

## Stroud District Local Plan – Proposed Changes (June 2001)

PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
HOUSING				
PRO041	5.3.2a	PPG3: Housing 1999 promotes planning policy to give everyone “a decent home” and secure an urban renaissance. It advocates a ‘Plan-Monitor-Manage’ approach to housing provision with regular reviews of Plans following assessment of progress in meeting housing targets. A national target is the construction of 60% of new housing on previously used land by 2008. Assessment of urban housing capacity should assist a sequential approach to the search for housing land, focusing firstly on previously used land, then urban extensions and then sites well-served by public transport. A limited amount of housing may be accommodated in village expansion or infill schemes that support local services and meet local needs. Inefficient use of land must be avoided with high quality design and densities of more than 30 dwellings per hectare to be encouraged. Parking Standards should not be expressed as minimum standards. The PPG requires local planning authorities to produce policies leading to mixed and balanced communities and to the provision of affordable housing to meet local needs.	PPG3: Housing 1999 promotes planning policy to give everyone “a decent home” and secure an urban renaissance. It advocates a ‘Plan-Monitor-Manage’ approach to housing provision with regular reviews of Plans following assessment of progress in meeting housing targets. A national target is the construction of 60% of new housing on previously used land by 2008. Assessment of urban housing capacity should assist a sequential approach to the search for housing land, focusing firstly on previously used land <b>in appropriate locations</b> , then urban extensions and then sites well-served by public transport. A limited amount of housing may be accommodated in village expansion or infill schemes that support local services and meet local needs. Inefficient use of land must be avoided with high quality design and densities of more than 30 dwellings per hectare to be encouraged. Parking Standards should not be expressed as minimum standards. The PPG requires local planning authorities to produce policies leading to mixed and balanced communities and to the provision of affordable housing to meet local needs.	To better represent PPG3
PRO042	5.3.3b	PPG7: Countryside – Environmental Quality and Economic and Social Development 1997 acknowledges the need for villages to grow to sustain healthy economic activity and the viability of village communities. Away from established settlements, development should be strictly controlled. Individual new houses in the countryside require special justification with the countryside being valued for its own sake. In Areas of Outstanding Natural Beauty policies should favour the conservation of the natural beauty of the landscape.	PPG7: Countryside – Environmental Quality and Economic and Social Development 1997 acknowledges the need for villages to grow to sustain healthy economic activity and the viability of village communities. <del>Away from</del> <b>Outside of</b> established settlements, development should be strictly controlled. Individual new houses in the countryside require special justification with the countryside being valued for its own sake. In Areas of Outstanding Natural Beauty policies should favour the conservation of the natural beauty of the landscape.	To better represent PPG7
PRO043	5.5.1e	Policies S3 and S4 respectively give priority for development to land within existing built-up areas. They allow for development in rural settlements that is limited in scale, and sustains and enhances the character and appearance and the social and economic well-being of	<del>Policies S3 and S4 respectively</del> gives priority for development to land within existing built-up areas and <b>particularly to previously developed land. With regard to rural areas the policy acknowledges that previously developed land may exist but that it may be in</b>	To better represent the Structure Plan

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		local communities	<b>locations where development could be intrusive in the countryside or highly unsustainable. Structure Plan Policy S4</b> <del>They</del> allows for development in rural settlements that is limited in scale, and sustains and enhances the character and appearance and the social and economic well-being of local communities <b>Development in the open countryside should be strictly controlled.</b>	
PRO044	5.7.1a	<p>The national, regional and strategic context, together with the above local factors and the role and function of settlements (see Strategy chapter, section 2.6), has resulted in the following search sequence for housing sites in the District.</p> <ol style="list-style-type: none"> <li>1. On previously used land within the urban area of Gloucester at Hardwicke (Central Severn Vale) and Stroud, principal settlements and larger villages, (Stonehouse, Cam, Dursley, Wotton-under-Edge, Nailsworth, Berkeley, Kings Stanley, Leonard Stanley, Minchinhampton, Painswick and Eastington).</li> <li>2. On previously used land within other settlements of the Stroud Valleys (Thrupp; Brimscombe; Chalford; Eastcombe; Box; Bussage; Brownshill; North and South Woodchester; Manor Village; France Lynch).</li> <li>3. In and adjacent to the urban area of Gloucester (Central Severn Vale).</li> <li>4. In and adjacent to the urban area of Stroud.</li> <li>5. In and adjacent to defined principal settlements (Stonehouse, Cam, Dursley) and the Stroud Valley settlements.</li> <li>6. In and adjacent to larger villages (Berkeley, Kings Stanley, Leonard Stanley, Minchinhampton, Nailsworth, Painswick and Wotton-under-Edge).</li> <li>7. In other rural settlements (Eastington, Kingswood, Sharpness, Whitminster).</li> </ol>	<p>The national, regional and strategic context, together with the above local factors and the role and function of settlements (see Strategy chapter, section 2.6), has resulted in the following search sequence for housing sites in the District. <b>This is in line with the requirement to focus on previously developed land for development opportunities. Sites in the settlements in the first two stages of this search sequence were covered by the urban capacity study.</b></p> <ol style="list-style-type: none"> <li>1. On previously <del>used</del> <b>developed</b> land within the urban area of Gloucester at Hardwicke (Central Severn Vale) and Stroud, principal settlements (<b>Stonehouse, Cam, Dursley</b>) and <b>small towns/larger villages</b> (<del>Stonehouse, Cam, Dursley,</del> Berkeley, Eastington, Kings Stanley, <b>Kingswood</b>, Leonard Stanley, Minchinhampton, Nailsworth, <b>Newtown/Sharpness</b>, Painswick and Wotton-under-Edge).</li> <li>2. On-previously <del>used developed</del> land <del>within other settlements of the Stroud Valleys (Thrupp; Brimscombe; Chalford; Eastcombe; Box; Bussage; Brownshill; North and South Woodchester; Manor Village; France Lynch).</del> <b>in Brimscombe, Chalford, Thrupp and Woodchester.</b></li> <li>3. In and adjacent to the urban area of Gloucester (Central Severn Vale).</li> <li>4. In and adjacent to the urban area of Stroud.</li> <li><del>5.</del> In and adjacent to defined principal settlements (Stonehouse, Cam, Dursley) <del>and the Stroud Valley settlements.</del></li> </ol>	To be consistent with other sections of the Plan as amended, particularly the Strategy chapter.

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			<p>6. In and adjacent to <b>small towns/larger villages</b> (<del>Berkoley, Kings Stanley, Leonard Stanley, Minchinhampton, Nailsworth, Painswick and Wotton-under-Edge</del>);</p> <p>7. In and adjacent to other rural settlements (<del>Eastington, Kingswood, Sharpness, Whitminster</del>).</p>	
PRO045	5.5.1		<b>The Council's housing location strategy builds upon the framework set by national, regional and strategic policy guidance. In particular, it interprets the Gloucestershire County Structure Plan policies to provide site specific locations for future housing growth in Stroud District.</b>	Reinstate this paragraph to help set 'scene'.
PRO046	Insert new heading after paragraph 5.5.7 and new paragraphs		<p><b>5.5A Urban Capacity Study.</b></p> <p><b>5.5.7a Following the publication of the Government Guidance 'Tapping the Potential' in December 2000, relating to the preparation of urban capacity studies, the Council undertook a study for the District in line with the guidance.</b></p> <p><b>5.5.72b The settlements studied were those referred to the Local Plan's Settlement Strategy, set out in paragraphs 2.6.1c to 2.6.1v of this Plan. The settlements along the valley floors linking Stroud with Nailsworth and Chalford were also included in the survey as these are located on main public transport routes.</b></p> <p><b>5.5.7c The Council involved the house building industry and the private development sector in the development of the methodology for the study, and the examination and market viability of potential sites.</b></p> <p><b>5.5.7d The Council had already undertaken extensive work in the identification of suitable previously developed sites for allocations in its Plan and only a</b></p>	To include reference to the recently undertaken Urban Capacity Study in conformity with guidance in PPG3.

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			limited number of additional sites were identified for development within the Plan period. The allocations made in the Revised Deposit version of the Plan were also reassessed to determine if their proposed indicative capacities were appropriate in the light of Central Government guidance on densities set out in PPG3.	
PRO047	5.8.1	PPG3 states that housing land availability assessments should include a specific allowance for the future development of unidentified sites (i.e. those not allocated in development plans). This includes small infill sites, residential conversions, redevelopment of residential and employment sites and the conversion of redundant agricultural buildings. Therefore, a high proportion of such development, commonly known as 'windfall sites', occurs on previously used land. The allowance should be based on the examination of past trends of dwellings provided in this way and the potential for future windfalls resulting from a capacity study. Government guidance is currently awaited on the approach to be taken to capacity studies.	<p><del>PPG3 states that housing land availability assessments should include a specific allowance for the future development of unidentified sites (i.e. those not allocated in development plans). This includes small infill sites, residential conversions, redevelopment of residential and employment sites and the conversion of redundant agricultural buildings. Therefore, a high proportion of such development, commonly known as 'windfall sites', occurs on previously used land. The allowance should be based on the examination of past trends of dwellings provided in this way and the potential for future windfalls resulting from a capacity study. Government guidance is currently awaited on the approach to be taken to capacity studies.</del></p> <p>PPG3 advises that specific allowances should be made for all the different types of windfalls likely to come forward during the Plan period. Windfall sites are mostly previously developed sites (brownfield sites) that may have come forward unexpectedly for development during the Plan period and which cannot be identified for housing development in the Plan. These will include small developments such as the subdivision of existing housing to create one or more additional units or development within the garden of a house, as well as large sites such as those arising as a result of uses no longer being viable on sites. PPG3 requires that windfall allowances should be made on the basis of examining past trends of windfalls coming forward and on the likely future windfall potential as</p>	In response to representations and to better reflect Revised PPG3 and update position on windfall.

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PRO048	5.8.2a	<p>The absence of an Adopted Local Plan has meant that there have been limited allocations since 1991, except those made in the 1994 Deposit Version of the Local Plan, and the number of completions on windfall sites have been reasonably high. The table below shows the number of annual windfall completions since the start of the Plan period. This equates to a rate of approximately 204 per year.</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Year</th> <th style="text-align: center;">Windfall Completions</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1999</td><td style="text-align: center;">155</td></tr> <tr><td style="text-align: center;">1998</td><td style="text-align: center;">270</td></tr> <tr><td style="text-align: center;">1997</td><td style="text-align: center;">220</td></tr> <tr><td style="text-align: center;">1996</td><td style="text-align: center;">195</td></tr> <tr><td style="text-align: center;">1995</td><td style="text-align: center;">195</td></tr> <tr><td style="text-align: center;">1994</td><td style="text-align: center;">200</td></tr> <tr><td style="text-align: center;">1993</td><td style="text-align: center;">230</td></tr> <tr><td style="text-align: center;">1992</td><td style="text-align: center;">160</td></tr> <tr><td style="text-align: center;">1991</td><td style="text-align: center;">105</td></tr> </tbody> </table> <p>N.B. Figures have been rounded to the nearest 5 or 10.</p>	Year	Windfall Completions	1999	155	1998	270	1997	220	1996	195	1995	195	1994	200	1993	230	1992	160	1991	105	<p>assessed in an urban capacity study.</p> <p><del>The absence of an Adopted Local Plan has meant that there have been limited allocations since 1991, except those made in the 1994 Deposit Version of the Local Plan, and the number of completions on windfall sites have been reasonably high. The table below shows the number of annual windfall completions since the start of the Plan period. This equates to a rate of approximately 204 per year.</del></p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Year</th> <th style="text-align: center;">Windfall Completions</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1999</td><td style="text-align: center;">155</td></tr> <tr><td style="text-align: center;">1998</td><td style="text-align: center;">270</td></tr> <tr><td style="text-align: center;">1997</td><td style="text-align: center;">220</td></tr> <tr><td style="text-align: center;">1996</td><td style="text-align: center;">195</td></tr> <tr><td style="text-align: center;">1995</td><td style="text-align: center;">195</td></tr> <tr><td style="text-align: center;">1994</td><td style="text-align: center;">200</td></tr> <tr><td style="text-align: center;">1993</td><td style="text-align: center;">230</td></tr> <tr><td style="text-align: center;">1992</td><td style="text-align: center;">160</td></tr> <tr><td style="text-align: center;">1991</td><td style="text-align: center;">105</td></tr> </tbody> </table> <p><del>N.B. Figures have been rounded to the nearest 5 or 10.</del> A windfall allowance of 860 dwellings for the remainder of the Plan period has been made. This includes an allowance for large sites (sites on which 6 or more dwellings are provided) and small sites (sites on which 5 or less dwellings are provided). The large site allowance has been identified through the urban capacity study and the small site allowance through an assessment of historic windfall completions during this plan period. In using historic completion rates to assess likely windfalls arising from small sites, an allowance has been made for windfall completions arising from the existing housing commitment. This is to avoid double counting, as some of the windfall completions will arise from existing planning</p>	Year	Windfall Completions	1999	155	1998	270	1997	220	1996	195	1995	195	1994	200	1993	230	1992	160	1991	105	<p>In response to representations and to better reflect Revised PPG3 and update position on windfall.</p>
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			permissions and will not be the result of new permissions.	
PRO049	5.8.2b	In the Adopted Structure Plan, the County Council makes an allowance for windfall developments in Stroud District of 1,230 dwellings for the period 1/1/1999 to 30/6/2011 – a rate of approximately 100 per year. However, since the adoption of the Structure Plan, the County Council has developed a more robust methodology to predict future windfalls based on the past 5 year average windfall completions. The District Council considers that a better approach is to use longer term trends. This Council has, therefore, calculated a windfall allowance of 1,525 dwellings for the period 1/1/2000 to 30/6/2011, using the County Council's methodology, but based on windfall completions since the start of the Plan period. A rate of approximately 133 dwellings per year for the remaining Plan period has been adopted. However, the contribution that windfall sites make to the housing land supply will be monitored closely. Should it be necessary, this estimate will be changed in future in accordance with the results of monitoring studies.	<p><del>In the Adopted Structure Plan, the County Council makes an allowance for windfall developments in Stroud District of 1,230 dwellings for the period 1/1/1999 to 30/6/2011 – a rate of approximately 100 per year. However, since the adoption of the Structure Plan, the County Council has developed a more robust methodology to predict future windfalls based on the past 5 year average windfall completions. The District Council considers that a better approach is to use longer term trends. This Council has, therefore, calculated a windfall allowance of 1,525 dwellings for the period 1/1/2000 to 30/6/2011, using the County Council's methodology, but based on windfall completions since the start of the Plan period. A rate of approximately 133 dwellings per year for the remaining Plan period has been adopted. However, the contribution that windfall sites make to the housing land supply will be monitored closely. Should it be necessary, this estimate will be changed in future in accordance with the results of monitoring studies.</del></p> <p><b>The allowance equates to an average of about 82 dwellings per annum being developed on windfall sites. No allowance has been made for large sites outside of the settlements considered in the urban capacity study. Under the plan, monitor and manage approach advocated by PPG3 it is proposed to inform windfall completions during the Plan period to inform the phased release of residential allocations as set out in Policy H3A.</b></p>	In response to representations and to better reflect Revised PPG3 and update position on windfall.
PRO050	5.8.5	Some sites in the District have the benefit of planning consent subject to the signing of Section 106 Legal Agreements (at 1 January 2000). The largest of these are:	Some sites in the District have the benefit of planning consent subject to the signing of Section 106 Legal Agreements (at 1 January 2000). <del>The largest of these</del> are:	To update information

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		<p>Table 5.3: Sites with Planning Consent Subject to Section 106 Legal Agreements</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Longfords Mill, Minchinhampton</td> <td style="width: 50%;">69 dwellings</td> </tr> <tr> <td>Former Graham's Builders yard, Cheapside, Stroud</td> <td>36 dwellings</td> </tr> <tr> <td style="text-align: right;"><b>TOTAL</b></td> <td><b>105 dwellings</b></td> </tr> </table>	Longfords Mill, Minchinhampton	69 dwellings	Former Graham's Builders yard, Cheapside, Stroud	36 dwellings	<b>TOTAL</b>	<b>105 dwellings</b>	<p>Table 5.3: Sites with Planning Consent Subject to Section 106 Legal Agreements <b>at 1/1/01</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Longford Mill, Minchinhampton</td> <td style="width: 50%;">69</td> </tr> <tr> <td><del>Former Graham's Builders Yard, Cheapside, Stroud</del></td> <td><del>36</del></td> </tr> <tr> <td><b>Mawdsley's, Dursley</b></td> <td><b>83</b></td> </tr> <tr> <td><b>Car Park and Land to South West of Lister Petter</b></td> <td><b>46</b></td> </tr> <tr> <td><b>Land North of Green Lane, Hardwicke</b></td> <td><b>39</b></td> </tr> <tr> <td><b>Land at Towers, Dursley</b></td> <td><b>32</b></td> </tr> <tr> <td><b>Land off Union Street, Dursley</b></td> <td><b>30</b></td> </tr> <tr> <td><b>School Lane, Whitminster</b></td> <td><b>20</b></td> </tr> <tr> <td><b>Broad Ham Fields, Painswick</b></td> <td><b>10</b></td> </tr> <tr> <td style="text-align: right;"><b>Large Site Total</b></td> <td><b>329</b></td> </tr> <tr> <td style="text-align: right;"><b>Small Site Total</b></td> <td><b>6</b></td> </tr> <tr> <td style="text-align: right;"><b>TOTAL</b></td> <td><b>335</b></td> </tr> </table>	Longford Mill, Minchinhampton	69	<del>Former Graham's Builders Yard, Cheapside, Stroud</del>	<del>36</del>	<b>Mawdsley's, Dursley</b>	<b>83</b>	<b>Car Park and Land to South West of Lister Petter</b>	<b>46</b>	<b>Land North of Green Lane, Hardwicke</b>	<b>39</b>	<b>Land at Towers, Dursley</b>	<b>32</b>	<b>Land off Union Street, Dursley</b>	<b>30</b>	<b>School Lane, Whitminster</b>	<b>20</b>	<b>Broad Ham Fields, Painswick</b>	<b>10</b>	<b>Large Site Total</b>	<b>329</b>	<b>Small Site Total</b>	<b>6</b>	<b>TOTAL</b>	<b>335</b>	
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PRO051	5.8.6	The District Council takes the view that these sites, together with the allocations made within the Plan area and the allowance for windfalls, will ensure an adequate supply of housing will continue to come forward during the Plan period.	The District Council takes the view that these sites, together with the allocations made within the Plan area and the allowance for windfalls, will ensure an adequate supply of housing will continue to come forward during the Plan period. <b>Phasing policy allows the review of the release of sites through the Plan period. In addition, under the 'Plan-Monitor-Manage' principle any shortfall or surplus in provision will be amended when the Review</b>	To reflect the mechanisms for achieving an adequate supply of housing in the Plan period.																														

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PRO052	Table 5.4	<p>Housing Land Provision 1991 – 2011</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;"></th> <th style="text-align: right;">No. of Dwellings</th> </tr> </thead> <tbody> <tr> <td>Completions mid 1991 to 31/12/99</td> <td style="text-align: right;">3,420</td> </tr> <tr> <td>Commitments (Planning Permissions valid at 31/12/99)</td> <td style="text-align: right;">1,200*</td> </tr> <tr> <td>Windfalls (unidentified sites contribution 1/1/00-30/6/2011)</td> <td style="text-align: right;">1,525</td> </tr> <tr> <td><b>Sub Total</b></td> <td style="text-align: right;"><b>6,145</b></td> </tr> <tr> <td>Housing allocations in the Local Plan</td> <td style="text-align: right;">3,155</td> </tr> <tr> <td>Sites subject to Section 106 Legal Agreements</td> <td style="text-align: right;">105</td> </tr> <tr> <td><b>Total Provision</b></td> <td style="text-align: right;"><b>9,405</b></td> </tr> <tr> <td>Structure Plan Requirement</td> <td style="text-align: right;">about 9,000</td> </tr> </tbody> </table> <p>NB. Figures have been rounded to the nearest 5 or 10.</p> <p>* A 10% allowance has been made for the possible non-implementation of planning permissions for dwellings that have not been started at 31/12/99.</p>		No. of Dwellings	Completions mid 1991 to 31/12/99	3,420	Commitments (Planning Permissions valid at 31/12/99)	1,200*	Windfalls (unidentified sites contribution 1/1/00-30/6/2011)	1,525	<b>Sub Total</b>	<b>6,145</b>	Housing allocations in the Local Plan	3,155	Sites subject to Section 106 Legal Agreements	105	<b>Total Provision</b>	<b>9,405</b>	Structure Plan Requirement	about 9,000	<p style="text-align: center;">of the Plan takes place.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;"></th> <th style="text-align: right;">No. of Dwellings</th> </tr> </thead> <tbody> <tr> <td><del>Housing Land Provision 1991 – 2011</del></td> <td style="text-align: right;"><del>6,145</del></td> </tr> <tr> <td><del>Completions mid 1991 to 31/12/99</del></td> <td style="text-align: right;"><del>3,420</del></td> </tr> <tr> <td><del>Commitments (Planning Permissions valid at 31/12/99)</del></td> <td style="text-align: right;"><del>1,200*</del></td> </tr> <tr> <td><del>Windfalls (unidentified sites contribution 1/1/00-30/6/2011)</del></td> <td style="text-align: right;"><del>1,525</del></td> </tr> <tr> <td><del>Sub Total</del></td> <td style="text-align: right;"><del>6,145</del></td> </tr> <tr> <td><del>Housing allocations in the Local Plan</del></td> <td style="text-align: right;"><del>3,155</del></td> </tr> <tr> <td><del>Sites subject to Section 106 Legal Agreements</del></td> <td style="text-align: right;"><del>105</del></td> </tr> <tr> <td><del>Total Provision</del></td> <td style="text-align: right;"><del>9,405</del></td> </tr> <tr> <td><del>Structure Plan Requirement</del></td> <td style="text-align: right;"><del>about 9,400</del></td> </tr> </tbody> </table> <p><del>NB. Figures have been rounded to the nearest 5 or 10.</del></p> <p><del>* A 10% allowance has been made for the possible non-implementation of planning permissions for dwellings that have not been started at 31/12/99.</del></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;"></th> <th style="text-align: right;">No. of Dwellings</th> </tr> </thead> <tbody> <tr> <td><b>Housing Land Provision 1991-2001*</b></td> <td></td> </tr> <tr> <td>(a) 20 Year Structure Plan Housing Requirement (1 July 1991 to 20 June 2011)</td> <td style="text-align: right;">9,400</td> </tr> <tr> <td>(b) Completions</td> <td style="text-align: right;">3,653</td> </tr> </tbody> </table>		No. of Dwellings	<del>Housing Land Provision 1991 – 2011</del>	<del>6,145</del>	<del>Completions mid 1991 to 31/12/99</del>	<del>3,420</del>	<del>Commitments (Planning Permissions valid at 31/12/99)</del>	<del>1,200*</del>	<del>Windfalls (unidentified sites contribution 1/1/00-30/6/2011)</del>	<del>1,525</del>	<del>Sub Total</del>	<del>6,145</del>	<del>Housing allocations in the Local Plan</del>	<del>3,155</del>	<del>Sites subject to Section 106 Legal Agreements</del>	<del>105</del>	<del>Total Provision</del>	<del>9,405</del>	<del>Structure Plan Requirement</del>	<del>about 9,400</del>		No. of Dwellings	<b>Housing Land Provision 1991-2001*</b>		(a) 20 Year Structure Plan Housing Requirement (1 July 1991 to 20 June 2011)	9,400	(b) Completions	3,653	<p>To update housing land provision at 1<sup>st</sup> January 2001. Change is also proposed in response to representations.</p>
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PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
			<p style="text-align: right;">(1 July 1991 to 31 December 2000)</p> <p>(c) Sites with planning permission at 1 January 2001 (includes those sites not started or under construction) <span style="float: right;">990</span></p> <p>(d) Other firm commitments at 1 January 2001 (sites subject to Section 106 Legal Agreements) <span style="float: right;">335</span></p> <p>(e) Non committed allocations at 1 January 2001** <span style="float: right;">3,599</span></p> <p>(f) Windfall Allowance <span style="float: right;">860</span></p> <p><b>Total Provision =(b)+(c)+(d)+(e)+(f) <span style="float: right;">9,437</span></b></p> <p><b>Excess provision =(f) – (a) <span style="float: right;">37</span></b></p> <p>* All figures shown as net  ** Excludes allocations committed in part or in full at 1<sup>st</sup> January 2001 (ie. excludes 201 dwellings subject to S.106 legal agreements or with planning permission).</p>	
PRO053	5.9.3a	The Council wishes to encourage mixed use development, down to the level of individual sites and buildings. Both in the housing allocations and other sites that come forward for development or redevelopment, proposals for residential development that include the integration of arts/crafts, workshops/studios, with living accommodation will be encouraged, provided proposals are compatible with other relevant policies in the Local Plan.	The Council wishes to encourage mixed use development, down to the level of individual sites and buildings. Both in the housing allocations and other sites that come forward for development or redevelopment, <b>for example in town centres</b> , proposals for residential development that include the integration of <b>other uses such as retail, commercial</b> , arts/crafts, workshops/studios, with living accommodation will be encouraged, provided proposals are compatible with other relevant policies in the Local Plan.	To reflect the potential range of mixed-use development.
PRO054	H1	The following sites are allocated for development in each case including residential development. Prior to the	The following sites are allocated for development in each case including residential development. Prior to the grant	To provide flexibility and guidance.

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		grant of any planning permission for development on any of these sites, a development brief must have been prepared and approved by the District Council. The brief should include an analysis of the site and its surroundings, establish the local context for the development of the site and include an accessibility profile of the site. The completion of a Section 106 Legal Agreement will be sought for each development in order to secure the necessary planning obligations listed under each site and any others that arise through consideration of planning applications.	of any planning permission for development on any of these sites, a development brief must have been prepared and approved by the District Council. The brief should include an analysis of the site and its surroundings, establish the local context for the development of the site and include an accessibility profile of the site. The completion of a Section 106 Legal Agreement will be sought, <b>or conditions used</b> , for each development in order to secure the <del>necessary planning obligations</del> <b>provisions</b> listed under each site and any others that arise through consideration of planning applications <b>that are considered reasonable and relevant to secure a satisfactory development.</b>	
PRO055	H1 MU1	<p><u>Land east of the A38 at Colethrop Farm, Hardwicke (Hunt's Grove) (MU1)</u> (Approximately 70 hectares)</p> <p>Mixed use, including residential and employment, with associated community facilities and services, including a new primary school, local shopping facilities, community centre, community offices, medical and other practices, public house and open space. The phasing of the development should ensure that all the infrastructure (railway station, park and ride, cycle routes) and community facilities listed under the obligations are built prior to, or delivered before, the completion of a significant number of houses.</p> <p>Indicative capacity of 2,000 dwellings, of which 1,500 will be developed in this Plan period.</p> <p>Obligations:-</p> <ul style="list-style-type: none"> <li>• Phasing of development in conjunction with the development of the RAF Quedgeley site within Gloucester City (see Phasing Section later in this chapter).</li> <li>• Provision of new railway station and associated park and ride.</li> <li>• Ensuring, and initial subsidy of, bus services between the site and Gloucester and Stroud.</li> </ul>	<p><u>Land east of the A38 at Colethrop Farm, Hardwicke (Hunt's Grove) (MU1)</u> (Approximately 70 hectares)</p> <p>Mixed use, <b>including of</b> residential, <b>including affordable housing</b>, and employment, with associated Community facilities and services, including a new primary school, local shopping facilities, community centre, community offices, medical and other practices, public house, <b>local indoor sports facility, and public</b> <del>and</del> open space. The phasing of the development should ensure that all the infrastructure (<del>railway station, park and ride, cycle routes</del>) and community facilities <del>listed under the obligations</del> are built prior to, or delivered before, the completion of a significant number of houses.</p> <p>Indicative capacity of 2,000 dwellings, of which 1,500 will be developed in this Plan period.</p> <p><b>Obligations:- In addition, the following provisions will be sought:</b></p> <ul style="list-style-type: none"> <li>• <del>Phasing of development in conjunction with the development of the RAF Quedgeley site within Gloucester City (see Phasing Section later in this chapter).</del></li> <li>• Provision of new railway station and associated park and ride.</li> </ul>	To identify those facilities and services required to secure a mixed use development, and other considerations.

## Stroud District Local Plan – Proposed Changes (June 2001)

PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
		<ul style="list-style-type: none"> <li>• Provision of public open space and an indoor sports facility to meet local need within the site, and their maintenance.</li> <li>• Provision of a range of facilities including local shopping facilities, community centre, community offices, medical and other practices and a public house within the site, and initial subsidies towards their maintenance.</li> <li>• Provision of a new primary school within the site, and contributions towards secondary education provision.</li> <li>• Provision of affordable housing within the site.</li> <li>• Provision of pedestrian and cycle routes within the site and contributions towards connections off-site.</li> <li>• Contributions towards the completion of the Gloucester South West Bypass, and other relevant off-site highway works.</li> <li>• Provision of allotments on site.</li> <li>• Provision of community composting site.</li> <li>• Incorporation of the principles of best practice in sustainable building design and construction.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensuring, and initial subsidy of, bus services between the site and Gloucester and Stroud.</li> <li>• <del>Provision of public open space and an indoor sports facility to meet local need within the site, and their</del> Maintenance of public open space.</li> <li>• <del>Provision of a range of facilities including local shopping facilities, community, centre, community offices, medical and other practices and a public house within the site, and</del> initial subsidies towards the maintenance of local shopping facilities, community centre, community offices, medical and other practices, and indoor sports facility.</li> <li>• <del>Provision for of a new primary school within the site, and</del> contributions towards - secondary education provision.</li> <li>• <del>Provision of affordable housing within the site.</del></li> <li>• Provision of pedestrian and cycle routes within the site and contributions towards connections off-site.</li> <li>• Contributions towards the completion of the Gloucester South West Bypass, and other relevant off-site highway works.</li> <li>• Provision of allotments on site.</li> <li>• Provision of community composting site.</li> <li>• Incorporation of the principles of best practice in sustainable building design and construction.</li> </ul>	
PRO056	H1 Hg1	<p><u>Land at the former airfield, south of the Gloucester Trading Estate, and east of the M5, at Brockworth (Hg1)</u> (Approximately 20 hectares) Residential development, with associated community facilities and services, including a new primary school, local shopping facilities and community centre, community offices, medical and other practices, public house, and open space within the overall development site including land within both Tewkesbury Borough and Stroud District. Indicative capacity of 500 dwellings within Stroud District.</p>	<p><u>Land at the former airfield, south of the Gloucester Trading Estate, and east of the M5, at Brockworth (Hg1).</u> (Approximately 20 hectares). Residential development <b>including affordable housing</b>, with associated community facilities and services, community offices, medical and other practices, public house, <b>indoor sports facility</b> and <b>public</b> open space within the overall development site including land within both Tewkesbury Borough and Stroud District. Indicative capacity of 500 dwellings within Stroud District.</p>	To identify those facilities and services required to secure a mixed use development and other considerations.

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		<p>Obligations in relation to that part of the site within Stroud District:-</p> <ul style="list-style-type: none"> <li>• Phasing of development in conjunction with the development of the adjoining site within Tewkesbury Borough (see Phasing Section later in this chapter).</li> <li>• Provision of allotments on site.</li> <li>• Provision of community composting site.</li> <li>• Incorporation of the principles of best practice in sustainable building design and construction.</li> </ul> <p>In relation to the overall development site, incorporating land within both Tewkesbury Borough and Stroud District:</p> <ul style="list-style-type: none"> <li>• Ensuring, and initial subsidy of, bus services between the site and Gloucester and Cheltenham.</li> <li>• Provision of public open space within the site, and an indoor sports facility to meet local need, and their maintenance.</li> <li>• Provision of a range of facilities including local shopping facilities, community centre, community offices, medical and other practices, and a public house, within the site and initial subsidies towards their maintenance.</li> <li>• Provision of a new primary school within the site and contributions towards secondary education provision.</li> <li>• Provision of affordable housing within the site.</li> <li>• Contributions towards off-site highway works.</li> <li>• Provision of pedestrian and cycle routes within the site and contributions towards connections off-site.</li> </ul>	<p><del>Obligations</del> In addition the following provisions will be sought in relation to that part of the site within Stroud District:-</p> <ul style="list-style-type: none"> <li>• <del>Phasing of development in conjunction with the development of the adjoining site within Tewkesbury Borough (see Phasing Section later in this chapter).</del></li> <li>• Provision of allotments on site.</li> <li>• Provision of community composting site.</li> <li>• Incorporation of the principles of best practice in sustainable building design and construction.</li> </ul> <p>In relation to the overall development site, incorporating land within both Tewkesbury Borough and Stroud District the following provisions will be sought:</p> <ul style="list-style-type: none"> <li>• Ensuring, an initial subsidy of, bus services between the site and Gloucester and Cheltenham.</li> <li>• <del>Provision of public open space within the site, and an indoor sports facility to meet local need, and their</del> maintenance of public open space.</li> <li>• <del>Provision of a range of facilities including local shopping facilities, community centre, community offices, medical and other practices, and a public house, within the site and</del> initial subsidies towards <del>their</del> the maintenance of local shopping facilities, community centre, community offices, medical and other practices, and indoors sports facility.</li> <li>• Provision of a new <del>primary</del> infant and junior schools within the site and contributions towards secondary education provision.</li> <li>• <del>Provision of affordable housing within the site.</del></li> <li>• Contributions towards off-site highway works.</li> <li>• Provision of pedestrian and cycle routes within the site and contributions towards connections off-site.</li> </ul>	
PRO057	5.9.4a	In the following section, advice is given for each site which should be reflected in both the preparation of the	In the following section, advice is given for each site which should be reflected in both the preparation of the	To acknowledge the fact that SUDS are

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		development brief, and the development of the site. Reference should also be had to policies B1A, B1 and B2 within the Built Environment chapter, and the Council's adopted Residential Design Guide.	development brief, and the development of the site. Reference should also be had to policies B1A, B1 and B2 within the Built Environment chapter, and the Council's adopted Residential Design Guide. <b>Where possible, surface water run-off from the allocated sites should be managed in line with Sustainable Urban Drainage principles.</b>	applicable, in principle, to all the allocations.
PRO058	5.9.4b – to replace Affordable Housing Provisions Under Each Allocation where affordable housing will be sought. Existing text relating to MU1 (Hunts Grove) and Hg1 (Brockworth) to remain.		<b>The Council's Housing Needs Surveys demonstrate a substantial and continuing need for affordable housing provision in the District. The Council will generally seek 25% of the completed units on each site for affordable housing purposes, or land or plots sufficient for the construction of an equivalent number of affordable housing units. The amount of affordable housing will be negotiated on the basis of housing need, the site, and market conditions at the time of application. The amount may exceed 25% in some cases, for example where there is a higher level of local need or where affordable housing may be more readily provided. The amount sought may be less than 25% where unusually high costs associated with the development, or the realisation of other planning objectives which take priority, make this not viable. Such dwellings should be integrated physically and visually within the overall development scheme to promote social mix.</b>	To reflect the results of the Housing Needs Survey of 2000, and Central Government guidance
PRO059	5.9.5a – MU1 Hunts Grove	The Council is aware of the mixed use development proposals to the north of the site at RAF Quedgeley within Gloucester City. Together, these developments will create a significant new urban expansion to the south of the city. Stroud District Council, in association with Gloucester City Council, and Gloucestershire County Council will seek to ensure that an integrated approach is taken to the overall development of this area to create largely contained and balanced new communities. The master plan and development brief, and any other	The Council is aware of the mixed use development proposals to the north of the site at RAF Quedgeley within Gloucester City. Together, these developments will create a significant new urban expansion to the south of the city. Stroud District Council <b>wishes</b> , in association with Gloucester City Council, and Gloucestershire County Council <del>will seek</del> to ensure that an integrated approach is taken to the overall development of this area to create largely contained and balanced new communities. The master plan and development brief, and any other relevant	To acknowledge existing employment opportunities in the locality.

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		<p>relevant publications such as a design code, that will guide the development of this site will be adopted by this Council as Supplementary Planning Guidance in due course. The scale of the development proposed is considered sufficient, together with the Waterwells employment site adjacent, to create a largely self-contained new community in terms of its day-to-day requirements. The Hunts Grove allocation itself also identifies an additional employment area of 5.2 hectares to extend the range of employment opportunities locally. Further employment opportunities will be provided with the intensification of the use of the former RAF4 Quedgeley site, immediately adjacent to Hunts Grove. A new district centre is being developed at Quedgeley, approximately 3 kilometres from Hunts Grove. The Hunts Grove scheme will also bring, or contribute to, significant benefits to the existing community in the south of Gloucester city through, for example, better social infrastructure such as leisure facilities, better public transport, and completion of the South West Bypass.</p>	<p>publications such as a design code, that will guide the development of this site will be adopted by this Council as Supplementary Planning Guidance in due course. The scale of the development proposed is considered sufficient, together with the Waterwells employment site adjacent, to create a largely self-contained new community in terms of its day-to-day requirements. <b>The site is also in proximity to the Javelin Business Park, a protected Employment Site for B8 use.</b> The Hunts Grove allocation itself also identifies an additional employment area of 5.2 hectares to extend the range of employment opportunities locally. Further employment opportunities will be provided with the intensification of the use of the former RAF4 Quedgeley site, immediately adjacent to Hunts Grove. A new district centre is being developed at Quedgeley, approximately 3 kilometres from Hunts Grove. The Hunts Grove scheme will also bring, or contribute to, significant benefits to the existing community in the south of Gloucester city through, for example, better social infrastructure such as leisure facilities, better public transport, and completion of the South West Bypass.</p>	
PRO060	5.9.5b	<p>Phasing - The development of this site should be phased, in conjunction with the development of nearby land within Gloucester City. Further advice on this subject is contained within the Phasing Section in this chapter.</p>	<p>Phasing - The development of this site should be phased, <del>in conjunction with the development of nearby land within Gloucester City</del> <b>towards this Plan's mid and latter part, to ensure the Council meets its housing requirements as set out in the Adopted Structure Plan.</b> Further advice on this subject is contained within the Phasing Section in this chapter.</p>	To reflect changes to phasing policy.
PRO061	5.9.5g	<p>Transportation –The provision of a range of alternative transport modes to the car early in the development of Hunts Grove is a key component of the scheme. New and improved bus services, to link the site with the city centre and to adjoining areas where facilities are also located should be in place early in the development. This will provide alternatives to the car for new residents and also to extend the range of services available to</p>	<p>Transportation –The provision of a range of alternative transport modes to the car early in the development of Hunts Grove is a key component of the scheme. New and improved bus services, to link the site with the city centre and to adjoining areas where facilities are also located should be in place early in the development. This will provide alternatives to the car for new residents and also to extend the range of services available to residents of</p>	To provide clarity.

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		<p>residents of adjoining areas, thereby improving public transport overall in the south of the city. Travel between the site and Stroud is expected and bus services should be provided. It is anticipated that these services will need to be subsidised until they are commercially viable. The provision of a new passenger railway station within Hunts Grove will improve the opportunity for residents and others to travel longer distances by a sustainable method. It is intended that the station will supplement existing services available at the Gloucester city station by providing additional journeys on the national network. A park and ride facility should be provided at the station to allow those unable to access Hunts Grove by non-car means to park by the station and journey by train. Traffic movement in and around Gloucester City is presently constrained by congestion, particularly at peak times. A South West Bypass is partially built, and when completed, will assist in allowing freer movement of traffic around and into the city.</p>	<p>adjoining areas, thereby improving public transport overall in the south of the city. Travel between the site and Stroud is expected and bus services should be provided. It is anticipated that these services will need to be subsidised until they are commercially viable. The provision of a new passenger railway station within Hunts Grove will improve the opportunity for residents and others to travel longer distances by a sustainable method. It is intended that the station will supplement existing services available at the Gloucester city station by providing additional journeys on the national network. A park and ride facility should be provided at the station to allow those unable to access Hunts Grove by non-car means to park by the station and journey by train. Traffic movement in and around Gloucester City is presently constrained by congestion, particularly at peak times. A South West Bypass is partially built, and when completed, will assist in allowing freer movement of traffic around and into the city. <b>Contributions towards the completion of the South West Bypass will be sought.</b></p>	
PRO062	5.9.5h	<p>Landscape - The landscape treatment of the site should contribute to creating a distinctive new urban form. Hunts Grove copse, Shorn Brook and the existing network of ditches and field boundaries are the most prominent features within the site, together with a number of significant trees. All of these natural features should be integrated within any development scheme as site assets. There is also a prominent ridge line in the site and development should respond positively to existing topography. Any changes to the existing topography should be sensitive to the overall landscape character of the area. Wherever possible, the nature conservation value of existing features should be protected and enhanced, and appropriate measures established for their long term management. Where possible, these features should be located within public, rather than private land to ensure their long term survival.</p>	<p>Landscape - The landscape treatment of the site should contribute to creating a distinctive new urban form. Hunts Grove copse, Shorn Brook and the existing network of ditches and field boundaries are the most prominent features within the site, together with a number of significant trees. All of these natural features should be integrated within any development scheme as site assets. There is also a prominent ridge line in the site and development should respond positively to existing topography. Any changes to the existing topography should be sensitive to the overall landscape character of the area. <b>Particular care needs to be taken to minimise the impact of the development on views from the Cotswold Escarpment within the AONB.</b> Wherever possible, the nature conservation value of existing features should be protected and enhanced, and appropriate measures established for their long term management.</p>	<p>To acknowledge the site's relationship with the AONB</p>

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		Hard surfacing within all public space should be considered an integral part of the site's overall concept and contribute towards the creation of a distinct new place. Public art should also be included in the development to enhance its sense of place.	Where possible, these features should be located within public, rather than private land to ensure their long term survival. Hard surfacing within all public space should be considered an integral part of the site's overall concept and contribute towards the creation of a distinct new place. Public art should also be included in the development to enhance its sense of place.	
PRO063	5.9.5k	<p>Community Facilities – The Council wishes Hunts Grove to provide a full range of facilities to meet residents' everyday needs and to encourage a sense of community. It is envisaged that facilities will be distributed within streets throughout the site, rather than being concentrated on one site only, as this will assist in creating a balanced community, reinforcing permeability and legibility of the site and creating a mix of uses in the principal public areas across the site. A multi-purpose community hall should be provided on the site. This building should cater for use by a range of community groups, such as local sports clubs, youth clubs, mothers' groups and elderly groups. Facilities for community cultural expression including exhibition and/or performing space should also be incorporated. It is also envisaged that other community facilities, such as meeting rooms and offices will be provided elsewhere in the development. The Citizens' Advice Bureau has advised that there is a need for an outreach centre in this area as a result of the scale of the development. The development will require two new, two-three form entry primary schools within it, with the capacity for possible expansion in the future. The County Council has advised that development of the adjoining RAF Quedgeley site will require the provision of a new secondary school. Contributions will be sought from this development for further secondary education provision on the RAF Quedgeley site. As Hunts Grove will generate more than 1,000 residents, it should include workshop/studio spaces with living space for those employed in the arts</p>	<p>Community Facilities – The Council wishes Hunts Grove to provide a full range of facilities to meet residents' everyday needs and to encourage a sense of community. It is envisaged that facilities will be distributed within streets throughout the site, rather than being concentrated on one site only, as this will assist in creating a balanced community, reinforcing permeability and legibility of the site and creating a mix of uses in the principal public areas across the site. A multi-purpose community hall should be provided on the site. This building should cater for use by a range of community groups, such as local sports clubs, youth clubs, mothers' groups and elderly groups. Facilities for community cultural expression including exhibition and/or performing space should also be incorporated. It is also envisaged that other community facilities, such as meeting rooms and offices will be provided elsewhere in the development. The Citizens' Advice Bureau has advised that there is a need for an outreach centre in this area as a result of the scale of the development. The development will require two new, two-three form entry primary schools within it, with the capacity for possible expansion in the future. The County Council has advised that <del>development of the adjoining RAF Quedgeley site will require the provision of a new secondary school. Contributions will be sought from this development for further secondary education provision on the RAF Quedgeley site.</del> Contributions will be sought from the development for secondary education provision in the form of a new site and financial contributions for buildings and facilities. As Hunts Grove will generate</p>	To reflect advice from the County Council as Education Authority.

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		and crafts industries. Due to the nature of these activities, their distribution within streets and blocks with other uses, rather than solely being located in separate, discrete areas, is appropriate.	more than 1,000 residents, it should include workshop/studio spaces with living space for those employed in the arts and crafts industries. Due to the nature of these activities, their distribution within streets and blocks with other uses, rather than solely being located in separate, discrete areas, is appropriate.	
PRO064	5.9.5l	Sustainability – The Council is committed to encouraging the largest developments in its District to embrace the best practices of sustainable design and building. It expects Hunts Grove to adopt the most up to date practices, for example, the incorporation of Sustainable Urban Drainage Systems (SUDS), energy efficiency in site layout and design, locally sourced, recycled and eco-efficient building materials, noise and heat insulations, efficient central heating systems, and water efficiency inside and outside the house. The Council is aware of the Building Research Establishment Initiative - New Homes: The Environmental Standard Award. This award seeks to minimise the adverse effects of new homes on the global and local environments while promoting a healthy indoor environment, by an extensive set of standards on what constitutes good environmental practice in house building. The Council will look to developers to incorporate these measures within their schemes with the aim of achieving the award.	Sustainability – The Council is committed to encouraging <del>the largest</del> developments in its District <b>generally</b> to embrace the best practices of sustainable design and building. It expects Hunts Grove to adopt the most up to date practices, for example, the incorporation of Sustainable Urban Drainage Systems (SUDS), energy efficiency in site layout and design, locally sourced, recycled and eco-efficient building materials, noise and heat insulations, efficient central heating systems, and water efficiency inside and outside the house. The Council is aware of the Building Research Establishment <del>Initiative</del> <b>– New Homes: The Environmental Standard Award. – Ecohomes; The Environmental Rating for Homes. This award seeks to minimise the adverse effects of new homes on the global and local environments while promoting a healthy indoor environment, by an extensive set of standards on what constitutes good environmental practice in house building. –</b> The rating considers the broad environmental concerns of climate change, resource use and impact on wildlife, but balances these against the needs for a high quality, safe and healthy internal environment. The Council will look to developers to incorporate these measures within their schemes with the aim of achieving the <del>award.</del> <b>‘Good’ rating at least.</b>	To reflect the updated initiative.
PRO065	5.9.6j - Hg1 Brockworth	Recreation – The development is of sufficient size to provide a full range of outdoor play facilities for its residents within the site. Public Open Space should be provided in accordance with Policy R5 of this Plan. Facilities should include sports pitches and local play	Recreation – The development is of sufficient size to provide a full range of outdoor play facilities for its residents within the site. Public Open Space should be provided in accordance with Policy R5 of this Plan. Facilities should include sports pitches and local play areas. Open spaces	To provide better guidance, and reflect the advice of the landowner.

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		<p>areas. Open spaces should be conveniently located to the core areas of the development to allow residents to access them quickly and safely by foot or cycle, for both casual recreation and formal pursuits. Ancillary facilities such as pavilions will be required. An indoor local sports facility to cater for a range of activities should also be provided. The Woodland Trust has recently acquired land at Nut Hill, to the south of the site. The Trust promotes open public access to its land. The Council may welcome the provision of managed public access over the land on the lower northern slopes of Nut Hill to connect with the Trust's land to allow new residents to enjoy low key informal recreation pursuits in the adjoining countryside. Management measures may be required on the Trust's land due to the probable increase in visitors.</p>	<p>should be conveniently located to the core areas of the development to allow residents to access them quickly and safely by foot or cycle, for both casual recreation and formal pursuits. Ancillary facilities such as pavilions will be required. An indoor local sports facility to cater for a range of activities should also be provided <b>within the development overall. The Woodland Trust has recently acquired land at Nut Hill, to the south of the site. The Trust promotes open public access to its land. The Council may welcome the provision of managed public access over the land on the lower northern slopes of Nut Hill to connect with the Trust's land to allow new residents to enjoy low key informal recreation pursuits in the adjoining countryside. Management measures may be required on the Trust's land due to the probable increase in visitors.</b></p>	
PRO066	5.9.6k	<p>Community Facilities – The Council wishes Brockworth to provide a full range of facilities to meet residents' everyday needs and encourage a sense of community. It is envisaged these facilities will be distributed within streets and blocks throughout the site, rather than being concentrated on one site only, as this will assist in creating a balanced community, reinforcing permeability and legibility of the site and creating a mix of uses in the principal areas across the site. A multi-purpose community hall should be provided on the site. This building should cater for use by a range of community groups such as local sports clubs, youth clubs, mothers' groups and elderly groups. Facilities for community cultural expression including exhibition and/or performing space should also be incorporated. It is also envisaged that other community facilities, such as meeting rooms and offices will be provided elsewhere in the development. The development will require two new, two-three form entry primary schools within it. The County Council has advised that it will require contributions towards new secondary education provision</p>	<p>Community Facilities – The Council wishes Brockworth to provide a full range of facilities to meet residents' everyday needs and encourage a sense of community. It is envisaged these facilities will be distributed within streets and blocks throughout the site, rather than being concentrated on one site only, as this will assist in creating a balanced community, reinforcing permeability and legibility of the site and creating a mix of uses in the principal areas across the site. A multi-purpose community hall should be provided on the site. This building should cater for use by a range of community groups such as local sports clubs, youth clubs, mothers' groups and elderly groups. Facilities for community cultural expression including exhibition and/or performing space should also be incorporated. It is also envisaged that other community facilities, such as meeting rooms and offices will be provided elsewhere in the development. <b>Extra parish council office space or facilities to serve the increased population of Upton St. Leonards Parish may be required in the village.</b> The development will require <b>two</b> new, two-three form entry <b>primary infant and junior</b></p>	<p>To reflect advice from the County Council as Education Authority and the Parish Council.</p>

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		off-site also. As Brockworth will generate more than 1,000 residents, it should include workshop/studio spaces with living space for those employed in the arts and crafts industries. Due to the nature of these activities, their distribution within streets and blocks with other uses, rather than solely being located in separate, discrete areas, is appropriate.	schools within it. The County Council has advised that it will require contributions towards new secondary education provision off-site also. As Brockworth will generate more than 1,000 residents, it should include workshop/studio spaces with living space for those employed in the arts and crafts industries. Due to the nature of these activities, their distribution within streets and blocks with other uses, rather than solely being located in separate, discrete areas, is appropriate.	
PRO067	5.9.6l	Sustainability – The Council is committed to encouraging the largest developments in its District to embrace the best practices of sustainable design and building. It expects Brockworth to adopt the most up to date practices, for example, the incorporation of Sustainable Urban Drainage Systems (SUDS), energy efficiency in site layout and design, locally sourced, recycled and eco-efficient building materials, noise and heat insulations, efficient central heating systems and water efficiency inside and outside the house. The Council is aware of the Building Research Establishment Initiative – New Homes: The Environmental Standard Award. This award seeks to minimise the adverse effects of new homes on the global and local environments while promoting a healthy indoor environment, by an extensive set of standards on what constitutes good environmental practice in house building. The Council will look to developers to incorporate these measures within their schemes with the aim of achieving the award.	Sustainability – The Council is committed to encouraging <del>the largest</del> developments in its District <b>generally</b> to embrace the best practices of sustainable design and building. It expects Brockworth to adopt the most up to date practices, for example, the incorporation of Sustainable Urban Drainage Systems (SUDS), energy efficiency in site layout and design, locally sourced, recycled and eco-efficient building materials, noise and heat insulations, efficient central heating systems and water efficiency inside and outside the house. The Council is aware of the Building Research Establishment Initiative – <del>New Homes: The Environmental Standard Award.</del> <b>Ecohomes: The Environmental Rating for Homes. This award seeks to minimise the adverse effects of new homes on the global and local environments while promoting a healthy indoor environment, by an extensive set of standards on what constitutes good environmental practice in house building.</b> The rating considers the broad environmental concerns of climate change, resource use and impact on wildlife, but balances these against the needs for a high quality, safe and healthy internal environment. The Council will look to developers to incorporate these measures within their schemes with the aim of achieving the <del>award.</del> <b>‘Good’ rating at least.</b>	To reflect the updated initiative
PRO068	5.9.7d – MU2 Ebley Wharf	Affordable Housing - At least 15 of the dwellings within the site should be affordable dwellings, comprising a mix	<del>Affordable Housing – At least 15 of the dwellings within the site should be affordable dwellings, comprising a</del>	Supporting text repositioned in the plan

## Stroud District Local Plan – Proposed Changes (June 2001)

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		of dwellings which reflects local housing need. Such dwellings should be integrated physically and visually within the overall development scheme.	<del>mix of dwellings which reflects local housing need. Such dwellings should be integrated physically and visually within the overall development scheme.</del>	and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO069	5.9.9b – MU3 Lister Petter	Form and Layout - The development brief should include a design/development strategy. This should reflect the advice contained in 'Places, Streets and Movement' (DETR - 1998), By Design (DETR 2000) and the District Council's adopted Residential Design Guide. The development brief will determine the location and relative sizes of the residential and employment land, and public open space. Since this mixed-use allocation has now absorbed the area of land previously protected for employment use, sufficient employment land to accommodate at least 700 employees must be retained within the site. This approach gives more flexibility in determining where the employment and housing land uses take place and how they interact. However, new development is to be kept to previously developed parts of the site as far as possible and not all of the land indicated on the proposals map will be developed. Therefore the development brief should also identify sub-areas for all uses and for pedestrian, cycle and highway linkages between them and to the town centre and train station. The aim should be to create a series of varied and interesting areas, each with their own identity and sense of place. Parts of the site are adjacent to or overlooked by the Dursley Conservation Area and development in these parts should respect the form, layout and design in the area.	Form and Layout - The development brief should include a design/development strategy. This should reflect the advice contained in 'Places, Streets and Movement' (DETR - 1998), By Design (DETR 2000) and the District Council's adopted Residential Design Guide. The development brief will determine the location and relative sizes of the residential and employment land, and public open space. Since this mixed-use allocation has now absorbed the area of land previously protected for employment use, sufficient employment land to accommodate at least <del>700</del> <b>1,000</b> employees must be retained within the site. This approach gives more flexibility in determining where the employment and housing land uses take place and how they interact. However, new development is to be kept to previously developed parts of the site as far as possible and not all of the land indicated on the proposals map will be developed. Therefore the development brief should also identify sub-areas for all uses and for pedestrian, cycle and highway linkages between them and to the town centre and train station. The aim should be to create a series of varied and interesting areas, each with their own identity and sense of place. Parts of the site are adjacent to or overlooked by the Dursley Conservation Area and development in these parts should respect the form, layout and design in the area.	To make appropriate employment provision in Cam/Dursley
PRO070	5.9.9c	In the vicinity of the Towers, denser residential development, including terraced housing, should be included on the lower slopes and should incorporate aspects of the local style of architecture to be found around the Chestals, immediately adjacent to the site and within the Conservation Area. The Towers is an attractive and dominant building in the locality, and	In the vicinity of the Towers, denser residential development, including terraced housing, <del>should</del> <b>may</b> be included on the lower slopes and should incorporate aspects of the local style of architecture to be found around the Chestals, immediately adjacent to the site and within the Conservation Area. The Towers is an attractive and dominant building in the locality, and should be retained as	To provide flexibility in the mix of uses on the site.

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		should be retained as a focal point within this part of the site and converted to residential use.	a focal point within this part of the site <b>and in commercial use or</b> converted to residential use.	
PRO071	5.9.9f	Affordable Housing - It is probable that no provision of affordable housing will be required within the site due to the level of contributions sought in association with the proposed relief road, and the existing availability of affordable units within Dursley, as identified in the Housing Needs Survey of 1996.	<del>Affordable Housing - It is probable that no provision of affordable housing will be required within the site due to the level of contributions sought in association with the proposed relief road, and the existing availability of affordable units within Dursley, as identified in the Housing Needs Survey of 1996.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO072	5.9.9h	A transport assessment will be required in association with development proposals. Improvements to bus services and facilities to serve the area should be identified and provided. New and improved pedestrian and cycle links between the town centre, the development and towards the Cam and Dursley railway station should also be provided.	A transport assessment will be required in association with development proposals. Improvements to bus services and facilities to serve the area should be identified and provided. New and improved pedestrian and cycle links between the town centre, the development and towards the Cam and Dursley railway station should also be provided. <b>The Council will expect the development to reinforce existing, and establish, new connections to the surrounding areas, particularly for public transport, cycling and walking. Also, the site overall should have good permeability from all points to ensure cycling and walking are attractive to future residents, particularly to community facilities and services.</b>	To provide appropriate guidance for development.
PRO073	5.9.9l	The site will be subject to Policy R5 in respect of public outdoor play space provision. Children's equipped and casual play facilities will be required within the development site. Formal amenity space will also be required, such as a 'village green' which will also assist in providing casual play space. Existing substantial areas of tree cover should form informal amenity areas.	The site will be subject to Policy R5 in respect of public outdoor play space provision <b>and its maintenance</b> . Children's equipped and casual play facilities will be required within the development site. Formal amenity space will also be required, such as a 'village green' which will also assist in providing casual play space. Existing substantial areas of tree cover should form informal amenity areas.	To correctly accord with the policy.
PRO074	5.9.9n		<b>Sustainability – The Council is committed to encouraging developments in its District generally to embrace the best practices of sustainable design and building. It expects Lister Petter to adopt the most up to date practices, for example, the incorporation of</b>	To provide appropriate guidance for development.

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			<p><b>Sustainable Urban Drainage Systems (SUDS), energy efficiency in site layout and design, locally sourced, recycled and eco-efficient building materials, noise and heat insulations, efficient central heating systems, and water efficiency inside and outside the house. The Council is aware of the Building Research Establishment Initiative – Ecohomes: The Environmental Rating for Homes. The rating considers the broad environmental concerns of climate change, resource use and impact on wildlife, but balances these against the needs for a high quality, safe and healthy internal environment. The Council will look to developers to incorporate these measures within their schemes with the aim of achieving the ‘Good’ rating at least.</b></p>	
PRO075	5.9.10c – MU4 Bymacks	Affordable Housing - No provision will be sought due to the existing availability of affordable units within Dursley, as identified in the Housing Needs Survey of 1996.	<p><del>Affordable Housing – No provision will be sought due to the existing availability of affordable units within Dursley, as identified in the Housing Needs Survey of 1996.</del></p>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO076	5.9.10f	Landscape - The eastern half of the site contains a number of mature trees, some of which are subject to a TPO. Generally the trees should be preserved in any development scheme. Views into the site from surrounding areas are relatively limited, and landscaping to address this issue is only required in the northern area of the site along the route of the River Ewelme. A ‘hard boundary’ is to be avoided in this more rural/open area and it may be appropriate to include a riverside footpath in this location. Additional landscaping along the route of the new relief road will also be required for both aesthetic and noise reduction reasons. An area of open space and landscaping may also be appropriate on the steeply sloped area of land in the south-east corner of the site.	<p>Landscape - The eastern half of the site contains a number of mature trees, some of which are subject to a TPO. Generally the trees should be preserved in any development scheme. Views into the site from surrounding areas are relatively limited, and landscaping to address this issue is only required in the northern area of the site along the route of the River Ewelme. A ‘hard boundary’ is to be avoided in this more rural/open area and it may be appropriate to include a riverside footpath in this location. <b>There should be no building or raising of ground levels within at least 5 metres of the top bank of this watercourse.</b> Additional landscaping along the route of the new relief road will also be required for both aesthetic and noise reduction reasons. An area of open space and landscaping may also be appropriate on the steeply sloped</p>	To reflect guidance from the Environment Agency.

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			area of land in the south-east corner of the site.	
PRO077	5.9.11a – MU5A Cheapside	Form and Layout -This is a complex site to redevelop, but it is also significant in the Council's aim to regenerate Stroud town centre. The site is capable of accommodating a range of uses, and the allocation is for a mixed use development incorporating residential, retail, bus/rail interchange and potentially, a multi-storey car park. In addition, other uses such as Leisure and office are acceptable. The principles dictating the final form and layout of the site will be determined through the development brief. This should address the primary aim of the Council which is to regenerate the town centre overall. The brief should also address the restoration of the canal, the difficulties of movement across the site towards the town centre, and the need to improve visually the current approaches from within the site and its vicinity to the town centre by all transport modes. Any redevelopment scheme should also respect the site's location within two conservation areas, and the Listed Buildings within it, which give the site a strong industrial emphasis. The Hill Paul building is a prominent local landmark, and any proposals that involve its demolition should make a greater contribution visually to the area overall including a new landmark building. Active frontages to the canal should be incorporated. The Council wishes new buildings to provide mixes of use within them to encourage activity in the site during the day and evening, and to maximise the site's potential in contributing to the vitality and viability of the town.	Form and Layout –This is a complex site to redevelop, but it is also significant in the Council's aim to regenerate Stroud town centre. The site is capable of accommodating a range of uses, and the allocation is for a mixed use development incorporating residential, retail, bus/rail interchange <del>and potentially, a multi-storey</del> car parking. In addition, other uses such as Leisure and office are acceptable. The principles dictating the final form and layout of the site will be determined through the development brief. This should address the primary aim of the Council which is to regenerate the town centre overall. The brief should also address the restoration of the canal, the difficulties of movement across the site towards the town centre, and the need to improve visually the current approaches from within the site and its vicinity to the town centre by all transport modes. Any redevelopment scheme should also respect the site's location within two conservation areas, and the Listed Buildings within it, which give the site a strong industrial emphasis. The Hill Paul building is a prominent local landmark, and any proposals that involve its demolition should make a greater contribution visually to the area overall including a new landmark building. Active frontages to the canal should be incorporated. The Council wishes new buildings to provide mixes of use within them to encourage activity in the site during the day and evening, and to maximise the site's potential in contributing to the vitality and viability of the town.	In response to representations and to reflect that car parking will be required whatever it's format.
PRO078	5.9.11c	Affordable housing – The Housing Needs Survey 1996 has demonstrated a need for affordable housing in Stroud. Given the substantial nature of the other requirements relating to this site, and its complexity to develop, no affordable housing will be specifically sought.	<del>Affordable housing – The Housing Needs Survey 1996 has demonstrated a need for affordable housing in Stroud. Given the substantial nature of the other requirements relating to this site, and its complexity to develop, no affordable housing will be specifically sought.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO079	H2	The following sites are allocated for residential	The following sites are allocated for residential	To provide flexibility

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		development. An analysis of the site and its surroundings, and the establishment of the local context for development should be undertaken prior to the formulation of any development schemes. A mix of housing types and sizes should be provided on each site, including the provision of affordable housing, and a financial contribution will be sought in association with each site towards education, off-site highway works and off-site provision or improvement of outdoor play space. The completion of a Section 106 Legal Agreement will be sought in connection with the development of each site, in order to secure these and any other planning obligations listed under each site and any others that arise through consideration of planning applications.	development. An analysis of the site and its surroundings, and the establishment of the local context for development should be undertaken prior to the formulation of any development schemes. A mix of housing types and sizes should be provided on each site, including the provision of affordable housing, <del>and a financial contribution</del> <b>Provisions</b> will be sought in association with each site towards education, off-site highway works and off-site provision of outdoor play space <b>if appropriate</b> . The completion of a Section 106 Legal Agreement will be sought, <b>or conditions used</b> , in connection with the development of each site, in order to secure these and any other <del>planning obligations</del> <b>provisions</b> listed under each site and any others that arise through consideration of planning applications <b>that are considered reasonable and relevant to secure a satisfactory development</b> .  <i>Note: all proposals will be amended to read: <b>Additional Provisions</b>, rather than Additional Obligations.</i>	and guidance.
PRO080	H2 Hg4	<u>Land north of Dudbridge Hill, Rodborough (Hg4)</u> (Approximately 2.0 hectares) Indicative capacity of 80 dwellings.  Additional Obligations:-  <ul style="list-style-type: none"> <li>• Securing access to, and improvements to, the footpath/cycleway to the east of the site.</li> <li>• Contribution towards bus facilities.</li> <li>• Provision of equipped toddlers' play area (LAP) on-site and its maintenance.</li> </ul>	<u>Land north of Dudbridge Hill, Rodborough (Hg4)</u> (Approximately 2.0 hectares) Indicative capacity of 80 dwellings.  Additional Obligations:-  <ul style="list-style-type: none"> <li>• Securing access to, and improvements to, the footpath/cycleway to the east of the site.</li> <li>• Contribution towards bus facilities.</li> <li>• Provision of equipped <del>toddlers'</del> <b>Children's</b> play area <del>(LAP)</del> <b>(LEAP)</b> on-site and its maintenance.</li> </ul>	To reflect the subsequent demand as a result of the increase in the site's capacity.
PRO081	H2 Hg6		<u><b>Uplands House, Springfield Road, Stroud (Hg6)</b></u> <b>(Approximately 0.8 hectares)</b> <b>Indicative capacity of 29 dwellings</b>  <b>Additional Provision:</b>	Reinstate site to correct error and ensure development of brownfield site during the Plan period.

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			<ul style="list-style-type: none"> <li>• <b>Contribution towards improved bus facilities.</b></li> </ul>	
PRO082	H2 Hg27	<p><u>Land at Cromwell Farm, Newtown/Sharpness</u> (Approximately 2.7 hectares) Indicative capacity of 65 dwellings Additional Obligations:-</p> <ul style="list-style-type: none"> <li>• Contribution towards improved bus services.</li> <li>• Provision of children’s play facilities on-site and its maintenance.</li> </ul>	<p><u>Land at Cromwell Farm, Newtown/Sharpness (Hg27)</u> (Approximately <del>2.7</del> 2 hectares) Indicative capacity of 65 dwellings Additional <del>Obligations</del> <b>Provisions</b>:-</p> <ul style="list-style-type: none"> <li>• Contribution towards improved bus services.</li> <li>• <b>Provision of children’s play facilities on-site equipped toddlers’ play area (LAP) on site</b> and its maintenance.</li> </ul>	To correct an error and follow Government guidance (PPG3) more closely in relation to density.
PRO083	New para 5.9.12b		<p><b>The Council’s Housing Needs Surveys demonstrate a substantial and continuing need for affordable housing provision in the District. The Council will generally seek 25% of the completed units on each appropriate allocation for affordable housing purposes, or land or plots sufficient for the construction of an equivalent number of affordable housing units. The amount of affordable housing will be negotiated on the basis of housing need, the site, and market conditions at the time of application. The amount may exceed 25% in some cases, for example where there is a higher level of local need or where affordable housing may be more readily provided. The amount sought may be less than 25% where unusually high costs associated with the development, or the realisation of other planning objectives which take priority, make this not viable. Such dwellings should be integrated physically and visually within the overall development scheme to promote social mix.</b></p>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO084	5.9.14c – Hg4 Dudbridge Hill	Affordable Housing - At least 16 units of affordable housing should be provided within the site. The remainder of the site should be developed primarily for low-cost home ownership.	<p><del><b>Affordable Housing – At least 16 units of social affordable housing for rent should be provided within the site. The remainder of the site should be developed primarily for low-cost home ownership.</b></del></p>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.

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PRO085	5.9.14h	Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Rodborough Parish is significantly below the Council's adopted standard. The scale of development proposed is of sufficient size to generate a need for a toddlers' play area (e.g. LAP) on-site. This facility should be located in an area of the development site which can be easily and safely accessed by the new residents and also be well surveyed from the new dwellings. The provision of this on-site facility is important due to the lack of alternative facilities nearby which can be accessed easily and safely by children from the development site. A financial contribution will be sought in respect of the future maintenance of this facility. The development should also satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.	Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Rodborough Parish is significantly below the Council's adopted standard. The scale of development proposed is of sufficient size to generate a need for a <del>toddlers'</del> <b>children's</b> play area (e.g. <del>LAP</del> <b>LEAP</b> ) on-site. This facility should be located in an area of the development site which can be easily and safely accessed by the new residents and also be well surveyed from the new dwellings. The provision of this on-site facility is important due to the lack of alternative facilities nearby which can be accessed easily and safely by children from the development site. A financial contribution will be sought in respect of the future maintenance of this facility. The development should also satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.	To reflect the subsequent demand as a result of the increase in the site's capacity.
PRO086	5.9.16a – Hg5 Cashes Green Hospital	Form and Layout - The development of the site should be high density, comprise predominantly terraced housing, and include frontage development to Cashes Green Road. Bungalows suitable for older people should be included to address under-occupation elsewhere in the urban area.	Form and Layout - The development of the site should be high density, comprise predominantly terraced housing, and include frontage development to Cashes Green Road. Bungalows suitable for older people should be included to address under-occupation, <b>i.e. low occupancy rates of large dwellings</b> , elsewhere in the urban area.	To provide clarity
PRO087	5.9.16c	Affordable Housing - At least 8 units of affordable housing are sought on this site. These should comprise a mix of dwellings that reflects local housing need. In practice, on this site, even those units not specified as affordable housing should be for low-cost home ownership.	<del>Affordable Housing – At least 8 units of affordable housing are sought on this site. These should comprise a mix of dwellings that reflects local housing need. In practice, on this site, even those units not specified as affordable housing should be for low-cost home ownership.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO088	5.9.17a – Hg6 Uplands House		<b>Form and Layout - The site is steeply sloping and the development should acknowledge this and provide housing primarily along the contours, preferably in line with the existing housing to the north. The site is close</b>	Reinstate site to correct error and ensure development of brownfield site during

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			to the town centre. A high density scheme with reduced car-parking is therefore appropriate. Care should be taken to avoid overlooking the houses adjoining the site fronting Slad Road.	the Plan period.
PRO089	5.9.17b		<b>Density - A high density scheme of 35-40 dwellings per hectare is appropriate on this site.</b>	Reinstate site to correct error and ensure development of brownfield site during the Plan period.
PRO090	5.9.17c		<b>Access - Vehicular access to the majority of the site should be from Springfield Road. It may be possible to access any dwellings fronting Slad Road from that road. Pedestrian movement from the site direct onto Slad Road should be encouraged, either by providing a link through the site, or by linking in to the adjacent footpath network through Park Gardens.</b>	Reinstate site to correct error and ensure development of brownfield site during the Plan period.
PRO091	5.9.17d		<b>Transportation - A contribution towards improved public transport facilities, such as bus shelters, will be sought.</b>	Reinstate site to correct error and ensure development of brownfield site during the Plan period.
PRO092	5.9.17e		<b>Landscape - The trees around the edge of the site should be retained, and as many as possible of trees on the site. New landscaping and trees to replace any trees which need to be felled to produce a satisfactory form of development will be required.</b>	Reinstate site to correct error and ensure development of brownfield site during the Plan period.
PRO093	5.9.17f		<b>Archaeology - There are no recorded archaeological sites within this allocation. An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.</b>	Reinstate site to correct error and ensure development of brownfield site during the Plan period.
PRO094	5.9.17g		<b>Recreation - The District Council's survey of 'Outdoor</b>	Reinstate site to correct

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			<b>Playing Space’ has highlighted that provision in Stroud is slightly below the Council’s adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.</b>	error and ensure development of brownfield site during the Plan period.
PRO095	5.9.17h		<b>Community Facilities – The Local Education Authority has advised that financial contributions towards education provision may be sought.</b>	Reinstate site to correct error and ensure development of brownfield site during the Plan period.
PRO096	5.9.19c – Hg7 Bisley Old Road Allotments	Affordable Housing - At least 9 units of affordable housing should be provided within the site comprising a mix of dwellings to reflect local housing need.	<del>Affordable Housing – At least 9 units of affordable housing should be provided within the site comprising a mix of dwellings to reflect local housing need.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey .
PRO097	5.9.20c – Hg8 Former TA Centre	Affordable Housing - At least 5 units of affordable housing should be provided within the site.	<del>Affordable Housing – At least 5 units of affordable housing should be provided within the site. No affordable housing is specifically sought on this site but, in practice, all of the units should be of a small size and many available for low cost home ownership.</del>	Supporting text amended to reflect Central Government Guidance
PRO098	5.9.21c – Hg9 Lansdown Kennels and Dairycrest	Affordable Housing - At least 16 units of affordable housing are sought on this site. These should comprise a mix of dwellings that reflects local housing need.	<del>Affordable Housing – At least 16 units of affordable housing are sought on this site. These should comprise a mix of dwellings that reflects local housing need.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO099	5.9.22d – Hg10 Ryleaze School	Access - Highway and pedestrian access to this site is restricted to one point off Ryleaze Road. In its current form, vehicular access to the rear of the site via this narrow access point is very poor. The proximity of this site to Stroud town centre and the problems of vehicular access would, potentially, make this site suitable for housing with no on-site parking provision. A proposal for	Access - Highway and pedestrian access to this site is restricted to one point off Ryleaze Road. In its current form, vehicular access to the rear of the site via this narrow access point is very poor. The proximity of this site to Stroud town centre and the problems of vehicular access would, potentially, make this site suitable for housing with no on-site parking provision. A proposal for a car-free	To correct a factual error.

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PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
		a car-free development will be required to contribute towards the improvement of the adjacent Church Street car park. To encourage the safe and convenient movement of pedestrians between the site and Stroud town centre, contributions towards the improvement of existing footways and the provision of a new crossing at Ryeleaze Road will be required.	development will be required to contribute towards the improvement of the adjacent Church Street car park. To encourage the safe and convenient movement of pedestrians between the site and Stroud town centre, contributions towards the improvement of existing <del>footways</del> <b>paths</b> and the provision of a new <b>pedestrian</b> crossing at Ryeleaze Road will be required.	
PRO100	5.9.25c – Hg 12 Bowbridge Wharf	Affordable Housing - At least 5 units of affordable housing are sought on this site. In practice, those units not specified as affordable housing should be for low-cost home ownership. These should comprise a mix of dwellings to reflect local housing need.	<del>Affordable Housing – At least 5 units of affordable housing are sought on this site. In practice, those units not specified as affordable housing should be for low-cost home ownership. These should comprise a mix of dwellings to reflect local housing need.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO101	5.9.26c – Hope Mill Lane, Thrupp – Hg13	Affordable housing - The Council will seek at least 6 units of affordable housing unless it is demonstrated satisfactorily that the highway and potential contamination considerations relating to this site make such provision not viable.	<del>Affordable housing – The Council will seek at least 6 units of affordable housing unless it is demonstrated satisfactorily that the highway and potential contamination considerations relating to this site make such provision not viable.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO102	5.9.28c	Affordable Housing – At least 6 units of affordable housing will be sought within this site.	<del>Affordable Housing – At least 6 units of affordable housing will be sought within this site.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO103	5.9.28d	Access – There should be no vehicular access to the site from the access road (serving the Stroud District Council car park) between the south-eastern corner of the site and the Cainscross roundabout. All vehicular access to the site should be obtained via Cashes Green Road, at a point which is close to the existing junction for the adjacent Co-op supermarket. Junction highway improvements will be required in this area, together with facilities to enable safe and convenient access across Cashes Green Road for pedestrians and cyclists.	Access – There should be no vehicular access to the site from the access road (serving the Stroud District Council car park) between the south-eastern corner of the site and the Cainscross roundabout. <b>Only pedestrian access should be permitted in this area.</b> All vehicular access to the site should be obtained via Cashes Green Road, at a point which is close to the existing junction for the adjacent Co-op supermarket. Junction highway improvements will be required in this area, together with facilities to enable safe and convenient access across Cashes Green Road for pedestrians and cyclists.	In response to representations to correct an error.

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PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
PRO104	5.9.28e	Transportation – At present, the site is inadequately served by public transport. Therefore, financial contributions will be sought towards the improvement of bus services to serve the site.	<del>Transportation – At present, the site is inadequately served by public transport. Therefore, financial contributions will be sought towards the improvement of bus services to serve the site.</del>	In response to representations to correct an error.
PRO105	5.9.30c – Hg15A Stonehouse Wharf	Affordable Housing – At least 4 units of affordable housing should be provided within the site.	<del>Affordable Housing – At least 4 units of affordable housing should be provided within the site. No affordable housing is specifically sought on this site but, in practice, all of the units should be of a small size and many available for low cost home ownership.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO106	5.9.32c – Hg17 Infants School, Dursley	Affordable Housing - No provision will be sought due to the existing availability of affordable housing in Dursley as identified in the Housing Needs Survey of 1996.	<del>Affordable Housing – No provision will be sought due to the existing availability of affordable housing in Dursley as identified in the Housing Needs Survey of 1996.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO107	5.9.32h	Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Dursley Town is slightly below the Council's adopted standard. The scale of development proposed is of sufficient size to generate a need for a toddlers' play area (e.g. LAP) on-site. This facility should be located in an area of the development site which can be easily and safely accessed by the new residents and also be well surveyed from the new dwellings The provision of this on-site facility is important due to the lack of alternative facilities nearby which can be accessed easily and safely by children from the development site. A financial contribution will be sought in respect of the future maintenance of this facility. The development should also satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.	Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Dursley Town is slightly below the Council's adopted standard. The scale of development proposed is of sufficient size to generate a need for a toddlers' play area (e.g. LAP) on-site. This facility should be located in an area of the development site which can be easily and safely accessed by the new residents and also be well surveyed from the new dwellings The provision of this on-site facility is important due to the lack of alternative facilities nearby which can be accessed easily and safely by children from the development site. A financial contribution will be sought in respect of the future maintenance of this facility <b>and the remaining amenity space</b> . The development should also satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.	In response to representations.

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PRO108	5.9.33c – Hg18 Bluecoat School	Affordable Housing - No affordable housing is specifically sought on this site, but, in practice, as a high density scheme is sought, all of the units should be of small size and many available for low-cost home ownership.	<del>Affordable Housing – No affordable housing is specifically sought on this site, but, in practice, as a high density scheme is sought, all of the units should be of small size and many available for low-cost home ownership.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO109	5.9.34b – Hg 19 Spring Hill, Eastington	Affordable Housing - At least 6 units of affordable housing should be provided. Comprising a mix of dwellings to reflect local housing need.	<del>Affordable Housing – At least 6 units of affordable housing should be provided. Comprising a mix of dwellings to reflect local housing need.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO110	5.9.34d	Access - The south-eastern boundary of the site fronting the Spring Hill highway should form the main access point to the site. In the interests of highway safety, traffic calming measures will be required along that part of the Spring Hill highway adjacent to the development site. Improvements to the pedestrian route to Eastington County Primary School will also be required.	Access - <del>The south-eastern boundary of the site fronting the Spring Hill highway</del> That part of the site adjacent to the property 'Springfield' should form the main highway access point to the site off Spring Hill. In the interests of highway safety, traffic calming measures will be required along that part of the Spring Hill highway adjacent to the development site. Improvements to the pedestrian route to Eastington County Primary School will also be required.	To correct an error in response to representations from the Highway Authority.
PRO111	5.9.36c – Hg21 Bathleaze, Kings Stanley	Affordable Housing - At least 3 units of affordable housing should be provided on this site.	<del>Affordable Housing – At least 3 units of affordable housing should be provided on this site.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO112	5.9.37a – Hg22 Kingswood	Form and Layout – The development should reflect the traditional pattern and character of built form in the village, and should include frontage development facing Charfield Road. The site is visible from the Cotswolds escarpment and is partly within the Conservation Area. Therefore it is particularly important that the site enhances the built environment in this location.	Form and Layout –The development should reflect the traditional pattern and character of built form in the village, and should include frontage development facing Charfield Road. The site is visible from the Cotswolds escarpment and <b>the Charfield Road part of the site lies adjacent to</b> <del>is partly within</del> the Conservation Area. <del>Therefore</del> It is <b>therefore</b> particularly important that the development makes a positive contribution to the built environment in this location. <b>The site boundary is split between two</b>	Subsequent text changes required as a result of the proposed amendments to the site boundary. Site boundary amended in response to representations received on the

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PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
			sites to minimise the impact on long distance views and the encroachment of the built form into the surrounding rural landscape.	Revised Deposit Plan.
PRO113	5.9.37b	Density – The density should vary within the site with the highest density along the Charfield Road and adjacent to the northern part of Chestnut Park.	Density - <del>The density should vary within the site with the highest density along the Charfield Road and adjacent to the northern part of Chestnut Park.</del> A development capacity of about 25 dwellings is acceptable between the two parts of the allocation giving a low density of 21 dwellings per hectare but allowing for significant landscaping within the boundaries of the site. Each part of the allocation should accommodate similar numbers of houses.	Subsequent text changes required as a result of the proposed amendments to the site boundary. Site boundary amended in response to representations received on the Revised Deposit Plan.
PRO114	5.9.37c	Affordable Housing - The provision of 5 units of affordable housing is sought on this site, based on the need identified in the Housing Needs Survey of 1996. These should comprise a mix of dwellings to reflect local housing need.	<del>Affordable Housing – The provision of 5 units of affordable housing is sought on this site, based on the need identified in the Housing Needs Survey of 1996. These should comprise a mix of dwellings to reflect local housing need.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO115	5.9.37d	Access – The preferred access is from both Chestnut Park and Charfield Road. A route should be provided through the site, but this should be designed to contain tight corners and designed to a very low traffic speed, so as not to create a 'rat run' for through traffic. However, it is recognised that any access off Charfield Road would also need to be carefully designed to overcome visibility constraints for vehicles accessing Charfield Road, and a cul-de-sac access off Chestnut Park may be appropriate if a satisfactory scheme cannot be designed. Pedestrian and cycle access should be incorporated from Charfield Road to Chestnut Park.	Access – <del>The preferred access is from both Chestnut Park and Charfield Road. A route should be provided through the site, but this should be designed to contain tight corners and designed to a very low traffic speed, so as not to create a 'rat run' for through traffic. However, it is recognised that any access off Charfield Road would also need to be carefully designed to overcome visibility constraints for vehicles accessing Charfield Road, and a cul-de-sac access off Chestnut Park may be appropriate if a satisfactory scheme cannot be designed. Pedestrian and cycle access should be incorporated from Charfield Road to Chestnut Park.</del> Vehicular access should be provided from Charfield Road and Chestnut Park for each respective part of the allocation. Improved footpath provision will be required along Charfield Road and a link for pedestrian and cycle use between the two sites	Subsequent text changes required as a result of the proposed amendments to the site boundary. Site boundary amended in response to representations received on the Revised Deposit Plan.

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PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
			to link Charfield Road and Chestnut Park. The need for access to surrounding farmland via Chestnut Park should be considered.	
PRO116	5.9.37f	Landscape – New hedgerows should be planted on the boundaries of the site where they do not exist already. Significant planting should be included on the south west and western boundaries.	Landscape – <del>New hedgerows should be planted on the boundaries of the site where they do not exist already.</del> Significant planting should be included <del>on within the south west and western</del> boundaries of the site to soften the impact of the development on the surrounding rural landscape.	Subsequent text changes required as a result of the proposed amendments to the site boundary. Site boundary amended in response to representations received on the Revised Deposit Plan.
PRO117	5.9.38c – Hg23 Grange Farm, Leonard Stanley	Affordable Housing - At least 8 units of affordable housing should be provided on this site. These should comprise a mix of dwellings to reflect local housing need.	<del>Affordable Housing – At least 8 units of affordable housing should be provided on this site. These should comprise a mix of dwellings to reflect local housing need.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO118	5.9.39c – Hg24 Minchinhampton	Affordable Housing - The Local Plan requires the provision of at least 4 units of affordable housing on this site, based on the need identified in the Housing Needs Survey of 1996. These should comprise a mix of dwellings that reflects local housing need.	<del>Affordable Housing – The Local Plan requires the provision of at least 4 units of affordable housing on this site, based on the need identified in the Housing Needs Survey of 1996. These should comprise a mix of dwellings that reflects local housing need.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO119	5.9.41f	Landscape - The site is located within the AONB and, as a consequence, a high quality development will be expected. The northern part of the site should remain undeveloped. The site is currently sparsely planted, and new development should include a scheme for the planting of deciduous species both along the site boundaries and within it to reflect the wider AONB landscape.	Landscape - The site is located within the AONB and, as a consequence, a high quality development will be expected. The northern part of the site should remain undeveloped <b>to maintain the continuity of the green wedge of this area in views across the valley.</b> The site is currently sparsely planted, and new development should include a scheme for the planting of deciduous species both along the site boundaries and within it to reflect the wider AONB landscape.	For clarity.

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PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
PRO120	5.9.41h	Recreation – The District Council’s survey of ‘Outdoor Playing Space’ has highlighted that provision in Painswick Parish is significantly above the Council’s adopted standard. The development of the 10 units should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site. Policy R5 of the Local Plan is not applicable to nursing home accommodation. This aspect of the development will, however, be expected to incorporate substantial areas of amenity space around the home that utilise views out of it towards the surrounding countryside, and south and south western aspects.	Recreation – The District Council’s survey of ‘Outdoor Playing Space’ has highlighted that provision in Painswick Parish is significantly above the Council’s adopted standard. <del>The development of the 10 units should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.</del> Policy R5 of the Local Plan is not applicable to nursing home accommodation. This aspect of the development will, however, be expected to incorporate substantial areas of amenity space around the home that utilise views out of it towards the surrounding countryside, and south and south western aspects.	To reflect current over provision.
PRO121	5.9.42c – Hg27 Sharpness	Affordable Housing - The provision of 13 units of affordable housing is sought on this site, based on the need identified in the Housing Needs Survey of 1996. These should comprise a mix of dwellings that reflects local housing need.	<del>Affordable Housing – The provision of 15 13 units of affordable housing is sought on this site, based on the need identified in the Housing Needs Survey of 1996. These should comprise a mix of dwellings that reflects local housing need.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
PRO122	5.9.43c – Hg28 Whitminster	Affordable Housing - At least 6 units of affordable housing should be provided within the site. These should comprise a mix of dwellings that reflects local housing need.	<del>Affordable Housing – At least 6 units of affordable housing should be provided within the site. These should comprise a mix of dwellings that reflects local housing need.</del>	Supporting text repositioned in the plan and amended to reflect Central Government Guidance and new Housing Needs Survey.
	Section 5.11 - Affordable Housing			
PRO123	5.11.1	The need to provide adequate affordable housing is a very important issue in Stroud District. A number of factors, including relatively high house prices (very high in some rural parts of the District), the decline of the private rented housing sector, the sale of Council owned	<del>The need to provide adequate affordable housing is a very important issue in Stroud District. A number of factors, including relatively high house prices (very high in some rural parts of the District), the decline of the private rented housing sector, the sale of Council</del>	To update the text in response to the new Housing Needs Survey.

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		housing, the decline in Local Authority house building, and the loss of smaller housing as a result of extension and amalgamation, have contributed to a high level of unmet demand for affordable housing. The provision of affordable housing is an important aim of the District Council as Housing Authority and Planning Authority, and the Council has engaged in considerable joint working at officer, Member and Committee level in pursuance of this aim.	<del>owned housing, the decline in Local Authority house building, and the loss of smaller housing as a result of extension and amalgamation, have contributed to a high level of unmet demand for affordable housing. The provision of affordable housing is an important aim of the District Council as Housing Authority and Planning Authority, and the Council has engaged in considerable joint working at officer, Member and Committee level in pursuance of this aim.</del>	
PRO124	5.11.2	In order to understand more fully the nature, extent and location of the demand for affordable housing, Stroud District Council commissioned the production of a District-wide Housing Needs Survey in 1996. The survey was designed to cover a three year period, and involved a postal survey of 20,000 households, and a random sample of 1,000 face-to-face interviews. The overall response to the postal survey was over 50%. The results of the survey therefore provide an accurate picture of the demand for affordable housing in Stroud District between 1996 and 1999. A replacement survey to cover the period from 1999 to 2003 is due to be published later this year. When available, its results will supersede the current information as set out in this section of the Local Plan and the relevant supporting text to the housing allocations. The affordable housing provisions in relation to the Hunts Grove and Brockworth allocations are subject to a multi-partnership scheme with Gloucester City and Tewkesbury Borough Council, for which funding from the Housing Corporation has been secured. The updated information will be used by the Council in determining future planning applications. Developers are therefore advised to consult the Council's Housing Strategy Manager at the earliest opportunity for advise on the most up-to-date situation relating to affordable housing need and provision in association with development schemes throughout the District.	<del>In order to understand more fully the nature, extent and location of the demand for affordable housing, Stroud District Council commissioned the production of a District-wide Housing Needs Survey in 1996. The survey was designed to cover a three year period, and involved a postal survey of 20,000 households, and a random sample of 1,000 face-to-face interviews. The overall response to the postal survey was over 50%. The results of the survey therefore provide an accurate picture of the demand for affordable housing in Stroud District between 1996 and 1999. A replacement survey to cover the period from 1999 to 2003 is due to be published later this year. When available, its results will supersede the current information as set out in this section of the Local Plan and the relevant supporting text to the housing allocations. The affordable housing provisions in relation to the Hunts Grove and Brockworth allocations are subject to a multi-partnership scheme with Gloucester City and Tewkesbury Borough Council, for which funding from the Housing Corporation has been secured. The updated information will be used by the Council in determining future planning applications. Developers are therefore advised to consult the Council's Housing Strategy Manager at the earliest opportunity for advise on the most up-to-date situation relating to affordable housing need and provision in association with development schemes throughout the District.</del>	To update the text in response to the new Housing Needs Survey.

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PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
PRO125	5.11.3	The results of the survey took into account the existing and likely future supply of affordable housing, as well as the demand. As a result, the survey was able to assess realistically the overall level of affordable housing shortfall, as well as give a good indication of those areas where the shortfall was felt most keenly. The survey looked not only at households seeking housing to rent, but also at those proposing to move into owner occupation for the first time.	<del>The results of the survey took into account the existing and likely future supply of affordable housing, as well as the demand. As a result, the survey was able to assess realistically the overall level of affordable housing shortfall, as well as give a good indication of those areas where the shortfall was felt most keenly. The survey looked not only at households seeking housing to rent, but also at those proposing to move into owner occupation for the first time.</del>	To update the text in response to the new Housing Needs Survey.
PRO126	5.11.4	The number of households that would be seeking to purchase a property within three years was further analysed to determine how many of those households would be unable to afford to purchase a property even though they aspired to do so. This assessment was made on the basis of the amount of mortgage which a household could afford. This was compared with data on house prices.	<del>The number of households that would be seeking to purchase a property within three years was further analysed to determine how many of those households would be unable to afford to purchase a property even though they aspired to do so. This assessment was made on the basis of the amount of mortgage which a household could afford. This was compared with data on house prices.</del>	To update the text in response to the new Housing Needs Survey.
PRO127	5.11.5	The survey added together those seeking rented housing and those aspiring to, but unable to afford, owner occupation, to form a total of the affordable housing need over the period 1996 to 1999. These gross figures were then reduced by the forecast of the supply of affordable housing in all parishes over the same period. This includes supply from casual vacancies in Council and Registered Social Landlords' (RSLs) dwellings.	<del>The survey added together those seeking rented housing and those aspiring to, but unable to afford, owner occupation, to form a total of the affordable housing need over the period 1996 to 1999. These gross figures were then reduced by the forecast of the supply of affordable housing in all parishes over the same period. This includes supply from casual vacancies in Council and Registered Social Landlords' (RSLs) dwellings.</del>	To update the text in response to the new Housing Needs Survey.
PRO128	5.11.6	Using these calculations, the Housing Needs Survey gives figures for the affordable housing needs of each parish. There is also a significant need from households which did not identify a specific parish in which they wished to be housed. This requirement needs to be added to the individual parish needs and spread proportionately across the District. The survey enables	<del>Using these calculations, the Housing Needs Survey gives figures for the affordable housing needs of each parish. There is also a significant need from households which did not identify a specific parish in which they wished to be housed. This requirement needs to be added to the individual parish needs and spread proportionately across the District. The survey enables</del>	To update the text in response to the new Housing Needs Survey.

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		those parishes where shortages of affordable housing exist to be identified, as well as identifying those parishes where the provision of affordable housing is less of a priority.	<del>enables those parishes where shortages of affordable housing exist to be identified, as well as identifying those parishes where the provision of affordable housing is less of a priority.</del>	
PRO129	5.11.7	The survey concluded that, over the three year period 1996-1999, there would be a shortage of 462 affordable houses throughout the District. It showed that considerable shortages were likely to arise in many of the District's urban areas, (in particular Stroud and Cam). In the rural areas, small shortages were shown in most parishes, with larger shortages in some of the larger settlements within the Cotswolds AONB, (in particular Minchinhampton and Painswick), as a result of the high price of most housing in those areas.	<del>The survey concluded that, over the three year period 1996-1999, there would be a shortage of 462 affordable houses throughout the District. It showed that considerable shortages were likely to arise in many of the District's urban areas, (in particular Stroud and Cam). In the rural areas, small shortages were shown in most parishes, with larger shortages in some of the larger settlements within the Cotswolds AONB, (in particular Minchinhampton and Painswick), as a result of the high price of most housing in those areas.</del>	To update the text in response to the new Housing Needs Survey.
PRO130	5.11.8	In terms of open market housing, the survey identifies those parishes where there is an existing stock of low cost open market housing. These include the Chalford to Stonehouse corridor, Dursley, Cam and Hardwicke. In these parts of the District, 1998 prices for a semi-detached or terraced house started at between £45,000 and £50,000. Consequently, in these parts of the District, new affordable housing should be predominantly for rent or shared ownership, in order to meet needs.	<del>In terms of open market housing, the survey identifies those parishes where there is an existing stock of low cost open market housing. These include the Chalford to Stonehouse corridor, Dursley, Cam and Hardwicke. In these parts of the District, 1998 prices for a semi-detached or terraced house started at between £45,000 and £50,000. Consequently, in these parts of the District, new affordable housing should be predominantly for rent or shared ownership, in order to meet needs.</del>	To update the text in response to the new Housing Needs Survey.
PRO131	5.11.9	In many rural villages, the reverse is true. Even the lowest priced properties can be beyond the reach of local people, including many who are in employment, and very few of these lower priced properties exist. This is particularly true of settlements within the AONB. Many households in search of affordable housing in these areas gravitate towards the more urban areas in search of low cost home ownership. As many of these people have close links with, and sometimes work within, the rural area they are leaving, this leads to a form of social exclusion, and damages the sustainability of those rural	<del>In many rural villages, the reverse is true. Even the lowest priced properties can be beyond the reach of local people, including many who are in employment, and very few of these lower priced properties exist. This is particularly true of settlements within the AONB. Many households in search of affordable housing in these areas gravitate towards the more urban areas in search of low cost home ownership. As many of these people have close links with, and sometimes work within, the rural area they are leaving, this leads to a form of social exclusion, and damages</del>	To update the text in response to the new Housing Needs Survey.

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		areas.	<del>the sustainability of those rural areas.</del>	
PRO132	5.11.1a – Policy Context		<b>The affordable housing policies contained in the Local Plan complement the Council’s ‘Strategy for Housing’, and the proposals in its annual Housing Investment Programme. Affordable housing requirements are primarily based upon the regular assessment of housing need, both on a District-wide and local Parish basis. The Council will produce supplementary planning guidance on affordable housing to provide further assistance.</b>	To update the text in response to the new Housing Needs Survey. To identify emerging SPG.
PRO133	5.11.2a -- District-wide Housing Need Surveys		<b>The extent and location of the demand for affordable housing has been determined through the commissioning of District-wide Housing Needs Surveys both in 1996 and 1999.</b>	To update the text in response to the new Housing Needs Survey.
PRO134	5.11.3 a – Parish Appraisals		<b>Where more detailed and qualitative local Parish Appraisals and housing needs surveys are undertaken within three years of a District-wide survey, their findings will take precedence for the purpose of determining specific local needs for affordable housing. These will be particularly relevant in relation to Exceptions sites (as assessed under policy H11) to provide homes for local people in rural communities.</b>	To update the text in response to the new Housing Needs Survey.
PRO135	5.11.4a – Housing Needs Survey 2000		<b>The Housing Needs Survey 2000 took into account the vacant housing stock, the Council’s Empty Homes target for bringing properties back into use, and the sub-division of existing larger properties into smaller units.</b>	To update the text in response to the new Housing Needs Survey.
PRO136	5.11.5a – Survey findings		<b>The latest survey published in 2000 examines immediate housing need, but also covers a five-year period between 1999-2003. The overall findings address the needs of both established and newly forming households.</b>	To update the text in response to the new Housing Needs Survey.

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PRO137	5.11.6a -- Employment and Affordability – general		Nearly half of all householders are employed, but two-fifths of them earn less than £12,000 per year. House prices are very high in some rural parts of the District. Published house price indices confirm that within Gloucestershire, Stroud is fourth (of six Authorities) in terms of affordability. Of 1,435 purchases between January to June 2000, the lower quartile sales price in Stroud was £63,000 and the Median house price was £85,000 [Source: H M Land Registry].	To update the text in response to the new Housing Needs Survey.
PRO138	5.11.7a – Affordable Housing – definition		Stroud District Council defines affordable housing as: <i>'Housing that needs to be provided for those people who are in housing need, but who cannot afford open market rents or prices'</i> . Both public and private sector housing should therefore be provided at subsidised sub-market rent levels, different forms of subsidised home ownership, and opportunities for low-cost open market home ownership.	To update the text in response to the new Housing Needs Survey.
PRO139	5.11.8a – Affordable Housing - for rent		The District-wide survey found that the existing supply of social rented housing was, in principle, sufficient in quantitative terms to meet the specific demand for it. However, in qualitative terms, it is not clear whether the vacancies generated within existing stock will provide appropriate accommodation in the right locations.	To update the text in response to the new Housing Needs Survey.
PRO140	5.11.9a		The supply of private sector rented accommodation cannot meet the specific demand for it, giving rise to a gross shortfall of 359 properties for rent in the private sector over the five-year period 1999-2003, or an average shortfall of 70 dwellings each year. An increase in the supply of private sector rented accommodation would help to meet some of this demand. However, taking into account issues such as benefit dependency, and using accepted definitions of affordability (the proportion of net income available to meet housing costs), income data demonstrates that a	To update the text in response to the new Housing Needs Survey.

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			proportion of those who aspire to private sector rented accommodation cannot afford it, and those aspirational needs will actually manifest themselves as additional demand for social rented housing.	
PRO141	5.11.10a – Affordable Housing – assisted home ownership		The 1999-2000 Survey determined that there is a need for shared-ownership or other types of assisted home ownership. The existing supply of shared-ownership accommodation cannot meet the specific demand for it, giving rise to a gross shortfall of 148 properties over the five-year period 1999-2003, or an average shortfall of 30 dwellings each year. Assisted home ownership will also serve to meet the needs of those who aspire to full owner-occupation, but whose incomes are such that they cannot afford it.	To update the text in response to the new Housing Needs Survey.
PRO142	5.11.11a Affordable housing - local implications		The housing needs of each parish have been determined, and Urban Area and non-Urban Parishes groupings have been defined. Some smaller communities have been linked with larger settlements, as the service centres with whom they are inter-dependent. These groups, for the purpose of affordable housing provision, are set out in Table 5.6. Policy H8 addresses housing need arising within the groupings, where one or more of the Parishes within a group can provide for affordable housing, either for its own part, or by contributing to the needs of Parishes within the Group. Where appropriate, current policy allows Parish-specific identified local housing need to be addressed through the Exceptions policy (H11).	To update the text in response to the new Housing Needs Survey.
PRO143	5.11.12a Affordable housing – strategic implications		The levels of housing need identified by the local housing authorities within Gloucestershire will predominantly be met through supply within their respective local authority areas. However, the local housing authorities have also reacted to Government guidance which recognises that housing need does not always respect existing local authority boundaries,	To update the text in response to the new Housing Needs Survey.

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			and that needs assessment should not be constrained to the authority as a free-standing unit. Complementary guidance relating to the funding of affordable housing has resulted in the formulation of Multi-District Joint Commissioning Partnerships as a basis for addressing strategic needs. A framework for joint investment has been established, involving local authorities, Government departments, and housing providers.	
PRO144	5.11.13a		Affordable housing need will therefore also be met through the creation of sustainable new communities, designed to reduce social exclusion and crime. This will be achieved through co-operation between housing authorities. Stroud District Council has entered a Joint Commissioning partnership with Tewkesbury Borough and Gloucester City Councils, and other partnerships are likely to develop over the life of the Local Plan. The first Partnership will develop major Local Plan sites located where the boundaries of the three authorities meet. The levels of need have been determined through analysis of our individual and combined Housing Needs Surveys and a target set to achieve 25% affordable housing provision within Stroud District.	To update the text in response to the new Housing Needs Survey.
PRO145	5.11.14a Affordable housing – Summary of Housing Needs Survey 2000		<p>Survey findings have concluded that:</p> <p><b>in the Stroud District, over a five year period 1999-2003:</b></p> <ul style="list-style-type: none"> <li>• the demand for social rented housing from those who specifically expressed a need for it can be met from anticipated vacancies in existing social housing stock.</li> <li>• an overwhelming aspirational demand for owner-occupation needs to be balanced by the realities of affordability</li> </ul>	To update the text in response to the new Housing Needs Survey.

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			<ul style="list-style-type: none"> <li>• 68% of first household members are in full or part-time work, but 41% of all first household members earn less than £12,000 pa.</li> <li>• A significant number of low income households cannot afford to buy a home in the lower quartile of house prices, and cannot afford to rent in the private sector</li> <li>• 45% of households pay less than £75 per week for their housing</li> <li>• 11% of households expressed a demand for private rented housing, but 25% of them cannot afford more than £75 per week.</li> <li>• a further 30% of households expect to pay no more than £100 per week for their housing</li> <li>• Based upon Survey data, at least 48 affordable homes for subsidised rent and sale need to be provided annually. Taking into account DETR research findings, the number of open-market homes required may be reduced by 21, and replaced with a further 21 affordable homes per annum.</li> </ul>	
PRO146	5.11.15a		<b>The District-wide Survey process will be repeated in 2003-4 to cover the five-year period 2004-2008, and again in 2008-9 for the period 2009-2013.</b>	To update the text in response to the new Housing Needs Survey.
PRO147	5.11.10 – renumber to 5.11.16			To update the text in response to the new Housing Needs Survey.
PRO148	5.11.11 – renumber to 5.11.17			To update the text in response to the new Housing Needs Survey.
PRO149	Policy H8	An element of affordable housing will be sought on any	An element of affordable housing will be sought on any site	To update the text in

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		<p>site within a settlement where a demonstrable need for affordable housing exists and where the site is larger than the following:</p> <ol style="list-style-type: none"> <li>1. In or adjacent to Stroud, and the defined settlements of Cam and Dursley, Hardwicke, Nailsworth, Stonehouse and Wotton-under-Edge, a site of one hectare, or for the development of 25 or more dwellings;</li> <li>2. Elsewhere in the District, a site of 0.2 hectare;</li> </ol> <p>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.</p>	<p><del>within a settlement where a demonstrable need for affordable housing exists, and where the site is larger than the following:</del></p> <ol style="list-style-type: none"> <li><del>1. In or adjacent to Stroud, and the defined settlements of Cam and Dursley, Hardwicke, Nailsworth, Stonehouse and Wotton-under-Edge, a site of one hectare, or for the development of 25 or more dwellings;</del></li> <li><del>2. Elsewhere in the District, a site of 0.2 hectare;</del></li> </ol> <p>within Urban Areas 1, 2, and 3, and the non-Urban Settlements 4, 6, and 7, as defined in Table 5.6, where a demonstrable need for affordable housing exists and where one or more of the Parishes within a group can sustain a housing need, either for its own part, or by contributing to the needs of Parishes within the Group, or strategically.</p> <p>The policy will apply:</p> <ol style="list-style-type: none"> <li>1. within the defined Urban areas 1, 2 and 3, or the non-Urban Settlements 4, 6 and 7 where the site is larger than one hectare, or for the development of 25 or more dwellings;</li> <li>2. in all other defined non-Urban Settlements, Local Service Centres and all other non-Urban Parishes on sites of 0.2 hectare or greater;</li> </ol> <p>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.</p>	<p>response to the new Housing Needs Survey.</p>
PRO150	5.11.18 - see Appendix A also for Groupings		<p><b>Within the Housing Needs Survey 2000, the housing needs of each Parish have been determined, and Groups of Urban and non-Urban Parishes have been defined. Smaller communities have been linked with principal settlements, and the service centres with whom they are inter-dependent.</b></p>	<p>To update the text in response to the new Housing Needs Survey.</p>

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PRO151	5.11.12	<p>For the purposes of Policy H8, the following clarifications are important:-</p> <ul style="list-style-type: none"> <li>Affordable housing includes social housing for rent, shared ownership and low cost home ownership.</li> <li>The provision of affordable housing, particularly in areas where a need can be demonstrated, is an important aim of this plan. However, the costs associated with any particular development, and the need not to prejudice the realisation of other planning objectives that need to be given priority in the development of the site, will be balanced against the extent of local need, and the availability of other sites to accommodate affordable housing, when assessing the amount of affordable housing which should be provided on any particular site.</li> <li>Need for affordable housing in a parish can be established from the Housing Needs Survey 1996-1999. When a revised Housing Needs Survey, or a parish appraisal properly conducted within the previous three years, becomes available, these will be used to assess the need for affordable housing, and will supersede the 1996-1999 survey.</li> </ul>	<p>The Area Groupings are: <i>see table 5.6 in Appendix A</i></p> <p><del>For the purposes of Policy H8, the following clarifications are important:-</del></p> <ul style="list-style-type: none"> <li><del>Affordable housing includes social housing for rent, shared ownership and low cost home ownership.</del></li> <li><del>The provision of affordable housing, particularly in areas where a need can be demonstrated, is an important aim of this plan. However, the costs associated with any particular development, and the need not to prejudice the realisation of other planning objectives that need to be given priority in the development of the site, will be balanced against the extent of local need, and the availability of other sites to accommodate affordable housing, when assessing the amount of affordable housing which should be provided on any particular site.</del></li> <li><del>Need for affordable housing in a parish can be established from the Housing Needs Survey 1996-1999. When a revised Housing Needs Survey, or a parish appraisal properly conducted within the previous three years, becomes available, these will be used to assess the need for affordable housing, and will supersede the 1996-1999 survey.</del></li> </ul>	To update the text in response to the new Housing Needs Survey.
PRO152	Policy H9	<p>The affordable housing provided by the operation of Policy H8 shall provide for a mix of affordable housing which reflects local housing need, and should be integrated into the development of which it forms a part.</p> <p>Affordable housing provided by the operation of this policy is expected to be provided as affordable housing in perpetuity, and proposals for social housing for rent or shared ownership will usually be the subject of a restriction to ensure that this is the case.</p>	<p>The affordable housing provided by the operation of Policy H8 shall provide for a mix of affordable housing which reflects local housing need, and should be integrated into the development of which it forms a part.</p> <p>Affordable housing provided by the operation of <del>this</del> <b>H8</b> is expected to be provided as affordable housing in perpetuity, and <del>proposals for social housing for rent or shared ownership</del> <b>will usually</b> be the subject of a restriction to ensure that this is the case.</p>	To update the text in response to the new Housing Needs Survey.
PRO153	5.11.13	For the purposes of Policy H9, the following clarifications	<del>For the purposes of Policy H9, the following</del>	To update the text in

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		<p>are important:-</p> <ul style="list-style-type: none"> <li>• The approximate proportions set out in the policy are derived from the Housing Needs Survey 1996-1999. Should a revised Housing Needs Survey, or a parish appraisal properly conducted within the previous three years, suggest that different proportions are appropriate in a particular case, these will be used to assess the need for affordable housing, and will supersede the proportions set out.</li> <li>• Social housing for rent means housing provided for rent by a Registered Social Landlord.</li> <li>• Low cost home ownership means housing for sale which, by reason of its size, type and/or location, will be available for sale at a price well below the average cost of a home of similar size and type in the area where it is to be constructed.</li> <li>• Where complementary social housing grant funding to secure the provision of social housing for rent and shared ownership cannot be identified within 12 months of the issuing of the planning permission, a revision may be accepted to maximise the provision of affordable housing within the subsidy available</li> </ul>	<p><del>clarifications are important:-</del></p> <ul style="list-style-type: none"> <li>• <del>The approximate proportions set out in the policy are derived from the Housing Needs Survey 1996-1999. Should a revised Housing Needs Survey, or a parish appraisal properly conducted within the previous three years, suggest that different proportions are appropriate in a particular case, these will be used to assess the need for affordable housing, and will supersede the proportions set out.</del></li> <li>• <del>Social housing for rent means housing provided for rent by a Registered Social Landlord.</del></li> <li>• <del>Low cost home ownership means housing for sale which, by reason of its size, type and/or location, will be available for sale at a price well below the average cost of a home of similar size and type in the area where it is to be constructed.</del></li> <li>• <del>Where complementary social housing grant funding to secure the provision of social housing for rent and shared ownership cannot be identified within 12 months of the issuing of the planning permission, a revision may be accepted to maximise the provision of affordable housing within the subsidy available</del></li> </ul>	<p>response to the new Housing Needs Survey.</p>
PRO154	5.11.14 – renumber to 5.11.19	Other than where the affordable housing being provided is low cost housing for home ownership, it will usually be necessary for the developer and/or landowner to enter into a Section 106 or similar Legal Agreement, to ensure their long-term provision as affordable housing units. Such schemes will need to be managed by a responsible body, usually a Registered Social Landlord, and the occupancy will be controlled so that they are occupied only by persons who are considered by that body to be in need of such housing.	Other than where the affordable housing being provided is low cost housing for home ownership, it will usually be necessary for the developer and/or landowner to enter into a Section 106 or similar Legal Agreement, to ensure their long-term provision as affordable housing units. Such schemes will need to be managed by a responsible body, usually a Registered Social Landlord, and the <b>priority for</b> occupancy will be controlled so that they are occupied only by persons who are considered <b>by that body</b> to be in need of such housing.	To update the text in response to the new Housing Needs Survey.
PRO155	5.11.15 –	If vacancies in a scheme cannot be filled under the	<del>If vacancies in a scheme cannot be filled under the</del>	To update the text in

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	renumber to 5.11.20	above criteria, then persons may be nominated by the District Council. If the District Council cannot nominate a person or persons, then the managing authority will be permitted to do so from persons in an area specified in the Section 106 or other agreement relating to the particular scheme. This area will normally comprise towns or parishes adjoining. If this procedure fails to fill a vacancy, then the managing authority may nominate any person it considers to be in need of such accommodation.	<del>above criteria, then persons may be nominated by the District Council.</del> If the District Council cannot nominate a person or persons, then the managing authority will be permitted to do so from persons in an area specified in the Section 106 or other agreement relating to the particular scheme. This area will normally comprise towns or parishes adjoining. If this procedure fails to fill a vacancy, then the managing authority may nominate any person it considers to be in need of such accommodation.	response to the new Housing Needs Survey.
PRO156	5.11.16 – renumber to 5.11.21			To update the text in response to the new Housing Needs Survey.
PRO157	5.11.17 – renumber to 5.11.22			To update the text in response to the new Housing Needs Survey.
PRO158	5.11.18 – renumber to 5.11.23 - New Heading		<b><u>Exception Sites</u></b>	To provide clarity.
PRO159	5.14.1	Strategic policy stresses that the majority of land for new housing will be found within the District's urban areas and principal settlements. These comprise the Stroud Urban Area, the Hardwicke Urban Area and the Principal Settlements of Stonehouse, Cam and Dursley. In addition the larger towns of Berkeley, Nailsworth and Wotton-under-Edge present some opportunities for redevelopment. These are the parts of the District where most facilities and services of more than a local nature are located, and where the majority of the District's employment is to be found. It is in these areas that the most scope exists for building new housing on previously used land.	Strategic policy stresses that the majority of land for new housing will be found within the District's urban areas and principal settlements. These comprise the Stroud Urban Area, the Hardwicke Urban Area and the Principal Settlements of Stonehouse, Cam and Dursley. In addition the larger towns of Berkeley, Nailsworth and Wotton-under-Edge present some opportunities for redevelopment. These are the parts of the District where most facilities and services of more than a local nature are located, and where the majority of the District's employment is to be found. It is in these areas that the most scope exists for building new housing on previously used land.	In response to representation received on the Revised Deposit Plan.
PRO160	H14	Within the defined settlements of Berkeley, Cam, Dursley, Hardwicke, Nailsworth, Stonehouse, Stroud and	Within the defined settlements of Berkeley, Cam <b>and</b> Dursley, <b>Eastington</b> , Hardwicke, <b>Kings Stanley</b> ,	To provide consistency with other policies and

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		<p>Wotton-under-Edge, permission will be granted for residential development or redevelopment, provided all the following criteria are met:-</p> <ol style="list-style-type: none"> <li>1. the proposed development is of a scale, layout and design compatible with that part of the settlement in which it would be located, and would not cause harm to the character and appearance of that part of the settlement;</li> <li>2. the density proposed is at as high a level as is acceptable in townscape and amenity terms;</li> <li>3. any large scale development includes dwellings of various sizes, both in respect of physical size and affordability;</li> <li>4. it would not cause the loss of, or damage to, any open space which is important to the character of the settlement;</li> <li>5. any natural or built features on the site and worthy of retention have been incorporated into the scheme; and</li> <li>6. where dwellinghouses are proposed, an appropriate area of private amenity space is provided for the occupiers of each dwellinghouse. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided.</li> </ol>	<p><b>Kingswood, Leonard Stanley, Minchinhampton, Newtown/Sharpness, Nailsworth, Painswick, Stonehouse, Stroud, Whitminster</b> and Wotton-under-Edge, permission will be granted for residential development or redevelopment, provided all the following criteria are met:-</p> <ol style="list-style-type: none"> <li>1. the proposed development is of a scale, layout and design compatible with that part of the settlement in which it would be located, and would not cause harm to the character and appearance of that part of the settlement;</li> <li>2. the density proposed is at as high a level as is acceptable in townscape and amenity terms;</li> <li>3. any large scale development includes dwellings of various sizes, both in respect of physical size and affordability;</li> <li>4. it would not cause the loss of, or damage to, any open space which is important to the character of the settlement;</li> <li>5. any natural or built features on the site and worthy of retention have been incorporated into the scheme; and</li> <li>6. where dwellinghouses are proposed, an appropriate area of private amenity space is provided for the occupiers of each dwellinghouse. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided.</li> </ol>	<p>the settlement strategy.</p>
PRO161	H16	<p>Within the settlement boundaries of the rural settlements listed below, permission will be granted for small scale residential development or redevelopment provided all the following criteria are met:-</p> <ol style="list-style-type: none"> <li>1. the proposed housing is of a scale, layout and design compatible with that part of the settlement in which it would be located, and would not cause harm to the character and appearance of that part of the settlement;</li> </ol>	<p>Within the settlement boundaries of the rural settlements listed below, permission will be granted for small scale residential development or redevelopment provided all the following criteria are met:-</p> <ol style="list-style-type: none"> <li>1. the proposed housing is of a scale, layout and design compatible with that part of the settlement in which it would be located, and would not cause harm to the character and appearance of that part of the settlement;</li> </ol>	<p>To provide consistency with other policies and the settlement strategy.</p>

## Stroud District Local Plan – Proposed Changes (June 2001)

PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
		<p>2. the density proposed is at as high a level as is acceptable in townscape and amenity terms;</p> <p>3. where the site is 0.2 hectares or less, but is not infilling by one dwelling, and where a local need for affordable housing exists, the proposal is exclusively for affordable housing, unless that would conflict with criterion (1);</p> <p>4. any development of 10 or more dwellings, includes dwellings of various sizes, both in respect of physical size and affordability;</p> <p>5. it would not result in development between the settlement boundary and the existing built form of the settlement, where this would appear as an intrusion into the countryside;</p> <p>6. it would not cause the loss of, or damage to, any open space which is important to the character of the settlement;</p> <p>7. any natural or built features on the site and worthy of retention have been incorporated into the scheme; and</p> <p>8. where dwellinghouses are proposed an appropriate area of private amenity space is provided for the occupiers of each dwellinghouse. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided.</p> <p>The rural settlements to which this Policy applies are:-</p> <p>Amberley, Arlingham, Bisley, Box, Brimscombe, Brookthorpe, Bussage, Cambridge, Chalford, Coaley, Cranham, Eastington, Eastcombe, Frampton on Severn, France Lynch, Haresfield, Hillesley, Horsley, Kings Stanley, Kingswood, Leonard Stanley, Longney, Middleyard, Minchinhampton, Newport, Newtown/Sharpness, North Nibley, Oakridge, Nympsfield, Nympsfield, Painswick, Randwick, Saul, Selsley, Slimbridge, Sheepscombe, Stinchcombe, Stone, Thrupp,</p>	<p>2. the density proposed is at as high a level as is acceptable in townscape and amenity terms;</p> <p>3. where the site is 0.2 hectares or less, but is not infilling by one dwelling, and where a local need for affordable housing exists, the proposal is exclusively for affordable housing, unless that would conflict with criterion (1);</p> <p>4. any development of 10 or more dwellings, includes dwellings of various sizes, both in respect of physical size and affordability;</p> <p>5. it would not result in development between the settlement boundary and the existing built form of the settlement, where this would appear as an intrusion into the countryside;</p> <p>6. it would not cause the loss of, or damage to, any open space which is important to the character of the settlement;</p> <p>7. any natural or built features on the site and worthy of retention have been incorporated into the scheme; and</p> <p>8. where dwellinghouses are proposed an appropriate area of private amenity space is provided for the occupiers of each dwellinghouse. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided.</p> <p>The rural settlements to which this Policy applies are:-</p> <p>Amberley, Arlingham, Bisley, Box, Brimscombe, Brookthorpe, Bussage, Cambridge, Chalford, Coaley, Cranham, <del>Eastington</del>, Eastcombe, Frampton on Severn, France Lynch, Haresfield, Hillesley, Horsley, <del>Kings Stanley, Kingswood, Leonard Stanley</del>, Longney, Middleyard, <del>Minchinhampton</del>, Newport, <del>Newtown/Sharpness</del>, North Nibley, Oakridge, Nympsfield, <del>Painswick</del>, Randwick, Saul, Selsley, Slimbridge, Sheepscombe, Stinchcombe, Stone, Thrupp, Uley, Upton St Leonards, Whiteshill, <del>Whitminster</del>, Woodchester (North</p>	

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		Uley, Upton St Leonards, Whiteshill, Whitminster, Woodchester (North and South).	and South).	