 2 Question 20(a) – is it clear how SDL have been defined and are they justified and effective?	Completed

		<ul style="list-style-type: none">• <u>To ensure that new development is sympathetic in scale and location to the form and character of our settlements; and</u>• <u>To prevent the uncontrolled expansion of settlements and potential coalescence.</u>		
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