
Stroud District Local Plan:

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

July 2015

Consultation on further Post-submission Proposed Changes to the Plan

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. Stage 1 of the Examination began in April 2014 and resumed in May 2015. During this time, the Council undertook further work to address the Inspector’s initial conclusions and consulted on a series of proposed changes to the Submission Draft (**Consultation on Post-submission Proposed Changes**, February/March 2015). Stage 2 hearings were held in June 2015 and the Council now proposes to consult on a series of further changes to the Submission Draft, having regard to the discussions at the hearing sessions, the “homework” required by the Inspector, and the Inspector’s initial views (July 2015).

This consultation seeks responses to a range of **further post-submission proposed changes [including further potential main modifications]** (“**further proposed changes**”), which are detailed in the schedule contained in this document. Any representations we

receive about these further proposed changes, or about the accompanying Sustainability Appraisal addendum (SA) and Habitat Regulations Assessment (HRA), will be considered by the Council and the Inspector before he reaches his final conclusions about the legal compliance and soundness of the Plan.

What are we asking?

The scope of this consultation is quite specific. Only comments relating to these further proposed changes (or the SA or the HRA of their impact) will be considered. We need to know whether you think that the proposed changes are “legally and procedurally compliant” and “sound”. If you consider that they are not, we would like to know what specific changes you think we need to make to these proposed changes, in order to make them sound and legally compliant.

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

Would you like to participate at the public examination?

Finally, should the Inspector find that this consultation raises new issues that require further hearing sessions, we would like to know whether you feel it would be necessary to take part, and why. 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

- 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 (SA) of the further proposed changes and a Habitat Regulations Assessment (HRA)
- 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 SA, HRA and printed response forms at the following locations (during their normal opening times):

- 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 29th July and Wednesday 9th September 2015.

Your consultation response must be received by the Planning Strategy Team **by 5pm on Wednesday 9th September 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 to us is by email. If you'd rather respond on paper, it would be helpful if you could use our response forms (if necessary with additional sheets attached). We will accept photocopied forms or you can print one off the website if you can't get hold of an original.



Please email completed electronic responses to:
local.plan@stroud.gov.uk



You can post paper responses 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 further proposed changes, has been prepared in line with the plan-making regulations set out by Government. The Inspector will 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 further proposed changes make the Plan sound?’

You need to consider whether you think that the plan, as amended by the further 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 these further 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.

Please note that you can only comment on the further proposed changes (or the Sustainability Appraisal or the Habitats Regulations Assessment of their impact) at this stage.

Schedule of further Post-submission Proposed Changes

Change number	Paragraph/Policy	Proposed Modification
Chapter 2: Making Places: the Development Strategy		
MOD 01	Paragraphs 2.26 – 2.29	<p>Amend paragraphs to reflect a revised Local Plan housing requirement, as follows:</p> <p>“2.26 The chart below illustrates the A range of alternative projections which have been assessed, in order to determine the most appropriate target for Stroud District.</p> <p>2.27 You can find more information about the projection methodologies and the evidence that Council has considered through the evidence base section of our Local Plan website: www.stroud.gov.uk/core</p> <p>2.28 The Council resolved in October 2012 to adopt a housing requirement target for Stroud District of a minimum of 9,260 dwellings with reserve position for up to 11,500 dwellings. Following the publication of more up to date 2011 based household projections in April 2013, the Council received recommendations to reduce the range to at least 9,260 dwellings and up to 10,500 dwellings.</p> <p>2.29 This Plan identifies a target of at least 9,500 11,400 dwellings for up to the period between 2006-2031. The evidence suggests that this figure will be sufficient to support the economic growth likely to take place within the District and to provide a modest uplift to the demographically assessed housing need in order to reflect the need for affordable housing. In addition to this figure, this Plan identifies a target of 950 additional bedspaces in Class C2 care homes to meet the needs of elderly people.”</p> <p><i><u>Consequential changes to policies, text, mapping and diagrams relating to Local Plan housing requirement and site allocations (CP2 and SA4):</u></i></p> <p>MOD 02, MOD 03, MOD 04, MOD 07, MOD 08, MOD 26, MOD 30, MOD 61.</p>
MOD 02	Paragraph 2.30	<p><i><u>Consequential change related to MOD 01:</u></i></p> <p>Amend paragraph to reflect a revised Local Plan housing requirement, as follows:</p> <p>“Many of these 9,500 11,400 dwellings have already been built or are firm “commitments” (i.e. they have been given permission but are yet to be completed; or they are awaiting signing of legal agreements). This means that the</p>

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		<p>residual number of homes that the Local Plan must identify is actually around 2,400 at least 3,615 dwellings. The table below illustrates this.”</p> <p><i>[see also consequential and related changes: MOD 01, MOD 03, MOD 04]</i></p>																																				
MOD 03	Paragraph 2.30	<p><u>Consequential change related to MOD 01:</u></p> <p>Update table to reflect a revised Local Plan housing requirement, as follows:</p> <table border="1"> <thead> <tr> <th colspan="4">Calculating our residual housing requirement up to 2031</th> </tr> </thead> <tbody> <tr> <td rowspan="8">Supply</td> <td>A</td> <td>Completions (1 April 2006 to 31 March 2012 2014)</td> <td>2,379 3,264</td> </tr> <tr> <td>B</td> <td>Completions between 1 April 2012 2014 and 31 March 2013 2015</td> <td>408 573</td> </tr> <tr> <td>C</td> <td>Total Completions (= A + B)</td> <td>2,787 3,837</td> </tr> <tr> <td>D</td> <td>Large site commitments at 1 April 2013 2015 (10+ dwellings) [sites with planning permission, including sites either not started or under construction]</td> <td>3,674 3,307</td> </tr> <tr> <td>E</td> <td>Small site commitments at 1 April 2013 2015 (1-9 dwellings) [sites with planning permission, including sites either not started or under construction]</td> <td>470 551</td> </tr> <tr> <td>F</td> <td>Other firm commitments at 1 April 2013 2015 [sites subject to Section 106 legal agreement]</td> <td>460 90</td> </tr> <tr> <td>G</td> <td>Total Commitments (= D + E + F)</td> <td>4,304 3,948</td> </tr> <tr> <td>H</td> <td>Total Completions and commitments (= C + G)</td> <td>7,091 7,785</td> </tr> <tr> <td rowspan="2">Requirement</td> <td>I</td> <td><u>Minimum</u> Housing Requirement (1 April 2006 to 31 March 2031)</td> <td>9,500 11,400</td> </tr> <tr> <td>J</td> <td>Residual housing requirement to 2031 (= I – H)</td> <td>2,409 3,615</td> </tr> </tbody> </table>	Calculating our residual housing requirement up to 2031				Supply	A	Completions (1 April 2006 to 31 March 2012 2014)	2,379 3,264	B	Completions between 1 April 2012 2014 and 31 March 2013 2015	408 573	C	Total Completions (= A + B)	2,787 3,837	D	Large site commitments at 1 April 2013 2015 (10+ dwellings) [sites with planning permission, including sites either not started or under construction]	3,674 3,307	E	Small site commitments at 1 April 2013 2015 (1-9 dwellings) [sites with planning permission, including sites either not started or under construction]	470 551	F	Other firm commitments at 1 April 2013 2015 [sites subject to Section 106 legal agreement]	460 90	G	Total Commitments (= D + E + F)	4,304 3,948	H	Total Completions and commitments (= C + G)	7,091 7,785	Requirement	I	<u>Minimum</u> Housing Requirement (1 April 2006 to 31 March 2031)	9,500 11,400	J	Residual housing requirement to 2031 (= I – H)	2,409 3,615
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MOD 04	Paragraph 2.34	<p><u>Consequential change related to proposed revised housing requirement (MOD 01) and modification of Policy CP2 (MOD 07 and MOD 08):</u></p> <p>Update table (further to PSC 005) to reflect a revised Local Plan housing requirement, as follows:</p> <table border="1"> <thead> <tr> <th colspan="2">Strategic Sites</th> </tr> </thead> <tbody> <tr> <td>Hunts Grove Extension</td> <td>500 750</td> </tr> <tr> <td>North East Cam</td> <td>450</td> </tr> <tr> <td>Sharpness</td> <td>300</td> </tr> <tr> <td>Stroud Valleys</td> <td>450</td> </tr> <tr> <td>West of Stonehouse</td> <td>1,350</td> </tr> <tr> <th colspan="2">Non-site specific allowance</th> </tr> <tr> <td>Council housing programme</td> <td>150</td> </tr> <tr> <td>Dispersal / windfall</td> <td>750</td> </tr> <tr> <td>Total</td> <td>At least 4,000 4,200</td> </tr> </tbody> </table> <p><u>Consequential changes relating to Local Plan housing requirement and site allocations (CP2 and SA4): MOD 08, MOD 24, MOD 25, MOD 26, MOD 28, MOD 29, MOD 30, MOD 61.</u></p>	Strategic Sites		Hunts Grove Extension	500 750	North East Cam	450	Sharpness	300	Stroud Valleys	450	West of Stonehouse	1,350	Non-site specific allowance		Council housing programme	150	Dispersal / windfall	750	Total	At least 4,000 4,200
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MOD 05	Paragraph 2.42	<p>Amend paragraph to reflect a revised Local Plan employment requirement, as follows:</p> <p>“The latest forecasts suggest the need to plan for around 6,200 between 6,800 and 12,500 net new jobs (2006-2031). A range of forecast models suggest that the District has a significant oversupply of employment land to meet these requirements. However, these models take no account of pent up demand, failures in the property market or the need for a range of sites and locations to provide for choice and continuum of supply beyond the Plan period. Based upon past take-up rates, there is a need to provide about 37 ha 58 ha of additional employment (B1-B8) land (2012-2006 to 2031).</p> <p><u>Consequential change relating to Local Plan employment requirement and site allocations (CP2): MOD 07</u></p>																				

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MOD 06	Para. 2.73	Amend new paragraph 2.73 (PSC 007) to read: “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 <u>within</u> five years from adoption or in <u>by</u> December 2019, whichever is the sooner.”																					
MOD 07	Policy CP2	<u>Consequential changes related to proposed revised housing requirement (MOD 01) and employment requirement (MOD 05):</u> Amend Policy CP2 first paragraph to read: “Stroud District Council will accommodate at least 9,500 <u>11,400</u> additional dwellings, <u>950 additional care home bedspaces</u> and 6,200 additional jobs <u>58 hectares of additional employment land</u> for the period 2006-2031.” [see also consequential and related changes: MOD 2, MOD 03, MOD 04, MOD 05, MOD 08]																					
MOD 08	Policy CP2	<u>Consequential change related to proposed revised housing requirement (MOD 01) and modification of Policy CP2 (MOD 07):</u> Amend table in CP2 (further to PSC 009) to reflect a revised Local Plan housing requirement, as follows: <table border="1" data-bbox="622 946 2020 1262"> <thead> <tr> <th>Location</th> <th>Employment</th> <th>Housing</th> </tr> </thead> <tbody> <tr> <td>Hunts Grove Extension</td> <td></td> <td>500 <u>750</u></td> </tr> <tr> <td>Quedgeley East</td> <td>13 ha</td> <td></td> </tr> <tr> <td>North East Cam</td> <td>12 ha</td> <td>450</td> </tr> <tr> <td>Sharpness</td> <td>17 ha</td> <td>300</td> </tr> <tr> <td>Stroud Valleys</td> <td>Intensification</td> <td>450</td> </tr> <tr> <td>West of Stonehouse</td> <td>10 ha</td> <td>1,350</td> </tr> </tbody> </table> <u>Consequential changes to policies, text, mapping and diagrams relating to Local Plan housing requirement and site allocations (SA4): MOD 04, MOD 24, MOD 25, MOD 26, MOD 28, MOD 29, MOD 30, MOD 61, MOD 62</u>	Location	Employment	Housing	Hunts Grove Extension		500 <u>750</u>	Quedgeley East	13 ha		North East Cam	12 ha	450	Sharpness	17 ha	300	Stroud Valleys	Intensification	450	West of Stonehouse	10 ha	1,350
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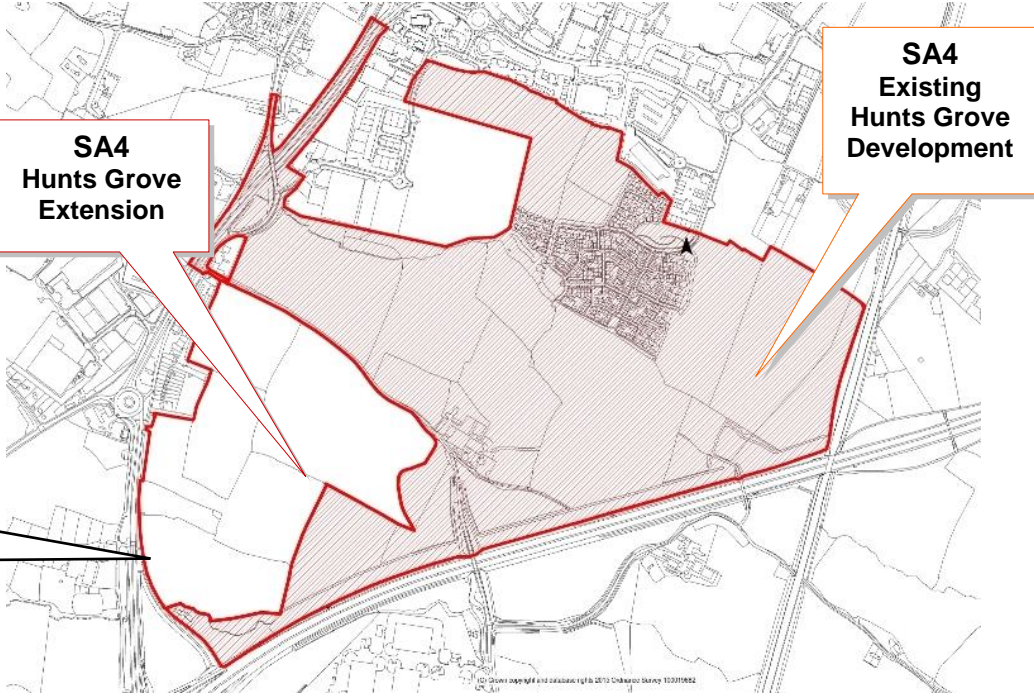
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MOD 09	Policy CP3	Amend Policy CP3 description of Fifth Tier settlements to read: “These remaining settlements have a lack of basic facilities to meet day to day requirements. and no development is envisaged. However, there could be scope for very limited development, should this be required to meet a specific need identified by these communities in any Neighbourhood Plans.”
MOD 10	Policy CP4	Amend Policy CP4 first paragraph to read: “All development proposals shall accord with the Mini-Visions and <u>have regard to</u> the Guiding Principles for that locality...”
MOD 11	Paragraph 2.92	“...In respect of legal agreements the Council anticipates producing a Supplementary Planning Document on the types of contributions that will be sought, triggers and how these will be calculated. <u>The County Council has also produced a Local Developer Guide to assist with discussions regarding developer contributions.</u> ”
MOD 12	Policy CP6	Add to Policy CP6 the following final sentence: <u>“In determining the nature and scale of any provision, the Council will have regard to viability considerations and specific site circumstances.”</u>
Chapter 3: Making Places: Shaping the future of the Stroud Valleys		
MOD 13	Policy SA1	Amend Policy SA1 first paragraph (further to PSC 021) to read: Land within the Stroud Valleys at the following specific locations (as identified on the policies map) is allocated for mixed use development, <u>subject to viability and site specific circumstances,</u> including at least 450 dwellings.”
MOD 14	Supporting text for policy SA1: Paragraph 3.13	Amend paragraph 3.13 fifth bullet point (further to PSC 027) to read: "Brimscombe Port has opportunities to provide canal related facilities including moorings on a reinstated stretch of water <u>and port basin,</u> 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 <u>or until a site specific Flood Risk Assessment demonstrates that the site can be safely developed without increasing flood risk on or off site.</u> "

Change number	Paragraph/Policy	Proposed Modification
Chapter 3: Making Places: Shaping the future of the Stonehouse cluster		
MOD 15	Vision 1.2 Stonehouse Cluster	Amend the Stonehouse mini-vision (Vision 1.2) second paragraph as follows: “Development to the west of Stonehouse will expand the existing Oldends/Stroudwater employment area, with attendant transport and infrastructure improvements – including improved links to the town centre and opportunities for all to make use of pleasant and safe ‘green links’ on foot or cycle. This will be a sustainable workplace destination for the District, <u>as well as a vibrant new community, served by its own local centre.</u> ”
MOD 16	Policy SA2	Amend new Policy SA2 (PSC 034) bullet point 12 to read: “Opportunities to improve transport connectivity with Stonehouse <u>and Stonehouse</u> town centre for pedestrians, cyclists, public transport and private car.”
MOD 17	Policy SA2	Amend new Policy SA2 (PSC 034) bullet point 17 to read: “Contributions towards bus services to improve bus frequencies and quality and to connect the development with <u>Stonehouse and Stonehouse</u> the town centre.”
MOD 18	Policy SA2	Amend new Policy SA2 (PSC 034) bullet point 18 to read: “Contributions towards the provision of a new railway station at Stonehouse, <u>subject to the plans of Network Rail.</u> ”
MOD 19	Supporting text to new Policy SA2	Amend supporting text to new Policy SA2 (PSC 035). Fifth paragraph to read: “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 <u>or other library infrastructure improvements</u> . Options for additional healthcare provision will be investigated.”
MOD 20	Supporting text to new Policy SA2	Amend supporting text to new Policy SA2 (PSC 035). Second-from-last paragraph to read as follows: “Vehicular access will be from A419 Chipmans Platt roundabout and from Oldends Lane. Opportunities to improve transport connectivity with Stonehouse <u>and Stonehouse</u> town centre will be investigated...”

Change number	Paragraph/Policy	Proposed Modification
MOD 21	Supporting text to new Policy SA2	Amend supporting text to new Policy SA2 (PSC 035). Last paragraph to read: “Contributions towards improving the frequency and quality of local bus services to connect the development with <u>Stonehouse and Stonehouse</u> the town centre will also be provided and toward the provision of a new station at Stonehouse, <u>subject to the plans of Network Rail.</u> ”
Chapter 3: Making Places: Shaping the future of Cam and Dursley		
MOD 22	Paragraph 3.25	Amend Cam and Dursley <u>Guiding Principles</u> (para. 3.25, first point) to read: “1. Cam and Dursley will be a focus for the District’s strategic growth, providing up to 450 homes and up to 1,500 new jobs over the plan period (up to 2031)...”
MOD 23	Paragraph 3.26	Amend Cam and Dursley <u>Opportunities, growth and key projects</u> (para. 3.26) to read: <ul style="list-style-type: none"> • Up to 450 Homes plus significant employment development (up to 1500 jobs) to the north east of Cam”
Chapter 3: Making Places: Shaping the future of the Gloucester fringe		
MOD 24	Paragraph 3.39	<u>Including consequential change related to MOD 04, MOD 08 and MOD 26 (reflecting revised housing numbers on the site):</u> Amend Gloucester Fringe <u>Guiding Principles</u> (para. 3.39, first point) to read: “1. Hunts Grove will continue to be a focus for the District’s strategic growth, providing a further 500 <u>750</u> homes through an extension to the development, bringing the total up to 2,250 <u>2,500</u> homes over the plan period (up to 2031) and becoming effectively a “Local Service Centre” in our settlement hierarchy. The Hunts Grove Extension, <u>together with adjacent Quedgely East,</u> will represent a single key <u>focus for</u> development allocation at <u>on</u> the Gloucester Fringe.”
MOD 25	Paragraph 3.40	<u>Including consequential change related to MOD 04, MOD 08 and MOD 26 (reflecting revised housing numbers on the site):</u> Amend Gloucester Fringe <u>Opportunities, growth and key projects</u> (para. 3.40) as follows: <ul style="list-style-type: none"> • Utilise land to the south of the existing <u>approved</u> Hunts Grove development area (1,750 homes already permitted <u>under construction</u>), <u>as an extension</u> to deliver 500<u>750</u> more homes <u>and supporting</u>

Change number	Paragraph/Policy	Proposed Modification
		<p><u>infrastructure as an integral part of the whole Hunts Grove new community area. Through comprehensive masterplanning demonstrate how the extension would complement the existing development to deliver a cohesive, well-connected and accessible community with convenient access to local services and facilities, including basic convenience shopping and community infrastructure</u> a new local centre as part of the development, to include basic convenience shopping and community facilities; opportunity to provide a comprehensive masterplan for the whole Hunts Grove area</p> <ul style="list-style-type: none"> • A focus for employment growth and intensification at key employment sites near to Hunts Grove including an additional 13 ha at Quedgeley East • Increasing open space provision as there is a 3.7 ha current shortage in outdoor play space • Land at Naas Lane (on the Hunts Grove development site) has been safeguarded as a location for a potential new railway halt station. <u>The land should continue to be safeguarded as part of any new masterplan proposals and</u> contributions sought from development towards the provision of a railway station on the Gloucester-Bristol line, <u>subject to the plans of Network Rail</u> • New M5 Motorway Service Area (at Ongers Farm, Brookthorpe parish) • Land at Javelin Park is allocated in the Waste Core Strategy for a strategic residual recovery facility
MOD 26	Policy SA4	<p><u>Including consequential change related to MOD 04 and MOD 08 (reflecting revised housing numbers on the site):</u></p> <p>Amend Policy SA4 to read:</p> <p>Hunts Grove Extension</p> <p>The full extent of the Hunts Grove new community is outlined on the Policies Map. The extension to the approved masterplan, on land to the south of Haresfield Lane, is also identified on the Policies Map. This is allocated for housing and supporting infrastructure. <u>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></p> <p>The development proposals <u>for the Hunts Grove extension</u> should be accompanied by a comprehensive masterplan, to be approved by the local planning authority, which demonstrates how the land uses and proposed infrastructure</p>

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		<p>forming part of the Hunts Grove extension will be delivered as an integrated and compatible component of the overall Hunts Grove masterplan. The development proposals will address the following: <u>additional development will be integrated into the Hunts Grove new community and how the following components will be delivered to ensure that the new community is delivered in a cohesive and sustainable manner:</u></p> <ol style="list-style-type: none"> 1. The provision of an additional 500 dwellings within the overall new community (to create an urban extension of 2,250 dwellings) including 150 affordable dwellings, unless viability testing indicates otherwise 2. <u>1.</u> A local centre of sufficient scale to meet the day-to-day needs of the Hunts Grove new community as a whole, incorporating local retail and community uses 3. <u>2.</u> A primary school of sufficient scale to meet the needs of the development <u>Hunts Grove new community</u> <p><i>[re-number remaining criteria 4-13 accordingly and amend criterion 14 as follows]:</i></p> <p><u>14. 13. Safeguarding of land for the provision of a potential future railway station and</u> Appropriate contributions towards the opening of the Hunts Grove railway station <u>(subject to the plans of Network Rail).</u></p> <p><i>Consequential changes to policies, text, mapping and diagrams relating to Local Plan housing requirement and site allocation (SA4): MOD 24, MOD 25, MOD 28, MOD 29, MOD 30, MOD 61 and MOD 62.</i></p>
MOD 27	Supporting text to Policy SA4: Paragraph 3.42	<p>Amend supporting paragraph 3.42, final sentence, to read:</p> <p>“...The extension to Hunts Grove is intended to complete the development <u>provide certainty about the ultimate extent of development in this area and to provide further flexibility in delivering the required overall amount of housing. It will also</u> and support and extend the community infrastructure planned for in this location.”</p>
MOD 28	Supporting text to Policy SA4: Paragraph 3.43	<p><i>Consequential change related to MOD 30 and MOD 62 (reflecting revised site boundary):</i></p> <p>Amend supporting paragraph (further to PSC 049) to reflect revised site boundary:</p> <p>“The Hunts Grove extension is located on land south of Haresfield Lane and north of the M5 junction 13. The site comprises approximately 26<u>34</u> hectares of land to be developed for residential, supporting infrastructure, including landscaping and open space.”</p>

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MOD 29	Supporting text to Policy SA4: Paragraph 3.45	<p><i>Consequential change related to MOD 04, MOD 08 and MOD 26 (reflecting revised housing numbers on the site):</i></p> <p>Amend supporting paragraph to reflect revised housing numbers on the site:</p> <p>“The extension to the Hunts Grove masterplan will deliver a net increase of 500⁷⁵⁰ dwellings. When complete, the new community will comprise 2,250^{2,500} dwellings together with the necessary supporting infrastructure, employment, social, commercial and community uses, which will include a primary school of sufficient size to meet the needs of the development.”</p>
MOD 30	Site Allocation SA4 map	<p>Delete map showing SA4 and replace with new map showing revised site boundary, to include a further area of land to be allocated as part of the Hunts Grove Extension.</p>  <p>[See also consequential and related changes MOD 28, MOD 62]</p>

Change number	Paragraph/Policy	Proposed Modification
Chapter 3: Making Places: Shaping the future of the Berkeley cluster		
MOD 31	Paragraph 3.48	Amend paragraph 3.48, final sentence, to read: “The growth of Sharpness Docks with increased shipping has not progressed as envisaged in the previous Local Plan: the former employment allocations have not been taken up and accessibility is an issue. <u>Whilst Sharpness Docks is a thriving and busy Port, the former employment allocations have not been taken up as envisaged in the 2005 Local Plan and accessibility remains an issue.</u>”
MOD 32	Vision 1.5 Berkeley Cluster	<i>Consequential Change relating to MOD 47 and MOD 48 (and further to PSC 077):</i> Amend the mini vision for the parishes around Berkeley. Add the following wording to the second sentence within the second paragraph: “...Improvements to the working environment and leisure amenities at nearby Sharpness <u>and proposals for the Gloucestershire Science and Technology Park at the former Berkeley Nuclear Power Station site</u> will provide a <u>local</u> boost, and will act <u>acting</u> together with other attractions (including Berkeley Castle, Jenner Museum, Slimbridge Wildfowl and Wetlands trust and several safe and attractive walking and cycling routes) to raise the profile of this part of the District...” <i>[see also related changes MOD 33, MOD 34, MOD 35, MOD 63]</i>
MOD 33	Paragraph 3.51	<i>Consequential Changes relating to MOD 47 and MOD 48 (and further to PSC 077):</i> Amend Berkeley Cluster <u>Guiding Principles</u> as follows: <ol style="list-style-type: none"> 1. “A vision for the regeneration of Sharpness Docks will be progressed including up to 300 new homes over the plan period (up to 2031) in association with a leisure and recreation strategy for the north of the Docks and intensified and upgraded employment provision on new and existing sites within the commercial Docks to the south; land here will represent a single key strategic allocation in this ‘vision area’ to deliver this growth and sustain Sharpness / Newtown in its role as a Settlement with Limited Facilities (as defined in the proposed settlement hierarchy for the district). 2. <u>The former Berkeley Power station site will be redeveloped as the Gloucestershire Science and Technology Park, to include educational, training and research facilities, together with B1-B8 uses and uses associated</u>

Change number	Paragraph/Policy	Proposed Modification
		<p><u>with the decommissioning process.</u></p> <p>2-3. This <u>These</u> will be the only strategic locations for development on the Severn floodplain: other strategic sites will be targeted elsewhere in the District, in order to minimise flood risk and ensure that the District’s future growth is resilient to climate change. Detailed flood risk assessments will be required.”</p> <p>Re-number all subsequent Guiding Principles for the Berkeley Cluster accordingly.</p>
MOD 34	Paragraph 3.52	<p><u>Consequential Change relating to MOD 47 and MOD 48 (and further to PSC 077):</u></p> <p>Add new bullet point to the <u>Opportunities, growth and key projects</u> for the Berkeley cluster:</p> <ul style="list-style-type: none"> • <u>“Gloucestershire Science and Technology Park at the former Berkeley Nuclear Power Station site”</u>
MOD 35	After paragraph 3.53	<p><u>Consequential Change relating to MOD 47 and MOD 48 (and further to PSC 077):</u></p> <p>Add to the list of <u>Policies</u> that will help to implement the Berkeley vision:</p> <p><u>“Delivery Policy EI2a Former Berkeley Power Station”</u></p>
Chapter 4: Homes and communities		
MOD 36	Policy CP8	<p>Amend Policy CP8, bullet point 6. To read:</p> <p>“Major residential development proposals will be expected to enhance biodiversity <u>on site and, where appropriate,</u> through a network of multi-functional green spaces, which support the natural and ecological processes.”</p>
MOD 37	Supporting text to Policy CP9: Paragraphs 4.15 – 4.18	<p>Replace supporting text for Core Policy CP9 (paragraphs 4.15 – 4.18) as follows:</p> <p><u>Affordable housing</u></p> <p><u>It is important that new residential development meets the identified housing needs in the District. This means providing the right mix of dwelling sizes and tenures, including affordable housing. The Council undertakes Housing Needs Surveys on a five year cycle, alongside Strategic Housing Market Assessments which highlight the need for affordable housing as well as for market housing. Affordable housing is defined as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.</u></p>

Change number	Paragraph/Policy	Proposed Modification
		<p><u>A SHMA update in 2015 identified an overall unadjusted need for affordable housing of 446 dwellings per annum after taking into account the committed supply. In terms of tenure, the SHMA update indicated that the majority of need for affordable housing is for affordable or social rented properties. However, viability evidence indicates that a tenure split of 50% affordable rent and 50% intermediate tenure would be viable for the majority of sites.</u></p> <p><u>Affordability is expected to worsen over the next 20 years increasing the impetus for a greater supply of affordable housing within the District. The Council believes that both the very high level of housing need and the limited supply of land for housing justify a low threshold for affordable housing provision. Therefore the Council will require at least 30% of dwellings to be affordable in all housing, including extra care, schemes meeting the size threshold set out in the policy, unless unusually high costs associated with the development of the site, or the realisation of other planning objectives which take priority, make this not viable.</u></p> <p><u>Within developments of 11 dwellings or over, other than in exceptional circumstances, affordable housing should be provided on site. This provision should be well integrated with the wider site and indistinguishable by either design or location from the market housing. The Council will also support the buying of land, including through compulsory purchase where necessary, on which affordable homes could be built.</u></p> <p><u>Within the Cotswolds Area of Outstanding Natural Beauty sites capable of providing between 6 and 10 dwellings (net) will be required to make a financial contribution equal to the provision of at least 30% affordable housing (where viable) which will be commuted until after completion of the dwellings within the development. The sum will be calculated on the basis of each notional affordable housing unit being valued at 55% open market value of the market units, unless local circumstances justify an alternative amount.</u></p> <p><u>The Council will prepare a Supplementary Planning Document to provide more detail of how this policy will be implemented.</u></p> <p><i>[see also related change: MOD 38]</i></p>
MOD 38	Policy CP9	<p>Replace existing policy CP9 with the following text:</p> <p>Core Policy CP9 Affordable Housing</p> <p><u>There is an overall unadjusted need for affordable housing of 446 dwellings per annum.</u></p> <p><u>Planning permission will be granted for residential (including extra care) development providing an appropriate</u></p>

Change number	Paragraph/Policy	Proposed Modification
		<p><u>density that is acceptable in townscape, local environment, character and amenity terms, dwelling types, tenures and sizes seamlessly integrated with existing development or proposed mixed-use development. Affordable housing should broadly reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market as well as reflecting the dwelling sizes and design in the proposed development.</u></p> <p><u>All residential proposals of at least 11 dwellings (net), and which have a maximum combined gross floorspace of more than 1000sqm (gross internal area), will provide at least 30% of the net units proposed as affordable dwellings, where viable.</u></p> <p><u>Within the Cotswolds Area of Outstanding Natural Beauty, as defined on the Policies Map, on sites capable of providing between 6 and 10 dwellings (net), a financial contribution equal to the provision of at least 30% affordable housing will be expected (where viable) and will usually be secured through a s106 agreement or any equivalent future legal mechanism.</u></p> <p><u>The Council will negotiate the tenure, size and type of affordable units on a site by site basis having regard to housing needs, site specifics and other factors.</u></p> <p><i>[see also related change: MOD 37]</i></p>
MOD 39	Supporting text to Policy HC1: Paragraph 4.28	<p>Delete paragraph:</p> <p>An application for a small scaled housing development is defined as:</p> <ul style="list-style-type: none"> • An application for the creation of fewer than 10 dwellings; or • An outline application for residential development on a site of less than 0.5 hectares.
MOD 40	Policy HC3	<p>Amend first sentence of Policy HC3 to read:</p> <p>“At strategic sites allocated within this Local Plan a minimum of 2% of the dwellings shall be to meet Government aspirations to increase self build developments, <u>subject to appropriate demand being identified. In determining the nature and scale of any provision, the Council will have regard to viability considerations and specific site circumstances.</u>”</p>
MOD 41	Supporting text to Policy HC3: Paragraph 4.32	<p>Amend paragraph 4.32 to read:</p> <p>“This policy is intended as a mechanism for supporting self-build development in appropriate locations, as sought in</p>

Change number	Paragraph/Policy	Proposed Modification
		national policy. <u>The Council will maintain a local register of self-builders who wish to acquire a suitable plot of land to build their own home to evidence demand.</u> The policy seeks to ensure that a genuinely innovative design approach and a high sustainable construction standard is achieved.”
MOD 42	Supporting text to Policy HC4: Paragraph 4.38	Amend paragraph 4.38, last sentence, to read: “...A local Housing Needs Survey <u>produced either by the Parish Council or by a housing provider using a methodology agreed by the District Council</u> provides evidence of the extent and nature of local housing need.”
Chapter 5: Economy and infrastructure		
MOD 43	Policy CP11	Amend Policy CP11, second paragraph, second sentence to read: “In general, <u>sites allocated for mixed use redevelopment proposals on existing employment sites</u> should <u>aim to provide for at least the same or an increase in the level of job opportunities as existed when the employment space was previously used, subject to viability and site specific circumstances.</u> above the level last employed on site. and at least to a ratio of 1.2 jobs per residential unit provided on site.”
MOD 44	Supporting text to Policy EI1: After paragraph 5.28	Add the following to supporting text after paragraph 5.28: “ <u>The southern part of the Key Employment Site at Javelin Park (Site Reference EK14) is allocated as a strategic waste site in the adopted Gloucestershire Waste Core Strategy under the provisions of Core Policy WCS6, and is suitable for such purposes. Delivery of Policy EI1 does not preclude this proposed use from coming forward on the southern part of the site in accordance with the provisions of Core Policy WCS6.</u> ”
MOD 45	Policy EI2	Amend Policy EI2, first paragraph, to read: “Regeneration of existing employment land listed below will be permitted for mixed use development, including employment-generating uses, provided there are demonstrable environmental and/or conservation benefits and Site rationalisation leads to investment that provides greater <u>should aim to provide at least the same</u> employment opportunities for the local community <u>as existed when the employment space was previously used, subject to viability and site specific circumstances.</u> ”
MOD 46	Supporting text to policy EI2:	Amend paragraph 5.31, second sentence, to read: “...The development should <u>aim to</u> provide at least the same employment opportunities as existed when the

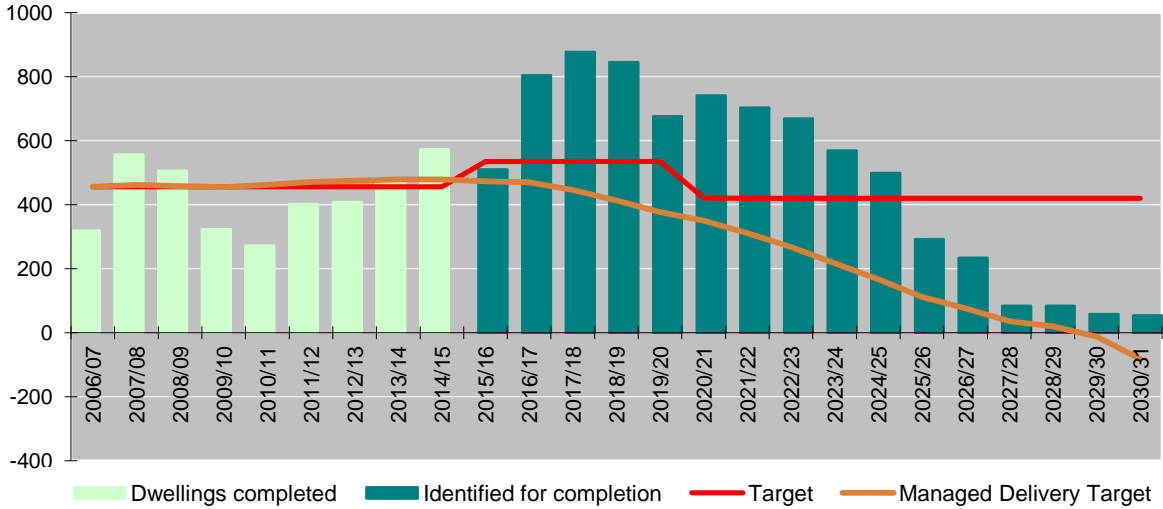
Change number	Paragraph/Policy	Proposed Modification
	Paragraph 5.31	employment space was previously used, <u>subject to viability and site specific considerations.</u> ”
MOD 47	New Policy EI2a	<p>Amend new Policy EI2a (PSC 077) to read as follows:</p> <p>“Policy EI2a: The Berkeley Centre <u>Former Berkeley Power Station</u></p> <p>The site will be retained for B1-B8 employment uses, and for employment related training and education purposes <u>and for operations and uses associated with the decommissioning of the nuclear power station</u>. Redevelopment for unrelated alternative uses will not be permitted.”</p> <p><i>[see also related changes: MOD 48, MOD 63, MOD 32, MOD 33, MOD 34, MOD 35]</i></p>
MOD 48	Supporting text to new Policy EI2a:	<p>Amend supporting text after new Policy EI2a (PSC 078) to read as follows:</p> <p>“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 the site to develop a GREEN Skills Centre to provide a training centre for STEM skills related to the renewable energy, engineering and nuclear sectors <u>to create the Gloucestershire Science and Technology Park (which will include a range of educational, training and research facilities related to the renewable energy, engineering, digital technologies, advanced manufacturing and nuclear sectors)</u> 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 <u>and ancillary uses, or those associated with the decommissioning process, or those associated with the Science and Technology Park (including forms of renewable and low carbon energy generation)</u> will be supported. Alternative uses will not be permitted in this rural location.”</p> <p><i>[see also related changes: MOD 47, MOD 63, MOD 32, MOD 33, MOD 34, MOD 35]</i></p>
MOD 49	EI12	<p>Addition to Policy EI12 last paragraph (further to PSC 082), to read:</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, <u>or where the developer can adequately justify their own parking provision with accompanying evidence with any planning application. This will need to demonstrate that the level would not have a detrimental impact on the local road network.</u>”</p>

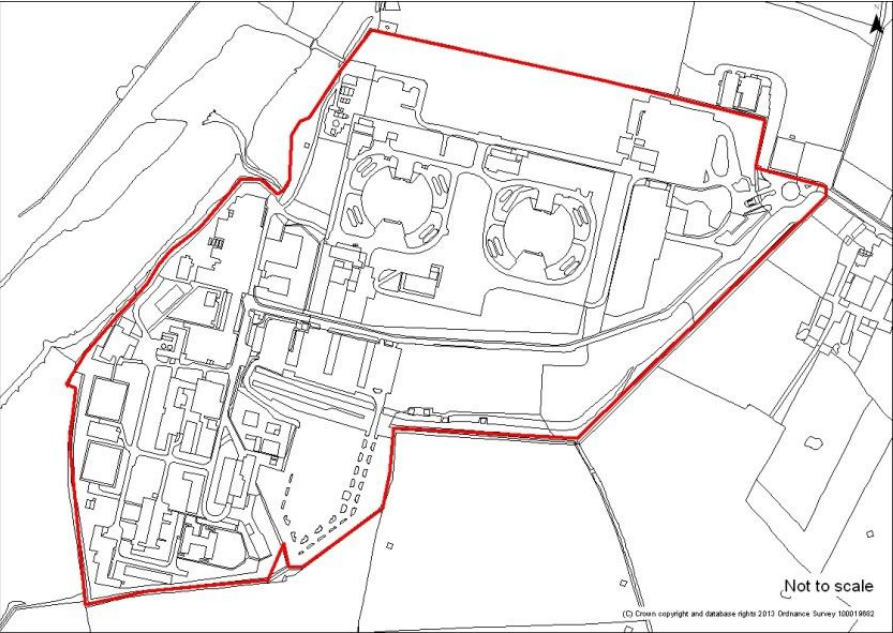
Change number	Paragraph/Policy	Proposed Modification
		<i>[See also consequential and related change: MOD 50]</i>
MOD 50	Supporting text to Policy E12: After paragraph 5.63	<p><u>Consequential change related to MOD 49:</u></p> <p>Add new paragraph after paragraph 5.63 to read:</p> <p><u>“Where a developer seeks to justify a departure from the adopted parking standards any assessment should take into account the individual merits of the development and the following:</u></p> <ul style="list-style-type: none"> • <u>the accessibility of the development;</u> • <u>the type, mix and use of development;</u> • <u>the availability of and opportunities for public transport;</u> • <u>local car ownership levels; and</u> • <u>an overall need to reduce the use of high-emission vehicles.</u> <p><u>as well as the capacity of the local road network to accommodate any displaced demand.”</u></p>
Chapter 6: Our environment and surroundings		
MOD 51	Policy ES1	<p>Amend first paragraph of new Policy ES1 (PSC 87) to read:</p> <p>“Sustainable design and construction will be integral to new development in Stroud District. All planning applications should include evidence that the standards <u>matters</u> below will be addressed: ...”</p> <p>Amend criterion 7 to read:</p> <p>“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.”</p>
MOD 52	Supporting text to new Policy ES1	<p>Addition to the supporting text for new Policy ES1 (further to PSC 088), as follows:</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. <u>The purpose of the checklist is to highlight sustainable construction matters that developers can consider. It is not intended to duplicate the elements of sustainable construction that are incorporated into the building regulations. It will demonstrate to</u></p>

Change number	Paragraph/Policy	Proposed Modification
		<u>the Council which sustainable construction principles have been considered in development proposals for new build and/or refurbishment of existing buildings but does not seek to prescribe a set standard or requirement. The Council encourages a holistic approach where sustainable construction considerations are taken fully into account from initial project thinking through to development completion. This approach should achieve high quality sustainable development which is responsive to peoples needs and can help avoid unnecessary project delay.”</u>
MOD 53	Policy ES2	Amend Policy ES2 first paragraph to read: “The Council will support proposals that maximise the generation of energy from renewable or low carbon sources, provided that the installation would not have significant adverse impact <u>(either alone or cumulatively)</u> and includes an impact statement that demonstrates the following factors:”
MOD 54	Policy ES2	Add a new criterion 5, to read: <u>“5. Avoid the use of high quality agricultural land unless justified by clear and compelling evidence.”</u>
MOD 55	Supporting text to Policy ES2: paragraph 6.23	“The Council will encourage low or zero-carbon energy generating projects that contribute positively to the aim of reducing CO2 emissions and to national targets for renewable electricity generation, provided that they meet the criteria set out in Policy ES2: Renewable or Low Carbon Energy Generation. <u>In the case of wind energy development ,the planning impacts identified by affected local communities should be fully addressed to ensure that the proposal has their backing.”</u>
MOD 56	Supporting text to Policy ES2: paragraph 6.24	“Developers will be required to provide information on the <u>justification for and</u> likely impact of proposals, including: <ul style="list-style-type: none"> • <u>the appropriateness of the location for the specific technology involved and what reasonable alternatives have been considered;</u> • <u>the nature and extent of early engagement with local communities and how this engagement has informed the evolution of the proposal;</u> • <u>local amenity implications and how an acceptable living environment will be maintained;</u> • information on noise and emissions generation; • a visual impact assessment incorporating an analysis of landscape character and the relationship to any significant heritage asset; and

Change number	Paragraph/Policy	Proposed Modification
		<ul style="list-style-type: none"> appropriate ecological surveys, following the most recent national guidance and best practice.”
MOD 57	Policy ES4	<p>Further to PSC 090, amend third paragraph to read:</p> <p>“New major developments, or those in areas of flood risk (zones 2 and 3), will be required to <u>shall</u> incorporate <u>appropriate</u> Sustainable Drainage Measures (SuDs) <u>in accordance with National Standards for Sustainable Drainage Systems...</u>”</p> <p><i>[see also related and consequential changes: MOD 59, MOD 60]</i></p>
MOD 58	Policy ES4	<p>Add new criterion 6 (further to PSC 090), to read:</p> <p><u>“6. Connect to the main foul sewer network where possible.”</u></p>
MOD 59	Supporting text to Policy ES4: Paragraph 6.34	<p><i>Consequential change relating to MOD 57</i></p> <p>Further to PSC 091, revert to original Submission Draft text, as follows:</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>
MOD 60	Supporting text to Policy ES4: Paragraph 6.35	<p><i>Consequential change relating to MOD 57</i></p> <p>Modify the supporting text for Policy ES4, at paragraph 6.35:</p> <p>“Consultation and discussion should take place with the Lead Local Flood Authorities (LLFA) <u>which is the County Council</u> in relation to assessing SuDs, and the pending SUDS Approval Bodies (SABs). <u>Such discussions should focus upon the run-off destination hierarchy set out in the National Standards for Sustainable Drainage Systems.</u>”</p>

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Chapter 7: Delivery and monitoring																																																																													
MOD 61	Paragraph 7.6	<p><i>Consequential changes relating to proposed revision of Local Plan housing requirement and Policy CP2 (MOD 01, MOD 07, MOD 08) and site allocation SA4 (MOD 26)</i></p> <p>Update table showing housing supply and delivery (2006-2031) and add housing trajectory, reflecting the revised Local Plan housing requirement:</p> <table border="1"> <thead> <tr> <th rowspan="2">Source of housing supply</th> <th rowspan="2">2006 to 20132015</th> <th colspan="3">Projected Delivery of Allocations 20132015 - 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>2,787 3,837</td> <td></td> <td></td> <td></td> <td>2,787 3,837</td> </tr> <tr> <td>Commitments (20132015)</td> <td></td> <td></td> <td></td> <td></td> <td>4,304 3,948</td> </tr> <tr> <td><u>Undeliverable permissions (2015)</u></td> <td></td> <td></td> <td></td> <td></td> <td>- -449</td> </tr> <tr> <td>Stroud Valleys</td> <td></td> <td>130 170</td> <td>100 260</td> <td>70 20</td> <td>300 450</td> </tr> <tr> <td><u>West of Stonehouse</u></td> <td></td> <td>350</td> <td>850</td> <td>150</td> <td>1,350</td> </tr> <tr> <td>North East Cam</td> <td></td> <td>300 180</td> <td>150 270</td> <td></td> <td>450</td> </tr> <tr> <td>Hunts Grove Extension</td> <td></td> <td>132</td> <td>140 579</td> <td>360 39</td> <td>500 750</td> </tr> <tr> <td>Sharpness Docks North</td> <td></td> <td>45 80</td> <td>125 116</td> <td>130 104</td> <td>300</td> </tr> <tr> <td>Small sites windfall</td> <td></td> <td>250 115</td> <td>250 290</td> <td>250 345</td> <td>750</td> </tr> <tr> <td>Council Housing Programme</td> <td></td> <td>150 109</td> <td>0 41</td> <td>0</td> <td>150</td> </tr> <tr> <td>District Total</td> <td>2,787 3,837</td> <td>875 1136</td> <td>765 2406</td> <td>810 658</td> <td>9,541 11,536</td> </tr> </tbody> </table>	Source of housing supply	2006 to 2013 2015	Projected Delivery of Allocations 2013 2015 - 2031			Total supply	1-5 years	6-10 years	11-15+ years	Completions	2,787 3,837				2,787 3,837	Commitments (2013 2015)					4,304 3,948	<u>Undeliverable permissions (2015)</u>					- -449	Stroud Valleys		130 170	100 260	70 20	300 450	<u>West of Stonehouse</u>		350	850	150	1,350	North East Cam		300 180	150 270		450	Hunts Grove Extension		132	140 579	360 39	500 750	Sharpness Docks North		45 80	125 116	130 104	300	Small sites windfall		250 115	250 290	250 345	750	Council Housing Programme		150 109	0 41	0	150	District Total	2,787 3,837	875 1136	765 2406	810 658	9,541 11,536
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		<p data-bbox="638 336 2022 437"> “The following graph sets out how the total housing supply is anticipated to be delivered by 2031. As houses are completed, the managed delivery target reduces to the point that the minimum housing requirement is expected to be achieved by 2029.” </p>  <table border="1" data-bbox="696 555 1854 1066"> <caption>Housing Supply Data (Estimated from Chart)</caption> <thead> <tr> <th>Year</th> <th>Dwellings completed</th> <th>Identified for completion</th> <th>Target</th> <th>Managed Delivery Target</th> </tr> </thead> <tbody> <tr><td>2006/07</td><td>320</td><td></td><td>450</td><td>450</td></tr> <tr><td>2007/08</td><td>550</td><td></td><td>450</td><td>450</td></tr> <tr><td>2008/09</td><td>500</td><td></td><td>450</td><td>450</td></tr> <tr><td>2009/10</td><td>320</td><td></td><td>450</td><td>450</td></tr> <tr><td>2010/11</td><td>280</td><td></td><td>450</td><td>450</td></tr> <tr><td>2011/12</td><td>400</td><td></td><td>450</td><td>450</td></tr> <tr><td>2012/13</td><td>400</td><td></td><td>450</td><td>450</td></tr> <tr><td>2013/14</td><td>450</td><td></td><td>450</td><td>450</td></tr> <tr><td>2014/15</td><td>550</td><td></td><td>450</td><td>450</td></tr> <tr><td>2015/16</td><td></td><td>500</td><td>550</td><td>450</td></tr> <tr><td>2016/17</td><td></td><td>800</td><td>550</td><td>450</td></tr> <tr><td>2017/18</td><td></td><td>880</td><td>550</td><td>450</td></tr> <tr><td>2018/19</td><td></td><td>850</td><td>550</td><td>450</td></tr> <tr><td>2019/20</td><td></td><td>680</td><td>550</td><td>450</td></tr> <tr><td>2020/21</td><td></td><td>750</td><td>420</td><td>400</td></tr> <tr><td>2021/22</td><td></td><td>700</td><td>420</td><td>350</td></tr> <tr><td>2022/23</td><td></td><td>680</td><td>420</td><td>300</td></tr> <tr><td>2023/24</td><td></td><td>580</td><td>420</td><td>250</td></tr> <tr><td>2024/25</td><td></td><td>500</td><td>420</td><td>200</td></tr> <tr><td>2025/26</td><td></td><td>300</td><td>420</td><td>150</td></tr> <tr><td>2026/27</td><td></td><td>250</td><td>420</td><td>100</td></tr> <tr><td>2027/28</td><td></td><td>100</td><td>420</td><td>50</td></tr> <tr><td>2028/29</td><td></td><td>100</td><td>420</td><td>0</td></tr> <tr><td>2029/30</td><td></td><td>80</td><td>420</td><td>-50</td></tr> <tr><td>2030/31</td><td></td><td>80</td><td>420</td><td>-100</td></tr> </tbody> </table>	Year	Dwellings completed	Identified for completion	Target	Managed Delivery Target	2006/07	320		450	450	2007/08	550		450	450	2008/09	500		450	450	2009/10	320		450	450	2010/11	280		450	450	2011/12	400		450	450	2012/13	400		450	450	2013/14	450		450	450	2014/15	550		450	450	2015/16		500	550	450	2016/17		800	550	450	2017/18		880	550	450	2018/19		850	550	450	2019/20		680	550	450	2020/21		750	420	400	2021/22		700	420	350	2022/23		680	420	300	2023/24		580	420	250	2024/25		500	420	200	2025/26		300	420	150	2026/27		250	420	100	2027/28		100	420	50	2028/29		100	420	0	2029/30		80	420	-50	2030/31		80	420	-100
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The policies map		
MOD 62	Policies Map: Site Allocation SA4	<p><i>Consequential change, related to MOD 30:</i></p> <p>Delete outline showing SA4 and replace with new shape showing revised site boundary, to include a further area of land to be allocated as part of the Hunts Grove Extension.</p> <p><i>[See also consequential and related change MOD 28]</i></p>
MOD 63	Policies Map: Site Allocation EI2a	<p>(further to PSC 110) Add the following outline to show the extent of allocation EI2a Former Berkeley Power Station:</p>  <p><i>[Related changes MOD 47 and MOD 48]</i></p>

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