

# Stroud District Local Plan:

Consultation on Post-submission Proposed Changes  
[including potential Main Modifications]

February 2015

## Consultation on Post-submission Proposed Changes

### What is the consultation about?

Stroud District Council has prepared a draft Local Plan and Policies Map, which it submitted to the Secretary of State for Communities and Local Government in December 2013 (The “Submission Draft”).

The Local Plan relates to the whole District and provides a strategy for delivering growth for Stroud District up to 2031. The document provides the vision, objectives and strategic policies for delivering new homes, jobs, services, facilities and infrastructure.

The Secretary of State appointed an Inspector to examine the “Submission Draft” of the Local Plan, and Stage 1 of the Examination took place in April 2014. Following publication of the Inspector’s initial conclusions on Stage 1 (June 2014), the Council agreed to suspend the Examination, in order to enable further work to be undertaken and agreement to be reached with several statutory bodies. On 9<sup>th</sup> December 2014, an Extraordinary Meeting of the Council was held, to consider the work undertaken and to approve a series of proposed changes to the Submission Draft.

This consultation seeks responses to the proposed post-submission changes, which are detailed in the schedule contained in this document. Any representations we receive about these post-submission proposed changes will be provided to the Local Plan Inspector, for consideration through the Examination process.

### What are we asking?

The scope of this consultation is quite specific. Only comments relating to these proposed changes will be considered relevant to this consultation. Essentially, we need to know whether you think that the proposed changes are “legally and procedurally compliant” and “sound”. And if you consider that they are not, we would like to know what specific changes you think we need to make to the Plan, in order to make them sound and legally compliant.

We have provided some brief **guidance notes**, over the page, to help you understand what is meant by “legally compliant” and “sound”.

### Would you like to participate at the public examination?

Finally, we would like to know whether you feel that it is necessary to appear at the examination, and why. This will be a public examination where the Inspector will consider all the evidence and produce a report for the Council giving his recommendations for action. Should the Inspector consider that your comment is of significant importance, you may be invited to attend a round table hearing discussion.

## How to take part

All the documentation you need for this consultation is available online through the Council's consultation portal:



[www.stroud.gov.uk/consult](http://www.stroud.gov.uk/consult)

- You can download a PDF or an editable electronic copy of the consultation response form
- As well as this consultation document, you will also find a full text-only version of the Submission Draft, which includes all the changes detailed in this schedule, so you can see how they fit into the Plan as a whole
- You can download a sustainability appraisal of the proposed changes
- You will find links to the Local Plan Examination website and other information about the plan process

If you don't have access to the internet, you can find a paper copy of this consultation document, the sustainability appraisal and printed response forms at the following locations:



- The customer service centre at Stroud District Council Offices
- The Tourist Information Centre at the Stroud Subscription Rooms
- All Town and Parish Council offices that open to the public
- Public Libraries across the District

The consultation is running for six weeks between Wednesday 11<sup>th</sup> February and Wednesday 25<sup>th</sup> March 2015.

Your consultation response form must be received by the Planning Strategy Team **by 5pm on Wednesday 25<sup>th</sup> March 2015**. Anonymous comments, or comments received outside of these dates, will not be considered as part of this consultation. All comments received will be submitted to the Inspector to be considered as part of the public examination process.

The safest and most efficient way to return your completed response form to us is by email. We will accept printed or photocopied forms (if necessary with additional sheets attached).



Please email completed electronic response forms to:  
**[local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk)**



You can post paper copies to:

Local Plan consultation  
The Planning Strategy Team  
Stroud District Council  
Ebley Mill  
Westward Road  
Stroud  
GL5 4UB



Should you have any queries, the Planning Strategy team can be contacted on 01453 754143

## Guidance on what is meant by “legally compliant” and “sound”

### ***‘Do you consider the proposed change to be legally and procedurally compliant?’***

This is essentially asking whether or not the plan, as amended by the proposed changes, has been prepared in line with the plan-making regulations set out by Government. The Inspector will first check whether the plan meets the legal requirements of the Planning Act 2004. This means for example; whether it has been prepared in accordance with relevant national policies, Local Plan Regulations, Statement of Community Involvement and subjected to Sustainability Appraisal and on-going engagement with relevant bodies.

If the plan has not been prepared in line with these requirements, then the Council may have to withdraw the plan or carry out some additional work to ensure the regulations have been met.

### ***‘Do you consider the proposed change makes the Plan sound?’***

You need to consider whether you think that the plan, as amended by the proposed changes, is ‘sound’, as defined in the Government’s National Planning Policy Framework (NPPF).

There are four key points to consider:

1. ***Positively prepared*** - is the plan based on a strategy to meet development and infrastructure requirements where it is reasonable to do so and is it consistent with achieving sustainable development?

2. ***Justified*** - does the plan contain the most appropriate strategy, when considered against the reasonable alternatives based on the evidence?
3. ***Effective*** - can the policies and site allocations in the plan actually be delivered in the period of the plan and are they based on effective joint working on cross-boundary strategic priorities?
4. ***Consistent with national policy*** - The Council’s plan has to be in line with the National Planning Policy Framework and therefore enable sustainable development. For details on these policies please view the [National Planning Policy Framework](#).

### ***‘What changes are you seeking?’***

It is important that the Council and the Planning Inspector fully understand where you think changes need to be made to make the plan ‘sound’. If you feel that the plan, as amended by the proposed changes, is not sound then please explain why, and set out what you think needs to be changed in order to make it so.

## Schedule of Post-submission Proposed Changes

Change number	Paragraph / Policy	Proposed Change
<b>Chapter 2: Making Places: The Development Strategy</b>		
PSC 001	2.5 Strategic Objective SO4	Amend <u>SO4</u> to: "Strategic Objective <u>SO4</u> : Transport and travel Promoting healthier alternatives to the use of the private car and seeking to reduce CO2 emissions by using new technologies, active travel and/or smarter choices working towards a more integrated transport system to improve access to local goods and services." [Consequential change: see also PSC 067]
PSC 002	2.5 Strategic Objective SO5	Amend <u>SO5</u> bullet criterion to: <ul style="list-style-type: none"> <li>• "Promoting the use of appropriately located brownfield land to support a pattern of development which facilitates the use of sustainable modes of transport."</li> </ul> [Consequential change: see also PSC 083]
PSC 003	2.5 Strategic Objective SO5	Add <u>SO5</u> bullet criterion: <ul style="list-style-type: none"> <li>• "Protecting and enhancing the quality of the District's surface and groundwater resources."</li> </ul> [Consequential change: see also PSC 084]
PSC 004	2.34	Add "at Stonehouse" after "at Stroud". [Related to proposed amendments to Policy CP2 (PSC 009)]
PSC 005	2.34 (table)	Amend table by adding "West of Stonehouse 1,350" and change Stroud Valleys from 300 to "450". Total amended from "at least 2,450" to "at least 4,000". [Related to proposed amendments to Policy CP2 (PSC 009)]
PSC 006	2.41	Replace "Growth Plan" with "Strategic Economic Plan".

Proposed Change	
Change number	Paragraph / Policy
PSC 007	Amend second sentence of para 2.51 to read "For example, the Gfirst LEP Strategic Economic Plan (SEP) (2014) identifies that there are major opportunities for future economic growth along the M5/A38 corridor which is the property market focus for sub-regional industrial and modern office demand"
PSC 008	Replace paragraph 2.73 with the following text: "If local planning authorities in the housing market area can demonstrate through their local plan process that there are unmet development and infrastructure needs that could be met more sustainably through provision in Stroud District, these will be considered, including through an early review of this Local Plan, commencing five years from adoption or in December 2019, whichever is the sooner."
PSC 009	Amend table in <u>Policy CP2</u> : <ul style="list-style-type: none"> <li>• delete "Stonehouse 10 ha" employment land and replace with "West of Stonehouse 10 ha" employment and "1,350" housing.</li> <li>• increase Stroud Valleys housing from "300" to "450" .</li> </ul> <p><u>Consequential and related changes to text, policy map, vision diagrams and all other diagrams:</u>  <i>West of Stonehouse allocation:</i>  PSC 004, PSC 005, PSC 013, PSC 014, PSC 015, PSC 029, PSC 030, PSC 032, PSC 034, PSC 035, PSC 036, PSC 064, PSC 066, PSC 069, PSC 071, PSC 080, PSC 085, PSC 100, PSC 108, PSC 109</p> <p><i>Stroud Valleys allocation:</i>  PSC 005, PSC 016, PSC 018, PSC 021, PSC 064, PSC 100</p>
PSC 010	Replace the final sentence of <u>Policy CP2</u> with the following text: "Stroud District Council will give due consideration to the need to assist other local planning authorities in this housing market area in meeting their unmet objectively assessed development and infrastructure needs, including through an early review of this Local Plan, to ensure that any shortfalls that may arise in the delivery of housing and employment growth (as identified through the other authority's local plan process) are provided for in sustainable locations."

Change number	Paragraph / Policy	Proposed Change
PSC 011	Policy CP4	Amend point 2 of <u>Policy CP4</u> to: "2. Place-shape and protect or enhance a sense of place (create a place with a locally-inspired or distinctive character – whether historic, traditional or contemporary – using appropriate materials, textures and colours, locally-distinctive architectural styles, working with the site topography, orientation and landscape features; as well as protecting or enhancing local biodiversity, the historic environment and any heritage assets)."
PSC 012	Policy CP5	Amend clause 3 criterion to: "3. Be readily accessible by bus, bicycle and foot to shopping and employment opportunities, key services and community facilities; and will contribute towards the provision of new sustainable transport infrastructure to serve the area, in seeking to minimise the number and distance of single purpose journeys by private cars."
PSC 013	Key Diagram	<u>Consequential change related to proposed amendments to CP2 (PSC 009) and SA2 (PSC 034):</u> Add shape to show additional location for strategic housing growth to the west of Stonehouse.
<b>Chapter 3: Making Places: Shaping the future of Stroud District</b>		
PSC 014	Vision Diagram 1.0	<u>Consequential change related to proposed amendments to CP2 (PSC 009) and SA2 (PSC 034):</u> Add shape to show additional location for strategic housing growth to the west of Stonehouse.
<b>Chapter 3: Making Places: Shaping the future of the Stroud Valleys</b>		
PSC 015	Vision Diagram 1.1	<u>Consequential change related to proposed amendments to CP2 (PSC 009) and SA2 (PSC 034):</u> Add shape to show additional location for strategic housing growth to the west of Stonehouse.
PSC 016	3.8	<u>Guiding Principles</u> for the Stroud Valleys: Amend "300" to "450". <i>[Related to proposed amendments to Policy CP2 (PSC 009) and SA1 (PSC 021)]</i>
PSC 017	3.8	<u>Guiding Principles</u> for the Stroud Valleys: Add criterion 13: "13. Address any identified constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan at this location."

Change number	Paragraph / Policy	Proposed Change
PSC 018	3.9	<p><u>Opportunities, growth and key projects</u> for the Stroud Valleys: Amend "300" to "450".  <i>[Related to proposed amendments to Policy CP2 (PSC 009) and SA1 (PSC 021)]</i></p>
PSC 019	3.9	<p><u>Opportunities, growth and key projects</u> for the Stroud Valleys: Add bullet:</p> <ul style="list-style-type: none"> <li>• "Habitat Regulations Assessment accompanying the Stroud District Local Plan and National Trust 'Management Plan for Rodborough Common"</li> </ul>
PSC 020	3.10.	<p><u>Key supporting evidence base</u> for the Stroud Valleys: Add bullets for:</p> <ul style="list-style-type: none"> <li>• "Strategic Flood Risk Assessment (Levels 1 and 2) and Flood Risk Sequential Test (2014)"</li> <li>• "Stroud Infrastructure Delivery Plan (2014)"</li> </ul>
PSC 021	Policy SA1	<p><u>Strategic Allocation Policy SA1</u> Stroud Valleys:            Amend "at least 300" to "at least 450".            Amend SA1c Ham Mill from "50" to "100".            Amend SA1d Brimscombe Port from "100" to "150".            Amend SA1f Wimberley Mills from "50" to "100".</p> <p><u>Consequential and related changes to text, policy map, vision diagrams and all other diagrams:</u>  <u>Stroud Valleys allocation:</u>            PSC 005, PSC 009, PSC 016, PSC 018, PSC 064, PSC 100</p>
PSC 022	Policy SA1	<p><u>Strategic Allocation Policy SA1</u> Stroud Valleys:            Amend criterion 5 by deleting "to meet the requirements of the Environment Agency".            Insert three additional criteria after criterion 5, to read:</p> <p>"6. Adequate and timely infrastructure to tackle wastewater generated by that development in accordance with the Infrastructure Delivery Plan and with agreement of the relevant water companies."</p> <p>"7. Be supported by an acceptable Flood Risk Assessment, which also addresses the Flood Risk Sequential Test document recommendations that accompanied this Local Plan."</p> <p>"8. Improvements to, and restoration of, the river corridor for biodiversity and flood risk enhancements."</p>



Change number	Paragraph / Policy	Proposed Change
PSC 023	Policy SA1	(re-number remaining criteria)  <u>Strategic Allocation Policy SA1 Stroud Valleys:</u> Amend former criterion 8 to read: “ <del>8</del> - 11. Contributions towards bus services to improve bus frequencies and quality, and to connect the development with Stroud and adjoining settlements as part of a wider managed, safe and accessible transport network.”
PSC 024	3. 13	Amend land at Dudbridge bullet: <ul style="list-style-type: none"><li>• "Land at Dudbridge has potential in addition to employment provision, for canal related tourism and retail development provided it is compatible with the retail hierarchy. The site is significantly constrained by functional floodplain and any redevelopment should not result in any net loss of flood storage. Safe and emergency access considerations are paramount and will need to be fully resolved. A new access to the site will be achieved from Dudbridge Road. There is potential to enhance significantly this gateway location into the town and the setting of the canal."</li></ul>
PSC 025	3. 13	Amend Ham Mills bullet: <ul style="list-style-type: none"><li>• "Ham Mills has potential for apartment housing and high quality office space focused on achieving the conservation and adaptation of the historic mill and enhancement of its setting. No development should take place in Flood Zones 3a and 3b at the south eastern end of the site. This area will act as a natural buffer to the river. "</li></ul>
PSC 026	3. 13	Amend Brimscombe Mill bullet: <ul style="list-style-type: none"><li>• "Brimmscombe Mill has potential for both housing and employment redevelopment to achieve environmental enhancements and to create a restored mill pond. The site should not be developed until the adjoining Cotswold Canal has been reinstated from Brimscombe Port to the Ocean Bridge or until a site specific Flood Risk Assessment demonstrates that the site can be safely developed with more vulnerable development being located in Flood Zone 1 and without increasing flood risk on or off site. "</li></ul>
PSC 027	3. 13	Amend Brimscombe Port bullet: <ul style="list-style-type: none"><li>• "Brimmscombe Port has opportunities to provide canal related facilities including moorings on a reinstated</li></ul>

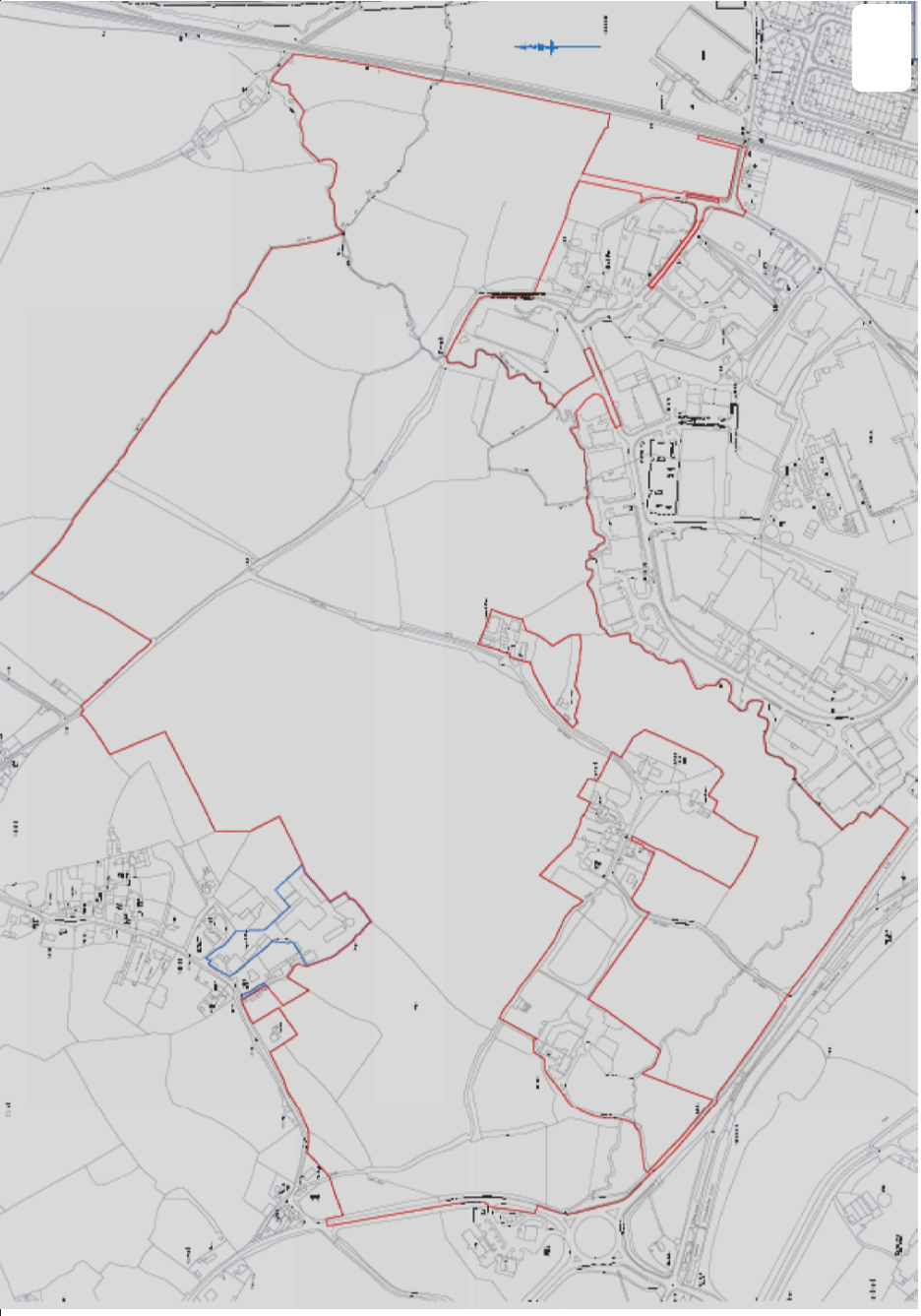
Proposed Change	
Change number	Paragraph / Policy
PSC 028	<p>stretch of water, enhancing listed buildings, providing new visitor facilities as well as housing and high quality employment development. A new access from the A419 to the east of the site will be achieved to improve site accessibility. The site should not be developed until the adjoining Cotswold Canal has been reinstated from Brimscombe Port to Ocean Bridge."</p> <p>Amend Wimberley Mills and Dockyard Works bullet:</p> <ul style="list-style-type: none"> <li>"Wimberley Mills and Dockyard Works have potential, subject to the relocation of existing businesses, for comprehensive redevelopment for housing and high quality employment space. It is essential that development at Wimberley Mills de-culverts the River Frome to take the site out of the floodplain. Development at Dockyard Works is expected to be phased after the Wimberley development has been completed and to include de-culverting of the Toadsmoor Stream on-site and reinstatement and maintenance of the adjacent Canal channel off site. These measures are to enable development by reducing flood risk and improving river corridor functioning. Development will require a comprehensive solution to achieve satisfactory access through Knapp Lane and Toadsmoor Road to the A419."</li> </ul>
<b>Chapter 3: Making Places: Shaping the future of the Stonehouse cluster</b>	
PSC 029	<p><u>Consequential changes related to proposed amendments to CP2 (PSC 009) and SA2 (PSC 034) [see also PSC 071 and PSC 080]:</u></p> <p>Add shape to show additional location for strategic housing growth to the west of Stonehouse.</p> <p>Amend label to read "West of Stonehouse: Major employment area and location for strategic housing and employment growth over the plan period"</p> <p>Add shape to show location for new local centre at the allocation West of Stonehouse. Amend map key to show "Location for a new local centre (West of Stonehouse)"</p>
PSC 030	<p><u>Guiding Principles</u> for the Stonehouse cluster: Amend first criterion to read:</p> <p>"1. This area will continue to be a major employment focus for the District. Land to the west of Stonehouse will be a focus for the District's strategic growth, providing 1,350 homes and up to 2,000 jobs by 2031".</p> <p><i>[Related to proposed amendments to Policy CP2 (PSC 009) and SA2 (PSC 034)]</i></p>

Change number	Paragraph / Policy	Proposed Change
PSC 031	3.17	<p><u>Guiding Principles</u> for the Stonehouse cluster: Add criterion 12:</p> <p>"12. Address any identified constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan at this location."</p>
PSC 032	3.18	<p><u>Opportunities, growth and key projects</u> for the Stonehouse cluster: Replace first bullet point with:</p> <ul style="list-style-type: none"> <li>• "1,350 new homes plus significant employment development (up to 2,000 jobs) on land to the west of Stonehouse".</li> </ul> <p>Add new bullet point:</p> <ul style="list-style-type: none"> <li>• "Provision of a new primary school, local centre, community facilities and open space".</li> </ul> <p><i>[Related to proposed amendments to Policy CP2 (PSC 009) and SA2 (PSC 034)]</i></p>
PSC 033	3.19	<p><u>Key supporting evidence base</u> for the Stonehouse cluster: Add:</p> <ul style="list-style-type: none"> <li>• "Strategic Flood Risk Assessment (Levels 1 and 2) and Flood Risk Sequential Test (2014)" and</li> <li>• "Stroud Infrastructure Delivery Plan (2014)"</li> </ul>
PSC 034	New Policy SA2	<p>Delete current <u>Strategic Allocation Policy SA2</u> North of Stonehouse Industrial Estate and map. Replace with new Policy SA2 West of Stonehouse:</p> <p><u>Policy SA2</u>, West of Stonehouse</p> <p>Land west of Stonehouse, as identified on the policies map, is allocated for a mixed use development including residential, employment and community uses. A development brief incorporating a design vision and a masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner. This will address the following:</p> <ol style="list-style-type: none"> <li>1. 1350 dwellings, including at least 405 (30%) affordable dwellings, unless viability testing indicates otherwise</li> <li>2. 10 hectares of B1, B2 and B8 employment land</li> <li>3. A local centre incorporating local retail and community uses to meet the needs of the development</li> <li>4. A 2 form entry primary school and contributions to secondary school provision</li> <li>5. Contributions to local community services</li> <li>6. Accessible structural natural greenspace, allotments and formal public outdoor playing space including</li> </ol>

Change number	Paragraph / Policy	Proposed Change
		<p>sports pavilion/community building</p> <ol style="list-style-type: none"> <li>7. Structural landscaping buffer around Nastend and to the east of Nupend incorporating existing hedgerows and trees</li> <li>8. Long term management and maintenance of open spaces to deliver local biodiversity targets</li> <li>9. The acceptable management, maintenance and disposal of surface water including sustainable urban drainage systems (SuDs)</li> <li>10. Restored watercourse corridor that enhances biodiversity and water quality and improves flood storage and flow routes</li> <li>11. Adequate and timely infrastructure to tackle wastewater generated by development in agreement with the relevant water companies.</li> <li>12. Opportunities to improve transport connectivity with Stonehouse town centre for pedestrians, cyclists, public transport and private car</li> <li>13. Cycle and pedestrian routes through the development connecting Nastend and Nupend with the town centre, Stroudwater Industrial Estate and Oldends Lane and footpath links from the development to the surrounding rural network, including improvements to the canal towpath</li> <li>14. Primary vehicular access from A419 Chipmans Platt roundabout and additional vehicular access from Brunel Way and Oldends Lane</li> <li>15. Traffic calming measures within the development and locality as approved by the Highways Authority</li> <li>16. Bus stops and shelters at appropriate locations to serve the new development</li> <li>17. Contributions towards bus services to improve bus frequencies and quality and to connect the development with the town centre</li> <li>18. Contributions towards the provision of a new railway station at Stonehouse</li> <li>19. Address any identified constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan in this location</li> <li>20. Phasing arrangements to ensure that employment land is developed and completed in parallel with housing land completions and community and retail provision is made in a timely manner.</li> </ol> <p><u>Consequential and related changes to text, policy map, vision diagrams and all other diagrams:</u>  <i>West of Stonehouse allocation:</i>  PSC 004, PSC 005, PSC 009, PSC 013, PSC 014, PSC 015, PSC 029, PSC 030, PSC 032, PSC 035, PSC 036, PSC 064, PSC 066, PSC 069, PSC 071, PSC 080, PSC 085, PSC 100, PSC 108, PSC 109</p>

Change number	Paragraph / Policy	Proposed Change
PSC 035	3.20 - 3.21	<p>Delete supporting text and replace with:</p> <p>“Land west of Stonehouse is identified as a sustainable urban extension to Stonehouse, which will deliver a high quality mixed use development including housing, employment, local centre and open space that meets the day-to-day needs of its residents.</p> <p>Land west of Stonehouse is located north of the A419 between the Chipmans Platt roundabout and the Stroudwater Industrial Estate. The site comprises two parcels of land. Land to the south and west of Nastend will be retained primarily in existing uses but offering opportunities for ecological enhancement. The remaining land to the north and east of Nastend and the Industrial Estate will be developed for residential, employment and community uses including landscaping and open space.</p> <p>The site could accommodate 1350 dwellings, incorporating at least 30% affordable housing unless independently scrutinised viability testing indicates otherwise, a local centre and 10 hectares of B1, B2 and B8 employment land.</p> <p>Employment land should include high quality office space and opportunities should be explored for small, incubator and grow on business units and for provision which facilitates industrial symbiosis. Phasing arrangements will be put in place to ensure that employment land is developed and completed in parallel with housing land completions.</p> <p>A local centre will be developed to incorporate local shopping, community uses and a 2 form entry primary school to meet the needs of the development and will be phased to ensure the new community has access to facilities in a timely manner. Contributions will also be required to secondary school provision and community services, for example funding for a community development officer and for extending opening hours at Stonehouse library. Options for additional healthcare provision will be investigated.</p> <p>The site will deliver a high quality sustainable and distinctive mixed use development accommodated in a series of interlinked neighbourhoods within an extensive landscape framework. The design vision and form and design of the main perimeter elevations will be submitted to and agreed by the Council before reserved matters applications can be considered. Subsequent applications will be required to demonstrate how they conform to the design vision and masterplan. This will ensure that design quality is maintained through the</p>

Change number	Paragraph / Policy	Proposed Change
		<p>build out of the development.</p> <p>The visual setting of Nastend Farm as generally experienced from Nastend Lane will be preserved and structural landscaping around Nastend and to the east of Nupend will maintain the separate character of these settlement areas. Accessible structural natural greenspace, allotments and formal public outdoor playing space in accordance with local standards and to meet needs arising from the development will be provided on-site. Long term management and maintenance of open spaces will be designed to deliver local biodiversity targets, including for orchards, Great-crested Newts and Barn Owls.</p> <p>The Council will seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development. Development here will need to comply with habitats regulation assessment recommendations and should include the appropriate application of sustainable drainage systems and create space for flooding to occur by improving flood flow pathways and by identifying, allocating and safeguarding open space for flood storage and biodiversity enhancements both on-site and off site.</p> <p>An archaeological evaluation has been carried out on the site and provision will be made for a programme of archaeological mitigation.</p> <p>The site is situated 4.5km east of the Severn Estuary SPA/Ramsar site. Due to the size of the development it will be necessary for the applicants to supply a report to inform a Habitat Regulations Assessment, which will specifically investigate the potential recreational impacts of the new dwellings on the bird populations of the SPA/Ramsar site and consequently detail any measures that may be required to avoid a likely significant effect. Measures could include avoiding an overall increase in usage of the paths along the Estuary by providing alternative dog walking opportunities that would meet the local need, or by contributing to the emerging impact avoidance strategy for the Severn Estuary SPA and Special Area of Conservation (SAC).</p> <p>Vehicular access will be from A419 Chipmans Platt roundabout and from Oldends Lane. Opportunities to improve transport connectivity with Stonehouse town centre will be investigated in accordance with a transport assessment to be submitted with the application. In addition, cycle and pedestrian routes will be provided through the development to Stroudwater Industrial Estate and Oldends Lane and footpaths will link the development to the surrounding rural network. Contributions will be made to ensure the canal towpath</p>

Change number	Paragraph / Policy	Proposed Change
PSC 036	New Policy SA2 Diagram	<p data-bbox="288 488 320 1641">between Eastington and Stonehouse can accommodate the predicted increase in usage.</p> <p data-bbox="357 241 424 1641">Contributions towards improving the frequency and quality of local bus services to connect the development with the town centre will also be provided and towards the provision of a new station at Stonehouse.”</p> 

Change number	Paragraph / Policy	Proposed Change
<b>Chapter 3: Making Places: Shaping the future of Cam and Dursley</b>		
PSC 037	3.22	<p>Amend Paragraph 3.22:</p> <p>“Cam and Dursley adjoin each other and make up the District’s second largest population (after the Stroud Valleys). This large conurbation sits nestled at the foot of the Cotswold hills (the AONB covers the southern half of this parish cluster area). The Cotswold Way runs through Dursley town centre, a conservation area which has recently seen some public realm improvements, as well as a major new supermarket development. The market town has a population of over 6,500; whilst Cam has a small village centre, which has expanded to serve its larger population of 8,000+”.</p>
PSC 038	3.23	<p>Amend Paragraph 3.23:</p> <p>"Both communities historically were a centre for cloth manufacturing. Other industries later boomed in Dursley town, including engine manufacture, furniture production and pin-making. The area has suffered from a degree of deprivation that has impacted on the local communities; according to 2011 census results, this is particularly acute in the area of education, skills and training; while the emerging 2020 Cam and Dursley Community Plan* highlights that businesses identify a local skills gap. A residents’ survey in 2007 showed long-term worklessness was prevalent in the “Vale Vision” area, with 60.6% of workless respondents having been out of work for 2 years or more. (*Vale Vision Development Trust Ltd is a community-led enterprise whose aims include improving and enhancing the quality of life for residents of Cam , Dursley and the surrounding parishes – a population in excess of 18,000. They were commissioned to prepare a Community Strategic Plan for the area)."</p>
PSC 039	3.25	<p><u>Guiding Principles</u> for Cam and Dursley: Add criterion:</p> <p>"12. Address any identified constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan at this location."</p>
PSC 040	3.27	<p><u>Key supporting evidence base</u> for Cam and Dursley: Add:</p> <ul style="list-style-type: none"> <li>• "Strategic Flood Risk Assessment (Levels 1 and 2) and Flood Risk Sequential Test (2014)"</li> <li>• "Stroud Infrastructure Delivery Plan (2014)"</li> </ul>
PSC 041	Policy SA3	<p><u>Strategic Allocation Policy SA3: North East of Cam:</u></p> <p>Amend criterion 4 by adding "and enhanced flood plain storage capacity."</p>



Change number	Paragraph / Policy	Proposed Change
		<p>Amend criterion 7 by deleting "to meet the requirements of the Environment Agency".</p> <p>Add new criterion:</p> <p>"Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company, and including any other constraints referred to in the Stroud Infrastructure Delivery Plan."</p> <p>(Amend numbering of subsequent criteria).</p>
PSC 042	3.31	<p>Add to supporting text "The Council will seek opportunities to reduce the overall level of flood risk in the area, improve flood storage capacity and enhance biodiversity through the layout, use and form of the development."</p>
PSC 043	3.33	<p>Amend first sentence of the paragraph to read:</p> <p>"A linear landscaped park along the line of the river corridor with provide natural greenspace, increased flood storage and adjacent public outdoor playing space, including changing rooms / community building."</p>
<b>Chapter 3: Making Places: Shaping the future of the Gloucester fringe</b>		
PSC 044	3.39	<p><u>Guiding Principles</u> for the Gloucester Fringe: Amend Criterion 6 to:</p> <p>"6. Improve non-motorised connections between the City suburbs and the rural hinterland; enhance the existing good transport links and movement corridors and allow good permeability through any new development for walkers and cyclists. Development must not have a significant detrimental impact on the safe and efficient operation of Junction 12 of the M5."</p>
PSC 045	3.39	<p><u>Guiding Principles</u> for the Gloucester Fringe: Add new criterion:</p> <p>"11. Address any identified constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan at this location."</p>
PSC 046	3.41	<p><u>Key supporting evidence base</u> for the Gloucester Fringe: Add:</p> <ul style="list-style-type: none"> <li>• "Strategic Flood Risk Assessment (Levels 1 and 2) and Flood Risk Sequential Test (2014)"</li> <li>• "Stroud Infrastructure Delivery Plan (2014)"</li> </ul>
PSC 047	Policy SA4	<p><u>Strategic Allocation Policy SA4</u>: Hunts Grove:</p>

Change number	Paragraph / Policy	Proposed Change
		<p>Criterion 6: delete "to meet the requirements of the Environment agency"</p> <p>Add new criteria:</p> <p>"Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company."</p> <p>"No built development will be located in Flood Zones 2, 3a and 3b. The Council will also seek opportunities to reduce the overall level of flood risk in the area and improve flood storage capacity through the layout, use and form of the development."</p> <p>(Amend numbering of subsequent criteria).</p>
PSC 048	Policy SA4	<p><u>Strategic Allocation Policy SA4: Hunts Grove:</u></p> <p>Amend criterion 8 to read as follows:</p> <p>"Primary vehicular access from the principal A38 junction serving the Hunts Grove new community, with secondary access from Waterwells Drive, as part of a wider managed, safe and accessible transport network, identified in the evidence base transport assessments"</p>
PSC 049	3.43	<p>Add the following sentence to the end of the paragraph:</p> <p>"The areas identified within flood zones 2, 3a and 3b will be kept as open space."</p>
PSC 050	Policy SA4a	<p>Amend the second sentence of <u>Strategic Allocation Policy SA4a (Quedgeley East)</u> to read as follows:</p> <p>"... The development of the site will provide contributions to off-site highway works including public transport, pedestrian and cycle links to Gloucester city, Stonehouse and Stroud, in accordance with the recommendations of the evidence base transport assessments."</p>
PSC 051	Policy SA4a	<p>Add the following sentence at the end of <u>Strategic Allocation Policy SA4a (Quedgeley East)</u>:</p> <p>"... The development must help to reduce the flood risk to the adjacent M5 Motorway by providing floodplain storage on site and keeping the floodplain and flow paths as open space."</p>
PSC 052	After 3.47	<p>Insert a new paragraph which states:</p> <p>"The Council will seek opportunities to reduce the overall level of flood risk in the area including flooding to the M5 motorway, through the layout and form of the development, the appropriate application of</p>

Change number	Paragraph / Policy	Proposed Change
		sustainable drainage systems and increased flood storage capacity. There will be no built development in flood zones 2, 3a and 3b. If car parking cannot be avoided in flood risk locations it should only be allowed if appropriate management plans are agreed and implemented. The plans must demonstrate appropriate flood resilience measures including safe access and escape routes in the event of a flood. A site specific Flood Risk Assessment will need to accompany any planning application that addresses the recommendations within the Sequential Test Document and the SFRA Level 2."
<b>Chapter 3: Making Places: Shaping the future of the Berkeley cluster</b>		
PSC 053	3.51	<p><u>Guiding Principles</u> for the Berkeley cluster: Add new criteria:</p> <p>7: "Adequate and timely infrastructure to tackle wastewater generated by development in agreement with the relevant water companies."</p> <p>8: "Address any identified constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan at this location."</p>
PSC 054	3.53	<p><u>Key supporting evidence base</u> for the Berkeley cluster: Add:</p> <ul style="list-style-type: none"> <li>• "Strategic Flood Risk Assessment (Levels 1 and 2) and Flood Risk Sequential Test (2014)"</li> <li>• "Stroud Infrastructure Delivery Plan (2014)"</li> </ul>
PSC 055	Policy SA5	<p><u>Strategic Allocation Policy SA5: Sharpness Docks:</u>            Amend criterion 7 by deleting "to meet the requirements of the Environment Agency".            Amend criterion 8 to "Adequate and timely contributions towards improvements to the wastewater and sewerage network in agreement with the relevant Water Companies."            Amend criterion 10 by adding "including safe access and egress during flood events."            Add new criterion 14 "A sequential approach to site layout and flood risk, with more vulnerable development will be located within Flood Zone 1."</p>
PSC 056	Policy SA5 and Supporting text	<p><u>Strategic Allocation Policy SA5: Sharpness Docks:</u>            Insert the following text to the policy wording:            "Planning applications for Sharpness Docks must ensure no adverse effect will occur on the integrity of the</p>

Change number	Paragraph / Policy	Proposed Change
	after 3.55	<p>Severn Estuary SAC/SPA/Ramsar site, otherwise planning permission will not be granted.”</p> <p>Insert two new paragraphs to the supporting text for Policy SA5, after paragraph 3.55:</p> <p>“The development must be laid out and designed in order to avoid adverse effects on the Severn Estuary SAC/SPA/Ramsar site. New residential units will be located such that the Sharpness Ship Canal separates them from the SAC/SPA/Ramsar site thus avoiding urban pressures such as fly tipping and cat predation. B Class employment will be located wholly to the south of the Estate to maximise its separation from the SAC/SPA/Ramsar site given the potential of this type of development to result in noise and other disturbance. The ‘island site’ at the north-west of the estate on which up to 50 dwellings, fixed camping and the hotel and holiday lodges will be situated must be delivered in such a way as to ensure that the hotel is adequately screened from the SPA/Ramsar site and that no direct access is possible onto the foreshore from the island.</p> <p>To demonstrate no adverse effect, planning applications for Sharpness Docks must include</p> <ul style="list-style-type: none"> <li>• A visitor survey of the Severn Estuary SAC/SPA/Ramsar site within the vicinity of Sharpness Docks in order to inform an evaluation of what increase in recreational activity in the SAC/SPA/Ramsar site would result (from the presence of the hotel and campsite in addition to new housing), define management interventions required to ensure no adverse effect and form a basis for future monitoring;</li> <li>• A management plan for protecting the natural environment (focussed on the interest features of the SAC/SPA/Ramsar site), particularly with regard to recreational pressure;</li> <li>• A non-breeding bird survey of the Sharpness Docks site in order to identify any parts of the site which currently constitute important habitat for the SPA/Ramsar site bird populations and set out any necessary mitigation;</li> <li>• An analysis of construction and operational noise within the SAC/SPA/Ramsar site due to the Sharpness Docks development compared to the current noise baseline and details of any mitigation measures (such as seasonal restrictions on some activities, damping of pile-hammers, or use of close-board fencing during construction) that will be deployed to ensure that disturbance of SPA/Ramsar site birds does not occur;</li> </ul>

Change number	Paragraph / Policy	Proposed Change
PSC 057	3.56	<ul style="list-style-type: none"> <li>• Careful lighting design, both with regard to security lighting during construction and permanent lighting during occupation, to ensure no increase in illumination of the SAC/SPA/Ramsar site. Lighting levels in the site should not exceed levels above the ILP classification E1 (Natural Lighting Zone that is intrinsically dark) for the Severn Estuary and its foreshore;</li> <li>• Details of potential mitigation measures, such as identifying and securing bird refuge areas within or close to the development area, and of potential on-site management (to mitigate both recreational pressure during the non-breeding period and incidences of fly tipping) that would be undertaken to ensure no adverse effect.</li> <li>• A sediment contamination assessment as part of the marina planning application; and</li> <li>• Landscaping to create appropriate visual and noise buffers between the development and the SPA/Ramsar site.</li> </ul>
PSC 058	Policy SA5a	<p>Amend paragraph to read:</p> <p>"Wastewater and sewerage infrastructure at Sharpness has constraints beyond 2020 and the development will be expected to make contributions towards necessary improvements to the networks. The Level 2 SFRA Addendum for Sharpness and the Council's Sequential Test document contain important flood risk advice for developing the site. Key aspects will be ensuring development has safe access and egress in times of flood, locating development outside the floodplain and incorporating space for flood water to reduce flood risk."</p> <p>Amend <u>Strategic Allocation Policy SA5a</u> (South of Severn Distribution Park) to:</p> <p>"Land south of Severn Distribution Park (9.8 hectares), as identified on the proposals map, is allocated for B2-B8 employment uses. The development of the site will provide contributions to off-site highway works including public transport, pedestrian and cycle links to Newtown, Berkeley and Dursley, and other infrastructure including flood defences and biodiversity.</p> <p>Development must be located towards the part of the site at lowest risk in the north eastern extent of the site (Flood Zone 1). Wherever possible, identified hazard risk areas should be kept as open space, or the type of development should be compatible with the risk areas. It must also be ensured that safe access to and egress from the site can be achieved for the 1 in 200 year climate change scenario."</p>
PSC 059	After 3.59	<p>Add new paragraph which states:</p> <p>"The Council will seek opportunities to reduce the overall level of flood risk in the area through the layout</p>

Change number	Paragraph / Policy	Proposed Change
		and form of the development and financial contributions towards the flood defences and their maintenance where appropriate. Development here will need to comply with habitats regulation assessment recommendations and should include the appropriate application of sustainable drainage systems and create space for flooding to occur by improving flood flow pathways."
<b>Chapter 3: Making Places: Shaping the future of the Severn Vale</b>		
PSC 060	3.64	<p><u>Guiding Principles</u> for the Severn Vale:</p> <p>Add criterion 7: "Address any identified constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan at this location."</p>
PSC 061	3.66	<p><u>Key supporting evidence base</u> for the Severn Vale: Add:</p> <ul style="list-style-type: none"> <li>• "Strategic Flood Risk Assessment (Levels 1 and 2) and Flood Risk Sequential Test (2014)"</li> <li>• "Stroud Infrastructure Delivery Plan (2014)"</li> </ul>
<b>Chapter 3: Making Places: Shaping the future of the Wotton cluster</b>		
PSC 062	3.71	<p><u>Guiding Principles</u> for the Wotton cluster: Add new criterion:</p> <p>"Address any identified constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan at this location."</p>
<b>Chapter 3: Making Places: Shaping the future of the Cotswold cluster</b>		
PSC 063	3.77	<p><u>Guiding Principles</u> for the Cotswold cluster: Add new criterion:</p> <p>"Address any identified constraints and recommendations referred to in the Stroud Infrastructure Delivery Plan at this location."</p>
<b>Chapter 5: Homes and Communities</b>		
PSC 064	SO1 Fig.4 (map)	<p><u>Consequential changes, related to proposed amendments to CP2 (PSC 009), SA1 (PSC 021) and SA2 (PSC 034):</u></p> <ul style="list-style-type: none"> <li>• Adjust key and re-colour the parishes of Eastington, Stroud, Brimscombe &amp; Thrupp, Minchinhampton to represent revised housing numbers at allocations SA1 and SA2.</li> <li>• Add asterix shape to represent housing allocation SA2 at west of Stonehouse.</li> </ul>

Change number	Paragraph / Policy	Proposed Change
<b>Chapter 5: Economy and Infrastructure</b>		
PSC 065	5.4	Amend paragraph 5.4 to delete "potentially" in the last sentence.
PSC 066	SO3 Fig.6 (map)	<p><u>Consequential change, related to proposed amendments to SA2 (PSC 034) [see also PSC 071 and 080]:</u></p> <ul style="list-style-type: none"> <li>• Add pink dot shape to represent new local centre at the strategic allocation SA2, west of Stonehouse, and amend key to make reference to it.</li> </ul>
PSC 067	Strategic Objective SO4	<p><u>Consequential change to ensure consistency with PSC 001:</u></p> <p>Amend <u>SO4</u> to:</p> <p>"Strategic Objective SO4: Transport and travel Promoting healthier alternatives to the use of the private car and seeking to reduce CO2 emissions by using new technologies, active travel and/or smarter choices working towards a more integrated transport system to improve access to local goods and services."</p>
PSC 068	5.7	Amend first sentence to "The Local Plan will seek to deliver new and improved transport infrastructure, maximising the use of potential links to rail, other public transport systems and the strategic road network (managed by both the Highways Agency and the Highway Authority).
PSC 069	SO4 Fig.7 (map)	<p><u>Consequential change, related to proposed amendments to SA2 (PSC 034) [see also PSC 071 and 080]:</u></p> <ul style="list-style-type: none"> <li>• Add pink dot shape to represent new local centre at the strategic allocation SA2, west of Stonehouse, and amend key to make reference to it.</li> </ul>
PSC 070	Policy CP11	<p>Amend criterion 2 of <u>Policy CP11</u> to:</p> <p>"2. Be readily accessible by public transport, bicycle and foot or contribute towards provision of new sustainable transport infrastructure to serve the area, in order to make the development accessible by those modes."</p>
PSC 071	Policy CP12	<p><u>Consequential change, related to proposed amendments to SA2 (PSC 034) [see also PSC 080]:</u></p> <p><u>Policy CP12:</u></p> <p>Add "west of Stonehouse (anticipated)" to the list of Local Centres, to reflect new strategic allocation SA2.</p>

Proposed Change	
Change number	Paragraph / Policy
PSC 072	<p><i>[Consequential change to policies map: see PSC 109].</i></p> <p>Insert new paragraph:</p> <p>"The Highways Agency operates, maintains and improves the strategic road network in England. The Local Highway Authority (LHA) manages and maintains roads within Gloucestershire (outside the strategic road network) and provides public transport and promotes safe and sustainable travel. In addition the Highways Agency and LHA considers, and provides advice, on the impact that development may have on the highway. The Council in cooperation with both the Highways Agency and Local Highway Authority produced Transport Assessments in March &amp; November 2014 to accompany the Local Plan. These reports considered the traffic generation and distribution arising from the developments to determine the ability of the existing highway network to accommodate additional traffic and whether junction mitigation is required. The results of this assessment are important considerations in the policy here."</p>
PSC 073	<p>Insert new paragraph:</p> <p>"There are currently two major gliding clubs within the District; The Cotswold Gliding Club (CGC) based at Aston Down Airfield, and The Bristol and Gloucester Gliding Club (BGGC) based at Nympsfield. In addition there are several hot air balloon and paragliding sites. The Gliding clubs generate 22500 aircraft movements per annum. Ensuring the safety of such aircraft movements is therefore a consideration that can impact on the planning process. The regulation and management of air safety in the United Kingdom is the responsibility of the CAA. In addition gliding is further regulated by the British Gliding Association (BGA). These statutes, regulations and advice prescribe the routes and heights that aircraft can use, both on route to, and in the vicinity of aerodromes. The Council will seek to ensure that any risks between aircraft movements and proposed developments are removed, both for the safety of the general public and aircrew alike. Both the CGC and BGGC have agreed safeguarding areas. The Council will expect planning proposals to address any relevant potential air safety and or aerodrome operation issues in the vicinity of these airfields."</p>
PSC 074	<p>Amend first sentence of <u>Policy CP13</u> to:</p> <p>"Proposals for major schemes as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010 will be supported where they:"</p>
PSC 075	<p>Add further sentence to last paragraph of <u>Policy CP13</u> :</p>



Change number	Paragraph / Policy	Proposed Change
PSC 076	Policy EI1	Delete EK2 and replace with new policy EI2a (see below). [Consequential changes to policies map: see PSC 110.]
PSC 077	New Policy EI2a	New policy and supporting text: <u>Policy EI2a</u> The Berkeley Centre: "The site will be retained for B1-B8 employment uses and for employment related training and education purposes. Redevelopment for unrelated alternative uses will not be permitted." [Consequential changes to policies map: see PSC 110.]
PSC 078	After new policy EI2a	"The former Berkeley Power Station site includes de-licensed office and laboratory accommodation currently providing employment accommodation in a rural location by the River Severn. A major project to develop a GREEN Skills Centre to provide a training centre for STEM skills related to the renewable energy, engineering and nuclear sectors has been promoted by the gFirst LEP. Proposals for continued B1-B8 uses on the site or that develop the Skills Centre and education uses will be supported. Alternative uses will not be permitted in this rural location."
PSC 079	Policy EI4	Amend <u>Policy EI4</u> , criterion 3 by adding "or locality" at the end, to comply with the supporting text contained in Paragraph 5.34.
PSC 080	Policy EI9	<u>Consequential change, related to proposed amendments to SA2 (PSC 034) [see also PSC 071]:</u> <u>Policy CP12:</u> Add "west of Stonehouse (anticipated)" to the list of Local Centres, to reflect new strategic allocation SA2. [Consequential change to policies map: see PSC 109].
PSC 081	Policy EI11	Add criteria to <u>Policy EI11</u> , which states: "it is not subject to any other over-riding environmental or other material planning constraints."

		Proposed Change
Change number	Paragraph / Policy	
PSC 082	Policy E112	<p>Amend <u>Policy E112</u>:</p> <p>Add to <i>Enhancing Accessibility</i> paragraph as follows:</p> <p>Amend first sentence to read: "All development proposals should have full regard to the traffic impact on the local highway network."</p> <p>Amend second sentence to read: "Major development proposals, or those that are likely to have a significant impact on the local transport network, will be required to submit a Transport Assessment as well as a Travel Plan, to demonstrate that they have fully considered access by all modes of transport."</p> <p>Add to <i>Parking Standards</i> paragraph as follows:</p> <p>"Vehicular parking standards for new development should be provided in accordance with adopted standards, as set out in Appendix 2 of this Local Plan."</p>
<b>Chapter 6: Our environment and surroundings</b>		
PSC 083	Strategic Objective SO5	<p><u>Consequential change to ensure consistency with PSC 002</u>:</p> <p>Amend <u>SO5</u> bullet criterion to:</p> <ul style="list-style-type: none"> <li>• "Promoting the use of appropriately located brownfield land to support a pattern of development which facilitates the use of sustainable modes of transport."</li> </ul>
PSC 084	Strategic Objective SO5	<p><u>Consequential change to ensure consistency with PSC 003</u>:</p> <p>Add <u>SO5</u> bullet criterion:</p> <ul style="list-style-type: none"> <li>• "Protecting and enhancing the quality of the District's surface and groundwater resources."</li> </ul>
PSC 085	SO5 Fig.8 (map)	<p><u>Consequential change, related to proposed amendments to CP2 (PSC 009) and SA2 (PSC 034)</u>:</p> <ul style="list-style-type: none"> <li>• Amend 'key areas of growth' shape to the west of Stonehouse, to represent the full extent of revised strategic allocation SA2.</li> </ul>
PSC 086	Policy CP15	<p>Amend <u>Core Policy CP15</u> to read as follows:</p> <p>"In order to protect the separate identity of settlements and the quality of the countryside (including its built and natural heritage), proposals outside identified settlement development limits will not be permitted except</p>

Change number	Paragraph / Policy	Proposed Change
PSC 087	Policy ES1	<p>where these principles are complied with:</p> <ol style="list-style-type: none"> <li>1. It is essential to the maintenance or enhancement of a sustainable farming or forestry enterprise within the District; and/or</li> <li>2. It is essential to be located there in order to promote public enjoyment of the countryside and support the rural economy through employment, sport, leisure and tourism; and/or</li> <li>3. It is a 'rural exception site' where development is appropriate, sustainable, affordable and meets an identified local need; and/or</li> <li>4. It is demonstrated that the proposal is enabling development to maintain a heritage asset of acknowledged importance.</li> </ol> <p>Where development accords with any of the four principles listed above, development will only be permitted in the countryside if:</p> <ol style="list-style-type: none"> <li>i. It does not have an adverse impact on heritage assets and their setting;</li> <li>ii. It does not lead to excessive encroachment or expansion of development away from the original buildings;</li> <li>iii. It proposes to re-use an existing building or buildings, where these are appropriately located and are capable and worthy of conversion. Any such conversion will involve a building that positively contributes to an established local character and sense of place. In the case of replacement buildings they must bring about environmental improvement; or</li> <li>iv. In the case of extensions to buildings it does not result in inappropriate increases in the scale, form or footprint of the original building; or</li> <li>v. In the case of replacement dwellings the proposal must bring about environmental improvements; and not result in inappropriate increases in the bulk, scale, form or footprint of the original building; or</li> <li>vi. In the case of new buildings for essential community facilities, they cannot be accommodated within the identified settlement development limits or through the re-use/replacement of an existing building." <p>Replace <u>Delivery Policy ES1 Sustainable Construction and Energy Efficiency</u> with:</p> <p>"<u>Delivery Policy ES1 - Sustainable Construction and Design</u></p> <p>Sustainable design and construction will be integral to new development in Stroud District. All planning applications should include evidence that the standards below will be addressed:</p> <ol style="list-style-type: none"> <li>1. Maximising energy efficiency and integrating the use of renewable and low carbon energy (i.e. in the</li> </ol> </li></ol>

Change number	Paragraph / Policy	Proposed Change
		<p>form of an energy strategy);</p> <ol style="list-style-type: none"> <li>2. Minimisation of waste and maximising of recycling of any waste generated during construction and in operation;</li> <li>3. Conserving water resources and minimising vulnerability to flooding;</li> <li>4. Efficiency in materials use, including the type, life cycle and source of materials to be used;</li> <li>5. Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting;</li> <li>6. Consideration of climate change adaptation.</li> <li>7. Applications for all development will need to be accompanied by a Stroud District Sustainable Construction Checklist and shall be implemented to meet the agreed targets therein.</li> </ol> <p>All development will be built in accordance with the approved plans and the Sustainable Construction Checklist."</p>
PSC 088	6.13 - 6.18	<p>Delete paragraphs 6.13 - 6.18 inclusive.</p> <p>Replace with the following text, to support revised Policy ES1:</p> <p>"The UK Government has set a timetable for tightening carbon standards in building regulations to achieve zero carbon residential buildings by 2016 and it is the intention for non-residential buildings to be zero carbon by 2019. The Council will aim to produce an SPD in accordance with any targets or standards at that time."</p>
PSC 089	6.24	<p>Add fourth bullet to state</p> <ul style="list-style-type: none"> <li>• "in the case of hydropower schemes, a Water Framework Directive Compliance Assessment and evidence of discussions with the Environment Agency on requirements of the Environmental Permitting Regulations."</li> </ul>
PSC 090	Policy ES4	<p>Amend paragraph three of <u>Policy ES4</u> to read as follows:</p> <p>"New major developments, or those in areas of flood risk (zones 2 and 3), will be required to incorporate Sustainable Drainage Measures (SuDs)..."</p> <p>Amend criterion 4 to:</p> <p>"Discharge surface run-off, not collected for use, to one or more of the following, listed in order of priority: a. discharge into the ground (infiltration); or where not reasonably practicable,</p>

Change number	Paragraph / Policy	Proposed Change
PSC 091	6.34	<p>b. discharge to a surface water body; or where not reasonably practicable,</p> <p>c. discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,</p> <p>d. discharge to a combined sewer</p> <p>Amend paragraph 6.34 after bullet points:</p> <p>“This is not a comprehensive list and applicants for major developments of ten or more dwellings, or those in areas of flood risk, should identify the most appropriate scheme, or combination of schemes, to suit the proposed development...”</p>
PSC 092	Policy ES6	<p>Amend wording of <u>Policy ES6</u>:</p> <p>Alter RAMSAR in first sentence to “Ramsar”.</p> <p>Add to <i>European Sites</i> Paragraph:</p> <p>“The Council will expect development proposals to demonstrate and contribute to appropriate mitigation and management measures to maintain the ecological integrity of the relevant European site(s). With specific regard to recreational impacts the Council will use core catchment zones that identify potential impact areas which extend beyond the relevant European site itself. Development proposals within such areas will take account of any relevant published findings and recommendations. There will be further assessment work on the Severn Estuary SPA and SAC that shall include recreational pressure.”</p> <p>Alter <i>National Sites</i> paragraph to read:</p> <p>“Nationally important sites, including Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR), will be safeguarded from development, unless the benefits of the development can be demonstrated to outweigh the identified national importance of the nature conservation interest or scientific interest of the site.”</p> <p>Add to <i>New Development and the Natural Environment</i> paragraph:</p> <p>“The District will have a number of undesignated sites which may still have rare species or valuable habitats. Where a site is indicated to have such an interest, the applicant should observe the precautionary principle and the Council will seek to ensure that the intrinsic value of the site for biodiversity and any community interest is enhanced or at least maintained. Where an impact cannot be avoided or mitigated (including post development management and monitoring), compensatory measures will be sought. The Council may, in</p>

Change number	Paragraph / Policy	Proposed Change
		<p>exceptional circumstances, allow for biodiversity offsets, to prevent net loss of biodiversity at the District scale."</p> <p>Alter <i>Protected Species</i> paragraph to read:</p> <p>"Development proposals that would adversely affect European Protected Species (EPS) or Nationally Protected Species will not be supported, unless appropriate safeguarding measures can be provided (which may include brownfield or previously developed land (PDL) that can support priority habitats and/or be of value to protected species)."</p>
PSC 093	6.45	<p>Additional wording at the end of this paragraph:</p> <p>"The Council will work with neighbouring Severn Estuary authorities to monitor visitor activities and potential disturbance in the Severn Estuary SPA, which may have implications for future environmental management strategies. There is considerable existing evidence and guidance available that is likely to be relevant to green infrastructure planning, including the Gloucestershire Nature Map developed by the Gloucestershire Biodiversity Partnership, the Rights of Way Improvement Plan, town/landscape assessments, and Historic Environment Records. Work currently being undertaken is likely to identify a core recreational catchment zone around the Severn Estuary SAC/SPA/Ramsar site in which development proposals that involve a net increase in housing may be required to contribute to the funding of mitigation measures. Due to its scale and relative proximity to the SPA/SAC/Ramsar site the West of Stonehouse development has been specifically identified as requiring application-level HRA, although it should be possible to provide avoidance and mitigation measures."</p>
PSC 094	After 6.45	<p>Add new paragraph:</p> <p>"The HRA of the Local Plan and discussion with Natural England and The National Trust have identified measures that will be required on Rodborough Common over the Local Plan period to ensure no adverse effect occurs on the SAC due to the expected population increase within the Stroud Valleys area and associated increase in recreational activity. A consistent 3km core catchment zone has been defined around this SAC to reflect the current patterns of activity based on settlements. The identified Rodborough SAC impacts result from the proposed growth over the Plan period. In this context a small number of visitors from a particular settlement for example will still make an overall contribution to the identified impacts in the HRA. Development proposals within this core catchment zone will be required to contribute to mitigation measures. The Council commits to working with partners to deliver improvements to Rodborough Common SAC through the delivery of measures including installation of new cattle grids, better dog management</p>

Change number	Paragraph / Policy	Proposed Change
PSC 095	After 6.45	<p>measures (on site), alternative dog walking opportunities (off site) grassland restoration on the lower slopes and maintenance of parking areas in order to avoid an adverse effect on the integrity of the SAC associated with increased recreational activity over the plan period. The initiatives will be funded through CIL and S106 contributions that contribute towards a SAC Avoidance and Mitigation Strategy. This will identify measures that can include the potential to enhance open space(s) to deflect visits away from the SAC. A Supplementary Planning Document (SPD) will be prepared to provide clarity for developers. Where instead of a bespoke solution, provision is made for contributions to be paid and pooled towards implementing the Avoidance and Mitigation Strategy upon which Natural England has been consulted), the District Council will not require an Appropriate Assessment of the planning application. The SPD will be subject to regular monitoring and review to at least coincide with the Local Plan Review. Common for example as well as with other partner organisations and their work such as the Stroud Valleys Project for example. The initiatives will be funded through CIL and S106 contributions. The Council's Strategy will be monitored and reviewed alongside any Local Plan review."</p> <p>Add new paragraph:                      "Where a development includes specific measures to avoid and mitigate its impact upon the SAC and/or SPA, the District Council will in consultation with Natural England, undertake an Appropriate Assessment. This will consider the effect of the proposal on the SAC or SPA and the avoidance and mitigation measures, including size and location of any proposed semi-natural open space."</p>
PSC 096	Policy ES10	<p>Amend points 2(A), 3 and 4 of <u>Policy ES10</u> as follows:</p> <p>"2. A. the 68 sites of national archaeological importance (which are designated as Ancient Monuments), any undesignated archaeology of national significance, and the many buildings that are Listed as having special architectural or historic interest"</p> <p>"3. Proposals will be supported which protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets, such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest."</p> <p>"4. Proposals will be supported which protect and, where appropriate, enhance key views and vistas, especially of the spires and towers of historic churches and mills."</p>
PSC 097	6.58	<p>Amend Paragraph 6.58, breaking it into two paragraphs and adding new text towards the end of the first paragraph, as follows:</p>

Change number	Paragraph / Policy	Proposed Change
		<p>"Stroud District has an important legacy of heritage and cultural assets, including over 4,500 listed buildings, 42 conservation areas, 14 registered historic parks and gardens and 68 scheduled monuments. There are a wide range of undesignated historic buildings, archaeological sites and remains, and historic parks and gardens, as well as places, areas and landscapes of historic interest. Information about heritage assets can be found in the Gloucestershire Historic Environment Record (HER). These assets make a significant contribution to the identity of the locality in which they are set, helping to create a sense of place. The Council is committed to protecting and enhancing the District's historic environment and will produce a heritage strategy to supplement the Local Plan. The strategy will positively address the issues and pressures that are facing our heritage assets, including those identified in Chapter 1 of this Plan, and it will set out a programme for the appraisal and management of our conservation areas and the monitoring of any heritage assets 'at risk'.</p> <p>Applications for development which affect heritage assets and their settings directly or indirectly will need to describe the nature of the significance of the assets affected, and set out how development will maintain and enhance heritage assets and their settings in a manner appropriate to that significance. New development should seek opportunities to draw on the historic environment in order to maintain and enhance local character and distinctiveness."</p>
PSC 098	6.60	<p>Amend Paragraph 6.60 to read:                      "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 an existing or potential heritage asset is likely to occur, unless there are substantial public benefits."</p>
PSC 099	After 6.70	<p>Add new paragraph:                      "Green Infrastructure (GI) provision is being discussed between all Gloucestershire district &amp; county councils with the aim of providing a district wide Strategic Framework for GI requirements. The Council will consider the requirements for GI, in line with the emerging GI Framework, when determining planning applications."</p>



Chapter 7: Delivery and monitoring																																																																											
PSC 100	7.6 (table)	<p><u>Consequential changes, related to proposed amendments to CP2 (PSC 009), SA1 (PSC 021) and SA2 (PSC 034):</u></p> <p>Delete table and replace with updated table:</p> <table border="1"> <thead> <tr> <th rowspan="2">Source of housing supply</th> <th rowspan="2">2006 to 2014</th> <th colspan="3">Projected Delivery of Sites 2014 - 2031</th> <th rowspan="2">Total Supply</th> </tr> <tr> <th>1-5 years</th> <th>6-10 years</th> <th>11-15+ years</th> </tr> </thead> <tbody> <tr> <td>Completions</td> <td>3264</td> <td>-</td> <td>-</td> <td>-</td> <td>3264</td> </tr> <tr> <td>Deliverable Commitments (2014)</td> <td></td> <td>3192</td> <td>861</td> <td>0</td> <td>4053</td> </tr> <tr> <td>Stroud Valleys</td> <td></td> <td>140</td> <td>230</td> <td>80</td> <td>450</td> </tr> <tr> <td>North East Cam</td> <td></td> <td>260</td> <td>190</td> <td>0</td> <td>450</td> </tr> <tr> <td>Hunts Grove Extension</td> <td></td> <td>0</td> <td>200</td> <td>300</td> <td>500</td> </tr> <tr> <td>Sharpness Docks North</td> <td></td> <td>45</td> <td>125</td> <td>130</td> <td>300</td> </tr> <tr> <td>West of Stonehouse</td> <td></td> <td>200</td> <td>850</td> <td>300</td> <td>1350</td> </tr> <tr> <td>Small sites windfall</td> <td></td> <td>116</td> <td>290</td> <td>344</td> <td>750</td> </tr> <tr> <td>Council Housing Programme</td> <td></td> <td>89</td> <td>61</td> <td>0</td> <td>150</td> </tr> <tr> <td><b>District Total</b></td> <td></td> <td><b>4042</b></td> <td><b>2807</b></td> <td><b>1154</b></td> <td><b>11267</b></td> </tr> </tbody> </table>					Source of housing supply	2006 to 2014	Projected Delivery of Sites 2014 - 2031			Total Supply	1-5 years	6-10 years	11-15+ years	Completions	3264	-	-	-	3264	Deliverable Commitments (2014)		3192	861	0	4053	Stroud Valleys		140	230	80	450	North East Cam		260	190	0	450	Hunts Grove Extension		0	200	300	500	Sharpness Docks North		45	125	130	300	West of Stonehouse		200	850	300	1350	Small sites windfall		116	290	344	750	Council Housing Programme		89	61	0	150	<b>District Total</b>		<b>4042</b>	<b>2807</b>	<b>1154</b>	<b>11267</b>
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PSC 101	Appendix 1	<p><u>Appendix 1: Monitoring Framework: table of targets and indicators</u></p> <p>Insert target of ES10 to read "The completion of a Heritage Strategy"</p> <p>Amend ES10 indicators to read:</p> <ul style="list-style-type: none"> <li>• Number of listed buildings</li> <li>• Number of heritage assets at risk</li> <li>• Number of non-designated heritage assets (these can be, but are not always, "locally listed")</li> <li>• Number of conservation areas with an up to date appraisal and heritage at risk survey</li> <li>• Number of incidences of substantial harm to non designated heritage assets.</li> </ul>																																																																									
PSC 102	Appendix 4 Glossary	<p>Add:</p> <p><b>"Design and Access Statements</b> - A design and access (DAS) statement is a report accompanying and supporting a planning application. They provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately</p>																																																																									

PSC 103	Appendix 4 Glossary	<p>accessed by prospective users. The access component of the DAS relates to access to the development and does not extend to the internal treatment of individual buildings. It needs to cover both vehicular and transport links and inclusive access. The statement should provide information on consultations carried out such as with community groups or technical specialists including highway engineers or urban designers. The DAS must explain relationships with the existing highway network including paths."</p> <p>Add:  <b>"Heritage Asset</b> - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)."</p>
PSC 104	Appendix 4 Glossary	<p>Add:  <b>"Historic Environment</b> - All aspects of the environment that result from the interaction between people and places through time, including surviving physical remains of past human activity, whether visible, buried or submerged, and landscape and planted or managed flora.</p>
PSC 105	Appendix 4 Glossary	<p>Add:  <b>"Strategic Road Network</b> - The major road network is defined by the Department for Transport as the network of motorways, trunk roads and principal roads that serve the country's strategic transport needs. Motorways and trunk roads (nationally significant A-roads) managed by the Highways Agency make up approximately 20% of the national major road network. The remaining 80% of the major road network consists of principal roads—other A-roads managed by local authorities. For the purposes of this Local Plan we have accepted this definition which includes both major and principal roads."</p>
PSC 106	Appendix 4 Glossary	<p>Add:  <b>"Transport Assessment</b> - A Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or re-development, with an agreed plan to mitigate any adverse consequences. The purpose of Transport Assessment is to provide enough information to understand how the proposed development is likely to function in transport terms. Assessing the transport impacts in a systematic manner contributes towards understanding how more sustainable travel patterns might be achieved through changing travel behaviour. The preparation and detail of a Transport Assessment will vary depending on the location, scale and nature of the proposed development. Transport Assessment should, where appropriate, propose a package of measures designed to promote access to the site by walking, cycling and public transport, while reducing the role of car access as much as possible."</p>

PSC 107	Appendix 4 Glossary	<p>Replace definition of 'Travel Plan' as follows::</p> <p><b>"Travel Plan</b> - All developments which generate significant amounts of movement should be required to provide a Travel Plan. A Travel Plan is a strategy for managing multi-modal access to a site or development, focusing on promoting access by sustainable modes. The main objective of a travel plan is to reduce the number of single occupant car trips to a site. A successful travel plan will give anyone travelling to or from a business or organisation a choice of travel options and encourage them to use the more sustainable ones. Travel plans can be used to ensure that infrastructure and transport services (e.g. buses/minibuses) are provided as part of a development to ensure that the travel requirements of occupiers and visitors to a development can be met. Effective travel plans will include measures to restrain and manage parking on the site. The travel plan will include a set of agreed targets for the percentage of journeys to the site by car driver alone and details of action to be taken if the travel plan fails to achieve its aims and objectives. Travel plans benefit the community by helping to reduce traffic congestion and pollution for local residents. They can be used to help identify problems that are occurring (e.g. commuter parking taking place on residential streets) and include measures to address such problems. They benefit organisations by reducing the space that has to be allocated on site to car parking, encouraging more healthy travel options for the workforce, widening the range of travel options available to the site and improving access to the site for a wider range of users."</p>
<b>The policies map:</b>		
PSC 108	Policies Map SA2	<p><u>Consequential change, related to proposed amendments to CP2 (PSC 009) and SA2 (PSC 034, PSC 036):</u> Delete strategic allocation SA2 North of Stroudwater Industrial Estate and replace with a new shape showing SA2 West of Stonehouse.</p>
PSC 109	Policies Map Local centre	<p><u>Consequential change, related to proposed amendments to SA2 (PSC 034), CP12 (PSC 071) and EI9 (PSC 080):</u> Add new shape to show a local service centre at the site of SA2 West of Stonehouse.</p>
PSC 110	Policies Map EK2 / EI2a	<p><u>Consequential changes, related to proposed changes PSC 076 and PSC 077:</u> Delete shape showing key employment allocation EK2 Former Berkeley Power Station. Replace with new shape showing allocation EI2a Former Berkeley Power Station</p>

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