

STROUD DISTRICT LOCAL PLAN: PROPOSED MODIFICATIONS MAY 2005

7. BUILT ENVIRONMENT

Proposed Modification M/07/22/T: and M/APP5/01/T Modify paragraph 7.1.1 with a factual correction.

7.1.1. The built environment includes all of the rich diversity of buildings contained within Stroud District, both historic and modern. The District contains ~~over 4,500~~ almost 5000 Listed Buildings, 42 Conservation Areas, ~~65~~ 68 Scheduled Ancient Monuments, over 4000 archaeological sites and 14 Historic Parks and Gardens set predominantly within the Cotswolds AONB and the contrasting estuarine landscape of the Severn estuary and its plains. There is a strong inter-relationship between the District's high quality built environment and its landscape and the traditional use of local natural materials. This inter-relationship has created a distinct, much loved character to the District. There is a need to ensure the protection and enhancement, wherever possible, of these assets.

Proposed Modification M/07/24/T: Modify paragraph 7.3.1 with a factual correction.

7.3.1. The Government's general advice on new development is contained in ~~PPG1: General Policy and Principles 1997~~. It stresses that new buildings and their curtilages have a significant effect on the character and quality of an area, and are matters of proper public interest. It states that both urban design, and the design of buildings, are material considerations, and makes it clear that 'urban design' is not limited to urban areas, but is equally applicable to the countryside. Urban Design is defined as: "~~the relationship between different buildings; the relationship between buildings and the streets, squares, parks, waterways and other spaces which make up the public domain; the nature and quality of the public domain itself, the relationship of one part of a village, town or city with other parts; and the patterns of movement and activity which are thereby established; in short, the complex relationships between all elements of built and unbuilt space.~~" PPG1 advises Local Planning Authorities to reject poor designs, particularly where their decisions are supported by clear plan policies or supplementary guidance which has been

~~subjected to public consultation and adopted. It emphasises that poor designs may include those inappropriate to their context, for example those clearly out of scale or incompatible with their surroundings.~~ Planning Policy Statement 1 Delivering Sustainable Development 2005. emphasises that planning shapes the places where people live and work and the country we live in. Key Principle (iv) states that planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted. It states that *High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation. It means ensuring a place will function well and add to the overall character and quality of the area, not just for the short term but over the lifetime of the development. This requires carefully planned, high quality buildings and spaces that support the efficient use of resources.*

Proposed Modification M/07/23/T: Modify paragraph 7.3.2 with a factual correction.

7.3.2. PPG1-PPS1 para. 38 advises that it is proper to seek to promote or reinforce local distinctiveness, again particularly where this is supported by clear plan policies or supplementary design guidance

Proposed Modification M/07/25/T: Modify paragraph 7.3.3 with a factual correction

7.3.3. PPG1 also states that it is a material consideration whether or not a proposal unacceptably affects amenities and the existing use of land or buildings which ought to be protected in the public interest. It quotes from case law that the public interest may require that the interests of individual occupiers to be considered. The protection of individual interests is one aspect, and an important one, of the public interest as a whole. PPS1 also stresses the

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need to take account of the range of effects (both negative and positive) on the environment, as well as the positive effects of development in terms of economic benefits and social well being. Effects should be properly identified and assessed through the sustainability appraisal process, taking account of the current quality of the environment in the area and any existing environmental issues relevant to the plan.

Proposed Modification M/07/26/T: Modify paragraph 7.3.6 with a factual correction

7.3.6. Urban design, in the context of this Plan, relates equally to rural areas and the countryside, and the urban areas within the District. This reflects the meaning given to 'urban good design' by PPG1, as set out in paragraph 7.3.1 above. Urban design includes the relationship of built form to open spaces, as well as to other built form, and the use of appropriate building materials. PPS1 as set out in paragraph 7.3.1 above. Good design should be integrated into the existing urban form and the natural and built environment.

Proposed Modification M/07/01/T: Modify paragraph 7.3.9b to reflect recommendation 7.4 of the Inspectors Report

7.3.9b. The public realm consists of the outdoor spaces within a settlement: - the streets, parks and market squares, in which the public move and socialise. The District is fortunate in that many of its historic settlements have a high quality public realm. In the more recent past, this aspect of development and its importance to the wellbeing of residents, workers and visitors has been overlooked, and the close relationship between buildings, their uses and public spaces has sometimes been ignored. The Council wishes to promote a higher quality of public realm and there are a number of key aspects that new developments should address.

Permeability: movement to, and through, a place. Developments should offer a number of routes to all modes of transport that connect locations and facilities within them, and beyond. It should be easy to move through all public areas in a logical

manner. Historic settlements tend to have a good level of permeability, whilst more modern development, particularly cul-de-sac, have very low levels of permeability. The needs of pedestrians should be put before other traffic.

Legibility: the ease with which pedestrians, cyclists and/or drivers can orientate themselves and 'read' an area to understand how it is arranged, and which way to go for different places, amenities and facilities. A number of physical features can play a key role in achieving greater legibility. Linked sequences of spaces together with landmarks, act as points of reference; visual and physical linkages along the way, such as public art, or landmark buildings; design continuity through, for example paving materials, street furniture, special street lighting and lighting of key buildings; and green or landscaped linkages are all important in establishing legible public spaces. Also, there should be no arbitrary barriers to the ease of movement.

Human Scale: what is perceived at eye level. A comfortable pedestrian environment relates to the scale and pace of the pedestrian, rather than vehicle occupants. Development should be interesting at eye level with pedestrian friendly frontages. Consideration should be given to locating activity at the ground floor, particularly at focal points of pedestrian movement. Building frontages to public spaces should incorporate doors and windows to provide physical and visual links between them. Street and public spaces should be defined by built form or, where appropriate, structural planting. Any gaps in the building line should be intentional, and well defined by the buildings that surround it.

Mix of Uses: A mix of uses encourages a variety of activities and experiences and is a key component of successful settlements and areas. Living, working, shopping, and socialising within an area will assist in the vibrancy of a place and also establish an intricate sequence of uses and users. A variety of use is also more likely to result in a variety of building types, and uses within buildings, that encourages more interesting

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~~townscape and offers opportunities to the less mobile. Uses should be distributed throughout an area to ensure activity in all parts.~~

~~**Public and Private Space:** There should be a clear distinction between these spaces. Where buildings are set back from the pavement, the boundary of the public space should be clearly marked, for example by walls, or fences, which will assist in creating a sense of enclosure. Buildings should front streets, which will increase awareness of activities in public spaces and safety for users. Continuous building lines along street blocks create a strong street scene and allow private space to be located within the blocks' interior.~~

“Permeability: movement to, and through, a place. There should be direct, safe and pleasant routes suitable for pedestrians and cyclists, as well as vehicles, providing good links throughout a development and beyond. Historic settlements tend to have a good level of permeability, whilst more modern developments, particularly cul-de-sacs, have very low levels of permeability. The needs of pedestrians should be put before other traffic. There should be no unnecessary barriers to the ease of movement.

Legibility: the ease with which pedestrians, cyclists and/or drivers can orientate themselves and 'read' an area to understand how it is arranged, and which way to go for different places, amenities and facilities. A number of physical features can play a key role in achieving greater legibility. Sequences of spaces can be linked through the use of landmarks which act as points of reference, by maintaining views through, or by means of design continuity in choice of materials, street furniture, lighting and landscape. Landmarks may be key buildings, public art features, or landscape features such as specimen trees. Places which are generally distinctive will be more memorable and help people to orientate themselves.

Human Scale: what is perceived at eye level. A comfortable pedestrian environment relates to the scale and pace of the pedestrian, rather than vehicle occupants. Development should be

interesting at eye level with pedestrian friendly frontages, i.e. frontages with activity or which provide informal surveillance. Consideration should be given to locating activity at the ground floor, particularly at focal points of pedestrian movement. Building frontages to public spaces should incorporate doors and/or window to provide physical and visual links between them. Street and public spaces should be defined by built form, or where appropriate, structural planting. Any gaps in the building line should be intentional, and well defined by the buildings that surround it.

Public and Private Space: There should be a clear distinction between these spaces. Where buildings are set back from the pavement, the boundary of the public space should be clearly marked, for example by walls, or fences, which will assist in creating a sense of enclosure. Buildings should front streets or other public spaces, which will increase awareness of activities in public spaces, create more animated public spaces, and safety for users. Strong building lines along street blocks define the street scene and allow private space to be located within the block's interior.”

Proposed Modification M/07/02/P: Modify Policy B1 to reflect recommendation 7.5 of the Inspectors Report

POLICY B1

New development, will be permitted where the proposal represents a high quality urban design, and is compatible with its surroundings. Where this is not appropriate, the development should create a strong and distinctive urban design itself. In all proposals the following considerations should be addressed:

1. the layout and form of existing and the proposed development, and where appropriate the historic pattern of the area;
2. the relationship of the proposed development with its wider landscape setting;
3. the scale and character of the existing and proposed townscape in terms of

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road and pavement width and alignment building heights, building line, plot size, density, elevational design and materials;

4. any features or open spaces, buildings and/or structures of character on or adjoining the site;
5. the scale, use and landscaping of the spaces between and around buildings;
6. views/vistas afforded from within, over and out of the site; and
7. the roofscape/skyline, development form and boundaries of the existing and proposed development seen in long or medium distance views.

Proposed Modification M/07/27/T: Modify paragraph 7.4.1 with a factual correction

7.4.1. The Planning (Listed Buildings and Conservation Areas) (PLBCA) Act 1990 provides the legal framework for Conservation Areas. ~~Paragraph 32 of PPG1: General Policies and Principles 1997 stresses the importance of the historic environment, stating that 'it is fundamental to the Government's policies for environmental stewardship that there should be effective protection for the historic environment'.~~ Paragraph 17 of PPS1: Delivering Sustainable Development 2005 stresses how much the Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Much of the remainder of the government's advice is contained within PPG15: Planning and the Historic Environment 1994.

Proposed Modification M/07/28/T: Modify paragraph 7.4.2 with a factual correction

7.4.3. Section 71 of the PLBCA Act places a duty on Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas, and paragraph 4.10 of PPG15 gives further guidance on this subject. It makes clear that these detailed statements of proposals for individual Conservation Areas should not themselves be part of the development plan. In Stroud District, these are being produced in the form of ~~Conservation Area Policy Documents (CAPDs)~~ Conservation Area

~~Statements (CASs)~~ for each Conservation Area, and they will be adopted by Stroud District Council as Supplementary Planning Guidance, as and when they are finalised.

Proposed Modification M/07/28/T: Modify paragraph 7.4.8 with a factual correction

7.4.8. In line with Government guidance set out above, the District Council will continue to produce, for each ~~Conservation Area, a Conservation Area Policy Document (CAPD),~~ Conservation Area Statement (CAS) comprising a character analysis, detailed policies for the preservation and enhancement of the area, and, where appropriate, the use of a Direction to limit the scope of permitted development rights. These ~~CAPDs~~ CASs will be adopted by the Council and used as supplementary planning guidance when making decisions under the various planning acts.

M/07/28/T

Proposed Modification M/07/28/T: Modify paragraph 7.4.9 with a factual correction

7.4.9. Stroud District Council has, for many years, appreciated the need to conserve the best of the District's historic areas, and many Conservation Areas have already been designated. These vary from the historic hearts of many of the District's towns and villages, to areas designated primarily for the character of their industrial heritage, which is particularly rich within Stroud District. When considering proposals within, or that affect the setting of any of these areas, regard should always be had to the established character and appearance of that particular area. Stroud's Conservation Areas are very varied in their character, and a solution which may be appropriate in one Conservation Area will not necessarily be appropriate or acceptable in another. Regard should always be had to an adopted ~~CAPD~~ CAS where this exists, but in areas where a ~~CAPD~~ CAS has yet to be finalised, it is still vital to establish the nature of the character and appearance of the area, and to seek to preserve or enhance that identified character or appearance.

Proposed Modification M/07/28/T: Modify paragraph 7.4.10 with a factual correction

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7.4.10. When dealing with proposals for the demolition of an unlisted building in a Conservation Area, the value of the building will be measured in terms of the contribution it makes to the character or appearance of the area. Where an adopted **CAPD CAS** exists for the relevant Conservation Area, it will be used to assist in assessing the nature of that character.

Proposed Modification M/07/03/P: Modify Policy B3 to reflect recommendation 7.7 of the Inspectors Report

POLICY B3

Applications involving the demolition of an unlisted building, buildings or other structure or structures, within a Conservation Area, will only be permitted if **either**:

1. **either (a)** the structure to be demolished makes no positive contribution to the character or appearance of the area; or **(b)** the condition of the building or structure is such that the cost of repairing and maintaining it outweighs its importance, and the value derived from its continued use;

and

2. detailed proposals have been approved for the re-use of the site, including any replacement building or other structure that retains or make a greater contribution to the character or appearance of the area than the building or structure to be demolished.

Proposed Modification M/07/28/T: Modify paragraph 7.4.12 with a factual correction

7.4.12. Section 72 of the PLBCA Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Paragraph 4.14 of PPG15 makes it clear that the same test must be applied to development outside, but affecting the setting of, a Conservation Area. Policy B4 sets out in more detail what preserving or enhancing the character or appearance of a Conservation Area entails within Stroud District. Where an adopted **CAPD CAS** exists for the relevant

Conservation Area, it will be used to assist in assessing the nature of that character.

Proposed Modification M/07/04/P: Modify Policy B4 to reflect recommendation 7.8 of the Inspectors Report

POLICY B4

Development within, or affecting the setting of a Conservation Area, will only be permitted if all the following criteria are met:

1. the siting of the development respects existing open spaces, patterns of building layout, trees, ~~hedges, walls and fences,~~ **and boundary treatment** and does not harm any positive contribution made to the character or appearance of the Conservation Area by any of these;
2. the scale, design, proportions, detailing and materials used in the proposed development are sympathetic to the characteristic form in the area, and compatible with adjacent buildings and spaces;
3. it does not cause the loss of features of historic or characteristic value; and
4. important views within, into and out of the area are protected.

Proposed Modification M/07/05/T: Modify paragraph 7.5.10 to reflect recommendation 7.11 of the Inspectors Report

7.5.10. A strong case will need to be made to justify the demolition of all or part of a listed building, and this will usually be based on changes in circumstances, whereby there is no longer any prospect of finding a viable use for the building, where the listed building is in a dangerous condition, or where the partial demolition will actually improve the character or appearance of the listed building. One such strong case may be, as set out in PPG15, where the proposed works will bring substantial benefits for the community. **If an application is made to demolish a listed building, there will be an automatic consultation with English Heritage. The purpose of this consultation is to provide specialist advice to the secretary of State, who ultimately determines applications for demolition**

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Proposed Modification M/07/06/P: Modify Policy B9 to reflect recommendation 7.13 of the Inspectors Report

POLICY B9

Development involving proposals to extend or alter a listed building, or any feature of special architectural or historic interest that contributes to the reasons for its listing, will not be permitted unless it would preserve the building, its setting, and any features of special architectural or historic interest the building possesses.

Proposed Modification M/07/07/T: Modify paragraph 7.6.2. to reflect recommendation 7.16 of the Inspectors Report

7.6.2. Part B of PPG16 deals with the role of development plans, stating that these should reconcile the need for development with the interests of conservation, including archaeology. It also advises that the desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications, whether that monument is scheduled or unscheduled, and advises on the importance of dealing with archaeological considerations within the development control process. **The PPG also provides advice on the processing of planning applications that affect sites with remains of lesser importance and the need for satisfactory arrangements for the excavation, recording and publication of results for such remains.**

Proposed Modification M/07/08/P: Modify Policy B13 to reflect recommendation 7.17 of the Inspectors Report

POLICY B13

Development that **detrimentally** affects archaeological remains of other than national significance will not be permitted unless the importance of the development outweighs the value of the remains.

Proposed Modification M/07/09/P: Modify paragraph 7.3.2 to reflect recommendation 7.18 of the Inspectors Report

POLICY B14

Development which would lead to the loss of, or cause harm to, the historic character, or setting, of any part of **a registered an** historic park or garden, will not be permitted.

Proposed Modification M/07/30/T: Modify paragraph 7.8.1. with a factual correction

7.8.1. Government advice on the re-use and adaptation of existing rural buildings is contained in paragraphs ~~3.14-3.17 and Annex G, of PPG7: The Countryside – Environmental Quality and Economic and Social Development 1997~~ 17–18 of PPS7 Sustainable Development in Rural Areas. This stresses the important role such re-use can have in meeting the needs of rural areas for commercial and industrial development, tourism, sport and recreation. This role, however, is subject to qualifications. For example, the building must be of permanent and substantial construction, the new use must not lead to undue dispersal of activity, the form, bulk and design must be in keeping with their surroundings, and buildings in the open countryside must be capable of conversion without major or complete reconstruction.

Proposed Modification M/07/29/T: Modify paragraph 7.8.2 with a factual correction

7.8.2. ~~PPG7~~ PPS7 stresses that residential conversions of such buildings will usually have little positive impact on the economy, and are often detrimental to the fabric and character of historic buildings. In the open countryside, residential conversions may be controlled in the same way as new housing, especially if the existing building is unsuitable for conversion without extensive alteration, rebuilding or extension, or if the creation of a residential curtilage would have a harmful effect on the character of the countryside.

Proposed Modification M/07/11/T: Modify paragraph 7.8.5 to reflect recommendation 7.19 of the Inspectors Report

7.8.5. In Stroud District, the re-use of buildings within, or adjacent to, identified settlements where a village envelope has been defined, for commercial or industrial purposes,

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can help to provide premises for local employment. Such development is welcomed in these locations. Research commissioned by Stroud District Council on rural employment in **1997 (The Rural Employment Study)** has shown that rural businesses within Stroud District tend to draw a high proportion of their employees from the local area. Therefore, where a new business sets up in, or close to, an identified settlement, they will have ready access to a potential workforce. Such enterprises can help to maintain the viability of that settlement, by providing employment, patronage for village shops and pubs at lunchtimes, and removing the need for those workers to leave the settlement to find work. In addition, providing employment close to a reasonable number of dwellings can help to remove, or at least minimise, the need to travel to work, and therefore assist in reducing CO₂ emissions in the local area.

Proposed Modification M/07/12/T: Modify paragraph 7.8.6 to reflect recommendation 7.19 of the Inspectors Report

7.8.6. However, Stroud District also contains a large number of rural buildings in more remote locations, either in the smaller villages or hamlets, or in the open countryside. These buildings are often served by substandard roads, with little or no access to public transport. The conversion of these buildings to employment use would draw employees from further afield, and they will nearly always have to rely on the private car to get to and from work. In cases where the building proposed for conversion is particularly remote, the change of use will also often generate a level of traffic which will adversely affect the character of the countryside. ~~This issue is dealt with in Policy E 4 of the Structure Plan, which seeks to limit new employment uses within or adjacent to settlements with an adequate range of community facilities and public transport service. It is also covered by Policy T1, of this Plan, which deals with the need to locate development in locations accessible to means of transport other than the private car. Any proposal for the conversion of a building in a rural area will also be judged against that policy, and also Policy E1A which relates to the location of new employment uses.~~ In such cases the benefits of the development will have to clearly outweigh the harm arising from the

traffic generated, if permission is to be forthcoming.

Proposed Modification M/07/10/P: Modify Policy B15 to reflect recommendation 7.19 of the Inspectors Report

POLICY B15

The re-use and adaptation of a building in a rural area for a commercial, industrial or recreation use will be permitted if all the following criteria are met:-

1. the building is of substantial, sound and permanent construction;
2. the form, bulk, and general design of the building is in keeping with its surroundings, and setting within the landscape;
3. the proposed conversion respects local building styles and materials;
4. the traffic to be generated by the new use can be safely accommodated by the site access and the local road system, and will not be detrimental to the rural character of the area;
5. appropriate levels of parking can be provided on site, without detriment to the rural character of the area; and
6. if the building is not in an identified settlement, it is capable of re-use and adaptation without major or complete reconstruction, or **major** extension.

Proposed Modification M/07/26/T: Modify paragraph 7.8.7 with a factual correction and

Proposed Modification M/07/14/T: Modify paragraph 7.8.7 to reflect recommendation 7.20 of the Inspectors Report

7.8.7. ~~PPG7~~ PPS7 advises that, in areas where the creation of local employment is a priority, Local Planning Authorities may include in their development plans policies which do not allow residential re-use unless either attempts have been made to secure a suitable business re-use, or the residential conversion is a subordinate part of a scheme for business re-use **M/07/26/T**. However, it also states that residential conversions may have a part to play in meeting identified housing needs. In Stroud District, there are cases, as set out above, where business re-use of a rural building

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would not be acceptable. In some of these cases, a residential re-use may not pose the same problems (for example of traffic generation). However, where the employment or recreational use of a building would comply with Policy B15, priority will be given to these forms of development and residential conversion will only be considered where there is no prospect of these uses coming forward, or where the residential element is subsidiary to a business use. **The Gloucestershire Development Agency has a rural property database which may assist in finding businesses for rural buildings, or to advertise buildings available for employment use (M/07/14/T).** The Local Authority will expect a statement of the efforts made to secure alternative uses to accompany any applications for residential conversion.

Proposed Modification M/07/15/T: Modify paragraph 7.8.8 to reflect recommendation 7.20 of the Inspectors Report

7.8.8. The conversion of buildings which are located well away from any identified settlement, or public transport route, into residential use, causes problems. As well as possibly detracting from the rural character of the area, such conversions mean that it is certain that the future occupiers will be entirely dependent upon the private car for all journeys, whether for work, school, shopping or leisure. Allowing such conversions would be contrary to the objectives set out in the housing chapter, and in the Structure Plan, which seek to provide new housing in areas where best use can be made of existing facilities, and to minimise CO₂ emissions from the use of the private car. **~~Such conversions will be judged against Policy T1 as well as Policy B16.~~**

Proposed Modification M/07/13/T: Modify paragraph 7.8.9 to reflect recommendation 7.19 of the Inspectors Report

7.8.9. For the purposes of interpreting the above policies (B15 and B16), the following explanatory comments should be helpful:-

- Substantial, sound and permanent construction **means implies** a building of stone or brick walls, under a tiled or slated roof. It **does not** would not usually include buildings made of wood, metal sheeting, or

a single skin of concrete blocks, or roofed with corrugated plastic or metal, or any form of sheeting **unless these are suitable for the intended purpose.**

- Form, bulk and general design includes the building's size, layout, design features, materials, and appearance within the natural and built environment.
- An identified settlement means a settlement having a boundary defined on the Proposals Map accompanying this Plan.

Proposed Modification M/07/16/T: Modify Policy B18 to reflect recommendation 7.22 of the Inspectors Report

POLICY B18

Consent for the display of an advertisement will be granted where the proposed advertisement meets all the following criteria:

1. it is sympathetic in style, siting, materials, location, ~~number~~ and design and where appropriate, illumination, to the building or location on which it is displayed;
 2. it relates satisfactorily to existing signs and does not result in a cluttered appearance; and
1. it does not prejudice public safety.

Proposed Modifications M/07/31/T M/07/32/T and M/07/33/T: Modify paragraph 7.10.1. with factual updates

7.10.1. Government advice on renewable energy is contained in **PPG22 PPS22: Renewable Energy, 1993 2004 together with a Companion Guide (M/07/31/T).** The **PPG PPS** stresses the national importance of developing sources of renewable energy. **The Government has already set a target to generate 10% of UK electricity from renewable energy sources by 2010.** It suggests that development plans should consider the contribution the particular District can make to meeting need on a local, regional and national basis. **Where conditions are suitable, Stroud District should contribute to Gloucestershire's emerging sub regional target of 40-50MW by 2010 (M/07/33/T).**

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This contribution should reflect the nature and extent of resources in a particular area, and other relevant planning considerations. The **PPG PPS** points out that permitting renewable energy projects can make an important contribution to the national economy, and can help to meet our international commitments on limiting greenhouse gas emissions.

Proposed Modification M/07/32/T: Modify paragraph 7.10.2 with a factual correction

7.10.2. The **PPG** does not rule out any areas for developing renewable energy, but does state that particular care should be taken in assessing proposals for renewable energy projects in Areas of Outstanding Natural Beauty (AONBs), Sites of Special Scientific Interest (SSSI), areas of archaeological or historic importance, and on the coast (in addition to National Parks and the Broads). In assessing proposals in these areas, the Central Government's policy on the importance of renewable energy needs to be balanced with the need to take full account of the specific features or qualities which justified designation.

Proposed Modification M/07/19/T, M/07/20/T and M/07/34/T: Modify paragraph 7.10.3 to reflect recommendation 7.24 of the Inspectors Report with an additional factual correction to reflect recently published government guidance

7.10.3. The Structure Plan for Gloucestershire: Second Review contains Section 13, entitled 'Energy', and Policy EN3 deals with renewable energy. This policy stresses the general environmental benefits associated with the harnessing of renewable energy, but acknowledges the balance that must be struck by setting out that such schemes must not have an unacceptable impact on the landscape, ~~particularly in AONBs~~, on features of natural and historic interest, **on areas or facilities of special importance for tourism and recreation** or the amenities of local residents and communities **M/07/19/T**. **Small-scale developments should be permitted within Areas of Outstanding Natural Beauty provided that there is no significant environmental detriment to the area concerned.**

Proposed Modification M/07/17/P: Modify Policy B20 to reflect recommendation 7.24 of the Inspectors Report

POLICY B20

- ~~(a) would not adversely affect the special character of the Area of Outstanding Natural Beauty or sites of nature conservation or heritage conservation interest; and~~
- ~~(b) would not cause demonstrable harm to:
 - ~~(i) Special Landscape Areas or sites of special nature conservation or heritage interest as defined in local plans; or~~
 - ~~(ii) areas or facilities of special importance for tourism and recreation; or~~
 - ~~(iii) the amenity of nearby dwellings or residential areas; and~~~~
- ~~(c) would not dominate any prominent skyline or vista as defined in local plans; and~~
- ~~(d) would not result in an unacceptable level of visual impact; particular regard will had to the cumulative impact of existing, planned or proposed renewable energy developments; and~~
- ~~(e) is justified, where necessary, in terms of national energy policies or local and regional requirements; and~~
- ~~(f) is accompanied by adequate information to indicate the extent of possible environmental effects and how they can be satisfactorily mitigated."~~

Proposed Modification M/07/18/P: Modify Policy B20 to reflect recommendation 7.19 of the Inspectors Report

POLICY B20

Proposals enabling the harnessing of renewable energy will be permitted provided the following criteria are met:

1. there is no adverse visual impact on the Cotswold AONB. ~~or defined areas of landscape quality. (M/07/34/P)~~
2. there is no adverse effect on sites of nature conservation or heritage conservation interest, or areas or facilities of special importance for

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tourism and recreation;

3. there is no unacceptable adverse effect on the amenities of local residents.
4. the proposal is accompanied by adequate information to indicate the extent of possible environmental effects and how they can be satisfactorily mitigated.”

Proposed Modification M/07/21/T: Modify paragraph 7.11.2 to reflect recommendation 7.25 of the Inspectors Report

7.11.2. The main issue relating to telecommunications in Stroud District is the visual impact of masts, particularly in areas of open countryside. The Plan seeks to encourage mast-sharing in order to reduce the numbers of masts. It also seeks to encourage the use of slimmer, less visually intrusive structures, and the selection of less prominent sites. **The Council is concerned about the potential proliferation of redundant masts and will include a condition on any permission to the effect that, where a mast is no longer required, it should be removed within a reasonable time.**