

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

PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
<b>NATURAL ENVIRONMENT</b>				
PRO183	8.1.2	In terms of wildlife habitat, the Severn Estuary is internationally recognised under the RAMSAR Convention and is a Special Protection Area site. It is also currently a proposed Special Area for Conservation site. The District also contains National Nature Reserves and 29 Sites of Special Scientific Interest. In addition, there are many locally recognised sites of nature conservation and geological importance.	In terms of wildlife habitat, the Severn Estuary is internationally recognised under the RAMSAR Convention and is a Special Protection Area site. It is also currently a proposed Special Area <del>for of</del> Conservation site. The District also contains National Nature Reserves and 29 Sites of Special Scientific Interest. In addition, there are many locally recognised sites of nature conservation and geological importance.	To correct a factual reference.
PRO184	8.5.1	There has been a growing awareness and understanding of the importance of nature conservation at many levels. On an international scale, the Earth Summit in Rio in 1992 resulted in greater awareness of the natural environment and its vulnerability. It led to the signing of the 'Convention on Biological Diversity' - an agreement between countries concerning the protection of the diversity of species and habitats in the world.	There has been a growing awareness and understanding of the importance of nature conservation <del>at many levels over the last decade or so. On</del> <b>at many levels over the last decade or so.</b> <del>At</del> an international <del>scale</del> <b>level</b> , the Earth Summit in Rio in 1992 resulted in greater awareness of the natural environment and its vulnerability. It led to the signing of the 'Convention on Biological Diversity' - an agreement between countries concerning the protection of the diversity of species and habitats in the world.	To improve clarity.
PRO185	8.5.3	A Biodiversity Action Plan (BAP) for Gloucestershire was launched in April 2000 following extensive consultation with a partnership of organisations. The main aim of the Gloucestershire BAP is to conserve and enhance species and habitats which characterise the various areas of Gloucestershire. More specifically, the information contained in the Gloucestershire BAP will provide the Local Planning Authority with the key biodiversity issues relevant to particular areas of Stroud District. This information will be taken into account by the Local Planning Authority in accordance with paragraph 24 of PPG9. The Gloucestershire BAP also aims to be a pro-active initiative and, as such, identifies priority areas for action with corresponding targets for species and habitat enhancement. In this respect, biodiversity action planning differs from previous nature conservation approaches in that it sets objectives and targets and lists the actions required to achieve them in order to guide	<b>At a local level, A</b> Biodiversity Action Plan (BAP) for Gloucestershire was launched in April 2000 following extensive consultation with a partnership of organisations. The main aim of the Gloucestershire BAP is to conserve and enhance species and habitats which characterise the various areas of Gloucestershire. More specifically, the information contained in the Gloucestershire BAP will provide the Local Planning Authority with the key biodiversity issues relevant to particular areas of Stroud District. This information will be taken into account by the Local Planning Authority in accordance with paragraph 24 of PPG9. The Gloucestershire BAP also aims to be a pro-active initiative and, as such, identifies priority areas for action with corresponding targets for species and habitat enhancement. In this respect, biodiversity action planning differs from previous nature conservation approaches in that it sets objectives and targets and lists the actions required to achieve them in order to guide nature	To improve clarity.

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		nature conservation in the future. This is achieved through a wide partnership of organisations implementing positive actions 'on the ground' in accordance with the BAP, and the monitoring of results. Through the planning process, Stroud District Council will aim to contribute towards the achievement of these BAP targets and the overall objective of sustainable development.	conservation in the future. This is achieved through a wide partnership of organisations implementing positive actions 'on the ground' in accordance with the BAP, and the monitoring of results. Through the planning process, Stroud District Council will aim to contribute towards the achievement of these BAP targets and the overall objective of sustainable development.	
PRO186	8.5.4	The provisions of statutory guidance for the natural environment are manifested in a series of protective designations. The Severn Estuary is designated as an internationally important wetland under the RAMSAR Convention and as a Special Protection Area (SPA) under the EC Birds Directive. Under the EC Habitats Directive, a larger area of the Severn Estuary is a proposed Special Area of Conservation (pSAC). Together with SPAs, SACs are intended to protect habitats of threatened species, which comprise the EC 'Natura 2000' network of habitats of pan-European nature conservation importance. Within Stroud District there are two candidate Special Areas of Conservation (cSAC); the unimproved limestone grassland of Rodborough Common and the beech woodland of the Cotswold Beechwoods. The Cotswold Commons and Beechwoods have also been designated as National Nature Reserves (NNR). These are sites of national and international importance for their conservation of wildlife or geological and natural features. In addition, there are a number of other Sites of Special Scientific Interest (SSSIs) within the District designated for their geological, botanical, zoological and physiographic importance at a national level. In some cases, the best SSSIs are afforded NNR status.	The provisions of statutory guidance for the natural environment are manifested in a series of protective designations. The Severn Estuary is designated as an internationally important wetland under the RAMSAR Convention and as a Special Protection Area (SPA) under the EC Birds Directive. Under the EC Habitats Directive <b>1994</b> , a larger area of the Severn Estuary is a proposed Special Area of Conservation (pSAC). Together with SPAs, SACs are intended to protect habitats of threatened species which comprise the EC 'Natura 2000' network of habitats of pan-European nature conservation importance. Within Stroud District there are two candidate Special Areas of Conservation (cSAC); the unimproved limestone grassland of Rodborough Common and the beech woodland of the Cotswold Beechwoods. The Cotswold Commons and Beechwoods have also been designated as National Nature Reserves (NNR). These are sites of national and international importance for their conservation of wildlife or geological and natural features. In addition, there are a number of other Sites of Special Scientific Interest (SSSIs) within the District designated for their geological, botanical, zoological and physiographic importance at a national level. In some cases, the best SSSIs are afforded NNR status.	To provide a full description of a factual reference.
PRO187	8.6.1	International designations are applied to the most important sites of nature conservation interest and offer the highest level of protection. Such designated sites	International designations, <b>as explained in paragraph 8.5.4</b> , are applied to the most important sites of nature conservation interest and offer the highest level of	To provide further guidance. To improve clarity.

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		within the Plan area are identified on the Proposals Map and listed in Appendix 6. Development proposals that are likely to have an adverse effect on the integrity of sites of international importance, whether designated, proposed or candidate, will be subject to the rigorous procedures outlined in PPG9. In this context, the integrity of a site is defined as the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.	protection. Such designated sites within the Plan area are identified on the Proposals Map and listed in Appendix 6. Development proposals that are likely to have an adverse effect on the integrity of sites of international importance, whether designated, proposed or candidate, will be subject to the <b>most</b> rigorous procedures outlined in PPG9. In this context, the integrity of a site is defined as the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.	
PRO188	8.6.2	Procedures for determining proposals affecting internationally designated sites can include provision for call-in by the Secretary of State and consultation with English Nature and the European Commission. Environmental Impact Assessment regulations may also apply. Proposals for development likely to affect adversely the integrity of sites of international importance will need to demonstrate that there are not, nor are likely to be, any suitable alternative sites available for the proposed development, nor different practicable approaches that would have a lesser impact. If there is no alternative solution, then sufficient imperative reasons of over-riding public interest must be demonstrated, including those of a social or economic nature, to over-ride the ecological importance of the designation. Where a site of international importance hosts a priority habitat or species, as defined in Annexes I and II of the EC Habitats Directive, development should only proceed if required for reasons of human health, public safety, or where there would be beneficial consequences of primary importance to the environment.	Procedures for determining proposals affecting internationally designated sites can include provision for call-in by the Secretary of State and consultation with English Nature and the European Commission. Environmental Impact Assessment regulations may also apply. Proposals for development likely to affect adversely the integrity of sites of international importance will <b>be refused except in closely defined circumstances. In meeting the criteria outlined in the EC Habitats Directive, development proposals will</b> need to demonstrate that there are <b>no alternative solutions. Development proposals will also need to demonstrate that there are not, nor are likely to be, any suitable and available sites which are reasonable alternatives sites available</b> for the proposed development, nor different practicable approaches that would have a lesser impact. If there is no alternative solution <b>to a proposed development</b> , then sufficient imperative reasons of over-riding public interest must be demonstrated, including those of a social or economic nature, to over-ride the ecological importance of the designation. Where a site of international importance hosts a priority habitat or species, as defined in Annexes I and II of the EC Habitats Directive, development should only proceed if required for reasons of human health, public safety, or where there would be beneficial consequences of primary importance to the environment.	To provide further guidance.

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PRO189	8.6.3	Where the development of a site of international importance is justified, the District Council will expect schemes to minimise their impact upon features of nature conservation interest. Where appropriate, it will be a requirement that these features are retained and managed within the site and opportunities for the improvement and/or creation of new compensatory habitats explored. These objectives will be achieved through the use of appropriate conditions and planning obligations.	Where the development of a site of international importance is <b>justified permitted</b> , the District Council will expect schemes to minimise their impact upon features of nature conservation interest. Where appropriate, it will be a requirement that these features are retained and managed within the site and opportunities for the improvement and/or creation of new compensatory habitats explored. These objectives will be achieved through the use of appropriate conditions and planning obligations.	To improve clarity.
PRO190	8.6.5a	Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR) are statutory sites of national importance, designated under national legislation. These sites comprise areas or features where conservation is considered essential to maintain and enhance the nature conservation interest or special interest of the site. Such designated sites within the Plan area are identified on the Proposals Map and listed in Appendix 6. There is a strong presumption against development that would have an adverse effect upon the integrity of these sites, whether proposed or designated. All development proposals affecting these sites will be subject to rigorous examination to safeguard the national network of such sites. In this context, the integrity of a site is defined as the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and the levels of populations of the species for which it was classified. Proposals for development likely to affect adversely the integrity of a site of national importance will not be permitted unless there are imperative factors, of a social or economic nature, which override the special conservation interest of the site.	Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR) are statutory sites of national importance, designated under <b>national legislation the Wildlife and Countryside Act 1981 by English Nature.</b> These sites <b>represent a selection of the best examples of our natural heritage of wildlife habitats and geological features and their protection comprise areas or features where conservation</b> is considered essential to <b>the safeguarding of the national network. maintain and enhance the nature conservation interest or special interest of the site.</b> Such designated sites within the Plan area are identified on the Proposals Map and listed in Appendix 6. There is a strong presumption against development that would have an adverse effect upon the integrity of these sites, whether proposed or designated. All development proposals affecting these sites will be subject to rigorous examination to safeguard the national network of such sites. In this context, the integrity of a site is defined as the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and the levels of populations of the species for which it was classified. Proposals for development likely to affect adversely the integrity of a site of national importance will not be permitted unless there are imperative factors, of a social or economic nature, which override the special conservation	To include a reference to the Wildlife and Countryside Act 1981.

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			interest of the site.	
PRO191	8.6.5b	Where the development of a site of national importance is justified, the District Council will expect the scheme to minimise its impact on the features of special conservation interest. Where appropriate, it will be a requirement that these features are retained and managed within the site and opportunities for the improvement or creation of new habitats explored. These objectives may be achieved through the use of appropriate conditions and planning obligations.	Where <del>the</del> development <del>of on</del> a site of national importance is <b>justified permitted</b> , the District Council will expect the scheme to minimise its impact on the features of special conservation interest. Where appropriate, it will be a requirement that these features are retained and managed within the site and opportunities for the improvement or creation of new habitats explored. These objectives may be achieved through the use of appropriate conditions and planning obligations.	To improve clarity.
PRO192	8.6.5c	In addition to the nature conservation interest of the Severn Estuary, the area is also important in terms of its contribution towards sustaining local communities. In Stroud District, for example, there is economic activity in and around the Estuary associated with shipping, general industry, power-generation, agriculture, fishing, tourism, recreation and transport. The Estuary also raises issues in relation to landscape and archaeological protection and flood defence. Hence, the inter-action of natural and human activities can place considerable pressure on the Estuary and these pressures will require careful management to ensure the realisation of sustainable development objectives. A number of initiatives have been, or are being established, to encourage a co-ordinated, strategic approach to the use and management of the Severn Estuary. Examples include the Environment Agency's 'Severn Vale LEAP' and the 'Severn Estuary Strategy'. In terms of national guidance, issues relating to estuarine environments are covered by PPG20: Coastal Planning 1992 and the consultation draft of PPG25: Development and Flood Risk 2000. The Gloucestershire Structure Plan also makes reference to the importance of the Estuary in Policy NHE7. When considering development proposals that would affect the Severn Estuary, Stroud District Council will refer to Policy NHE7, in addition to other	In addition to the nature conservation interest of the Severn Estuary, the area is also important in terms of its contribution towards sustaining local communities. In Stroud District, for example, there is economic activity in and around the Estuary associated with shipping, general industry, power-generation, agriculture, fishing, tourism, recreation and transport. The Estuary also raises issues in relation to landscape and archaeological protection and flood defence. Hence, the inter-action of natural and human activities can place considerable pressure on the Estuary and these pressures will require careful management to ensure the realisation of sustainable development objectives. A number of initiatives have been, or are being established, to encourage a co-ordinated, strategic approach to the use and management of the Severn Estuary. Examples include the Environment Agency's 'Severn Vale LEAP' and the 'Severn Estuary Strategy'. In terms of national guidance, issues relating to estuarine environments are covered by PPG20: Coastal Planning 1992 and the <b>revised</b> consultation draft of PPG25: Development and Flood Risk <del>2000</del> <b>2001</b> . The Gloucestershire Structure Plan also makes reference to the importance of the Estuary in Policy NHE7. When considering development proposals that would affect the Severn Estuary, Stroud District Council will refer to Policy NHE7, in addition to other relevant policies contained in	To update a factual reference.

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		relevant policies contained in this Plan.	this Plan.	
PRO193	8.6.6	Whilst a number of sites in the District are not statutorily defined as being of value in nature conservation terms, they are of special local nature conservation interest and it is important to afford protection to them. Of particular note are the County Key Wildlife Sites, identified by Gloucestershire Wildlife Trust and adopted by the District Council as sites requiring protection. These include many ancient woodlands and unimproved limestone grasslands that are present in the District and have specialised wildlife communities. Regionally Important Geological and Geomorphological Sites (RIGS) are also important local designations that are selected and managed informally and voluntarily. All County Key Wildlife Sites and RIGS within Stroud District are outlined in Appendix 6 and are identified on the Proposals Map. Lists are regularly updated and potential developers are advised to contact the Gloucestershire Wildlife Trust or the District Council for up-to-date information.	Whilst a number of sites in the District are not statutorily defined as being of value in nature conservation terms, they are of special local nature conservation interest and it is important to afford protection to them. Of particular note are the County Key Wildlife Sites, identified by Gloucestershire Wildlife Trust and adopted by the District Council as sites requiring protection. These include many ancient woodlands and unimproved limestone grasslands that are present in the District and have specialised wildlife communities. Regionally Important Geological and Geomorphological Sites (RIGS) are also important local designations that are <del>selected and managed informally and voluntarily</del> <b>identified with reference to established criteria by the Gloucestershire RIGS Group and Gloucestershire Wildlife Trust.</b> All County Key Wildlife Sites and RIGS within Stroud District are outlined in Appendix 6 and are identified on the Proposals Map. Lists are regularly updated and potential developers are advised to contact the Gloucestershire Wildlife Trust or the District Council for up-to-date information.	To correct previous guidance.
PRO194	8.6.7	Local Authorities have powers under the National Parks and Access to the Countryside Act 1949 to designate a habitat of local significance as a Local Nature Reserve to help conserve the natural surroundings. Such sites are owned, leased or managed under agreement by Local Authorities and can make a significant contribution to nature conservation and also provide opportunities for people to see, learn about and enjoy wildlife. At present there are no Local Nature Reserves within Stroud District, but where proposed designations can be justified, the District Council will support the designation and management of sites. Developers are therefore advised to contact the District Council for up-to-date information on the designation of Local Nature Reserves.	Local Authorities have powers under the National Parks and Access to the Countryside Act 1949 to designate a habitat of local significance as a Local Nature Reserve to help conserve the natural surroundings. Such sites are owned, leased or managed under agreement by Local Authorities and can make a significant contribution to nature conservation and also provide opportunities for people to see, learn about and enjoy wildlife. At present there <del>are no</del> <b>is only one</b> Local Nature Reserve <del>s</del> within Stroud District <b>at Bisley Road Cemetery,</b> <del>but</del> <b>However,</b> where proposed designations <del>can be justified</del> <b>are agreed by English Nature,</b> the District Council will support the designation and management of <b>these</b> sites. Developers are therefore advised to contact the District Council for up-to-date information on the designation of Local Nature	To correct previous guidance.

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			Reserves.	
PRO195	N2	<p>Development proposals that would adversely affect a Key Wildlife Site, Local Nature Reserve or Regionally Important Geological or Geomorphological Site will not be permitted unless either:</p> <ol style="list-style-type: none"> <li>1. the benefits of the development outweigh the nature conservation interest or scientific interest of the site; or</li> <li>2. the effects of the development can be compensated through the use of conditions or planning obligations. Where appropriate, this will include the creation of substitute habitat of a comparable quality and quantity to that lost elsewhere in, or close to the identified site.</li> </ol>	<p>Development proposals that would adversely affect a Key Wildlife Sites, Local Nature Reserve or Regionally Important Geological or Geomorphological Site will not be permitted unless either:</p> <ol style="list-style-type: none"> <li>1. the benefits of the development outweigh the nature conservation interest or scientific interest of the site; or</li> <li>2. the effects of the development can be compensated through the use of conditions or planning obligations. <b>Where appropriate, this will include the creation of substitute habitat of a comparable quality and quantity to that lost) elsewhere in, or close to the identified site. Compensatory measures should reflect the importance of the site and relevant Gloucestershire Biodiversity Action Plan targets.</b></li> </ol>	<p>To provide a more detailed policy framework To make reference to the Gloucestershire Biodiversity Action Plan.</p>
PRO196	8.6.8	<p>The protection of designated sites, such as SSSIs, NNRs and Key Wildlife Sites is one of the main ways of protecting rare plants and animals. However, a considerable number of plant and animal species are protected under the Wildlife and Countryside Act 1981, wherever they exist. This legislation makes it an offence to kill, injure, take, or intentionally damage, destroy or obstruct any protected species and their place of shelter. The presence of a protected species is a material consideration in determining a planning application for development. Where protected species are known or suspected to exist on a site subject to a planning application, English Nature or the Gloucestershire Wildlife Trust will be consulted to ensure that the species are taken into account. In addition to legally protected species, the Gloucestershire Biodiversity Action Plan (BAP) has identified a list of priority species and habitats that are under threat, or contribute to the character and local identity of the County's natural environment. A number of 'targets' have been included in the</p>	<p>The protection of designated sites, such as SSSIs, NNRs and Key Wildlife Sites is one of the main ways of protecting rare plants and animals. However, <del>a considerable number of plant and animal species</del> <b>such species also occur outside of designated sites and consequently require special protection wherever they exist. These species</b> are protected under the Wildlife and Countryside Act 1981 <del>and the EC Habitats Directive 1994 wherever they exist. This legislation</del> <b>The 1981 Act</b> makes it an offence to kill, injure, take, or intentionally damage, destroy or obstruct any protected species and their place of shelter. <b>The EC Habitats Directive lists a number of priority species and habitats and development on a site hosting a priority species or habitat should only proceed if required for reasons of human health, public safety or other beneficial environmental reasons.</b> The presence of a protected species is a material consideration in determining a planning application for development. Where protected species are known or suspected to exist on a site subject to a planning application, English Nature</p>	<p>To include references to the Wildlife and Countryside Act 1981 and the EC Habitats Directive 1994.</p>

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		Gloucestershire BAP in an attempt to conserve and enhance these priority species and habitats. When considering proposals for development, the District Council will also take into account the extent to which the development will influence the achievement of the relevant Gloucestershire BAP targets.	or the Gloucestershire Wildlife Trust will be consulted to ensure that the species are taken into account. In addition to legally protected species, the Gloucestershire Biodiversity Action Plan (BAP) has identified a list of priority species and habitats that are under threat, or contribute to the character and local identity of the County's natural environment. A number of 'targets' have been included in the Gloucestershire BAP in an attempt to conserve and enhance these priority species and habitats. When considering proposals for development, the District Council will also take into account the extent to which the development will influence the achievement of the relevant Gloucestershire BAP targets.	
PRO197	N3	Development proposals that would adversely affect, either directly or indirectly, any legally protected species or its habitat, or priority species or habitats as defined in the Gloucestershire Biodiversity Action Plan, will not be permitted unless safeguarding measures can be provided through conditions or planning obligations to secure their protection. Where appropriate, development proposals should contribute to Gloucestershire Biodiversity Action Plan targets.	Development proposals that would adversely affect, either directly or indirectly, <b>a site supporting</b> any legally protected species or its habitat, or priority species or habitats as defined in the Gloucestershire Biodiversity Action Plan, will not be permitted unless safeguarding measures can be provided through conditions or planning obligations to secure their protection. Where appropriate, development proposals should contribute to Gloucestershire Biodiversity Action Plan targets.	To improve clarity
PRO198	8.6.14	The District has substantial water resources in the Rivers Severn and Frome, their tributaries and other smaller rivers and streams in the District, together with parts of the Gloucester and Sharpness, Stroudwater and Thames and Severn Canals. Whilst the River Severn is the subject of various international and national statutory protection designations, the smaller rivers and their tributaries provide local nature conservation interest, but generally have no statutory designations. Similarly, other water features such as ponds and canals provide valuable habitats but do not enjoy specific statutory protection. The importance of management of water features and their associated vegetation is therefore recognised by the District Council and development	The District has substantial water resources in the Rivers Severn and Frome, their tributaries and other smaller rivers and streams in the District, together with parts of the Gloucester and Sharpness, Stroudwater and Thames and Severn Canals. Whilst the River Severn is the subject of various international and national statutory protection designations, the smaller rivers and their tributaries provide local nature conservation interest, but generally have no statutory designations. Similarly, other water features such as ponds and canals provide valuable habitats but do not enjoy specific statutory protection. The importance of management of water features and their associated vegetation is therefore recognised by the District Council and development which would have an adverse effect upon	To provide further guidance.

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		which would have an adverse effect upon water features will be carefully controlled through the use of conditions or planning obligations. Where appropriate, the District Council will also encourage the opening-up of culverted watercourses, providing there are no over-riding reasons against doing so.	water features will be carefully controlled through the use of conditions or planning obligations. Where appropriate, the District Council will also encourage the opening-up of culverted watercourses, <del>providing there are no over-riding reasons against doing so</del> <b>especially where doing so will reinstate strategic links between fragmented habitats.</b>	
PRO199	8.6.14a	The District Council recognises that there are, potentially, conflicting issues concerning canal restoration and nature conservation in Stroud District. As stated in Chapter 10 of this Plan (Canal Based Activities), the District Council supports the restoration of the canals for the purpose of through navigation and public access. However, as a Local Planning Authority, Stroud District Council also has responsibilities concerning the protection and, where possible, enhancement of the District's natural environment. When considering development proposals that contribute to the restoration of the canals, the District Council will evaluate the merits of the proposal against their impact on nature conservation. It is acknowledged that it may be possible to provide nature conservation interest which, after the restoration of a canal, is different to that which existed prior to its restoration. Although there may be differences between the 'type' of nature conservation interest, wherever possible there should be no overall adverse impact upon the level of it.	The District Council recognises that there are, potentially, conflicting issues concerning canal restoration and nature conservation in Stroud District, <b>especially as canal restoration is currently proceeding on a site-by-site basis.</b> As stated in Chapter 10 of this Plan (Canal Based Activities), the District Council supports the restoration of the canals for the purpose of through navigation and public access. However, as a Local Planning Authority, Stroud District Council also has responsibilities concerning the protection and, where possible, enhancement of the District's natural environment. When considering development proposals that contribute to the restoration of the canals, the District Council will evaluate the merits of the proposal against their impact on nature conservation. <del>It is acknowledged that it may be possible to provide nature conservation interest which, after the restoration of a canal, is different to that which existed prior to its restoration. Although there may be differences between the 'type' of nature conservation interest, wherever possible there should be no overall adverse impact upon the level of it.</del> The District Council will encourage a strategic overview of habitats likely to be affected by canal restoration and will seek to ensure that, wherever possible, there is no net loss of key wetland features resulting from canal restoration.	To provide further guidance.
PRO200	8.7.4a		<b>The Government has recently released two significant documents relating to Areas of Outstanding Natural Beauty; the Rural White Paper 2000 and the</b>	To provide further guidance in relation to the CROW Act and

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			<p><b>Countryside and Rights of Way (CROW) Act 2001. The overall intention is to introduce new powers, administrative and funding arrangements to help improve the protection and management of AONBs. Planning policy guidance relating to AONBs and National Parks now states that an equal level of landscape protection should be given to each designation. The CROW Act also sets out the process for creating conservation boards in, primarily, the larger multi-local authority AONBs such as the Cotswolds AONB. The main aim of conservation boards will be to conserve and enhance the natural beauty of AONBs through more effective management. They will also be responsible for promoting public understanding and enjoyment of AONBs and fostering the economic and social well-being of local communities. Although some local authority functions may be transferred to, or shared with conservation boards, development planning and control functions will remain the responsibility of local authorities.</b></p>	Rural White Paper.
PRO201	8.7.6	<p>Areas of Outstanding Natural Beauty represent some of the most sensitive landscapes in Britain and can be vulnerable to pressures for development and change. It is the intention of Stroud District Council, as the Local Planning Authority, to uphold the primary purpose of the Cotswolds AONB designation; <i>to conserve and enhance the natural beauty of the landscape</i>. However, the needs of agriculture, forestry, rural industries and local communities will also be taken into account in the pursuance of this objective. Similarly, proposals for recreation and leisure will also be considered favourably where they are consistent with the conservation of natural beauty and the needs of agriculture, forestry and other land uses. Proposals for major industrial or commercial development within the AONB will only be permitted when justified by a proven national interest and where there are no alternative sites available outside the</p>	<p>Areas of Outstanding Natural Beauty represent some of the most sensitive landscapes in Britain and can be vulnerable to pressures for development and change. It is the intention of Stroud District Council, as the Local Planning Authority, to uphold the primary purpose of the Cotswolds AONB designation; <i>to conserve and enhance the natural beauty of the landscape</i>. However, the needs of agriculture, forestry, rural industries and local communities will also be taken into account in the pursuance of this objective. Similarly, proposals for recreation and leisure will also be considered favourably where they are consistent with the conservation of natural beauty and the needs of agriculture, forestry and other land uses. Proposals for major <del>industrial or commercial</del> development within the AONB will only be permitted when justified by a proven national interest and where there are no alternative sites available outside the AONB.</p>	To update previous guidance in relation to the CROW Act.

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		AONB.		
PRO202	8.7.7	Proposals for development that are necessary for the social and economic well-being of communities in the AONB will normally be permitted, provided that the benefits of the development outweigh any detrimental effects to the landscape. In these cases, and when considering other proposals for development within the AONB other than major industrial or commercial development, special emphasis will be placed on the scale, location and siting of the development. In particular, a high standard of design and landscaping will be required. Any new buildings and landscaping must be in sympathy with their surroundings and respect features of importance to the character of the area.	<del>Where P</del> proposals for development <del>that are necessary for the social and economic well-being of communities in the AONB will normally be permitted, provided that the benefits of the development outweigh any detrimental effects to the landscape. In these cases, and when considering other proposals for development within the AONB other than major industrial or commercial development,</del> are in, or affect the setting of the AONB and are acceptable in principle, special emphasis will be placed on the scale, location and siting of the development. In particular, a high standard of design and landscaping will be required. Any new buildings and landscaping must be in sympathy with their surroundings and respect features of importance to the character of the area.	To correct previous guidance. To improve clarity by removing a superfluous part of the text.
PRO203	N6	<p>Within the Cotswolds AONB, priority will be given to the conservation and enhancement of the natural beauty of the landscape over other considerations. Major industrial or commercial development will not be permitted unless there is a proven national interest and a lack of alternative sites available outside the AONB.</p> <p>Development within, or affecting the setting of the AONB will only be permitted if all the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. the nature, siting and scale are sympathetic to the landscape;</li> <li>2. the design and materials complement the character of the area; and</li> <li>3. important landscape features and trees are retained and appropriate landscaping measures are undertaken.</li> </ol>	<p>Within the Cotswolds AONB, priority will be given to the conservation and enhancement of the natural beauty of the landscape over other considerations. Major <del>industrial or commercial</del> development will not be permitted unless there is a proven national interest and a lack of alternative sites available outside the AONB.</p> <p>Development within, or affecting the setting of the AONB will only be permitted if all the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. the nature, siting and scale are sympathetic to the landscape;</li> <li>2. the design and materials complement the character of the area; and</li> <li>3. important landscape features and trees are retained and appropriate landscaping measures are undertaken.</li> </ol>	To follow Government guidance in the CROW Act more closely.
PRO204	8.7.13	Developing this approach at a local level, a district-wide landscape assessment was carried out in 1996. Its	Developing this approach at a local level, a <del>district-wide</del> landscape <del>study assessment</del> of Stroud District was	To improve clarity.

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

PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
		purpose was to provide a comprehensive statement of landscape character and quality across the entire District and to give a better understanding of the landscape types, their character and quality and their interaction with each other.	carried out in 1996. Its purpose was to provide a comprehensive statement of landscape character and quality across the entire District and to give a better understanding of the landscape types, their character and quality and their interaction with each other.	
PRO205	N8	<p>Development proposals should seek to conserve or enhance the special features and diversity of the different landscape character types found within the District as identified in the Stroud District Landscape Assessment. Priority will be given to the protection of the quality and diversity of landscape character. Development will only be permitted if all the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. the character and appearance of the landscape is conserved or enhanced;</li> <li>2. natural features and water features that contribute to the landscape setting are retained and managed;</li> <li>3. there is no unacceptable impact on long distance views; and</li> <li>4. the benefits of the proposed development outweigh any harmful effects on the landscape.</li> </ol>	<p>Development proposals should <del>seek to</del> conserve or enhance the special features and diversity of the different landscape character types found within the District as identified in the Stroud District Landscape Assessment. Priority will be given to the protection of the quality and diversity of the landscape character.</p> <p>Development will only be permitted if all the following criteria are met:</p> <ol style="list-style-type: none"> <li><del>1. the character and appearance of the landscape is conserved or enhanced;</del></li> <li><del>2</del>1. natural features and water features that contribute to the landscape setting are retained and managed;</li> <li><del>3</del>2. there is no unacceptable impact on long distance views; and</li> <li><del>4</del>3. the benefits of the proposed development outweigh any harmful effects on the landscape.</li> </ol>	To remove a superfluous parts of the policy. To improve clarity.
PRO206	8.7.16	As indicated in Paragraph 8.7.13, Stroud District was assessed in respect of the contribution areas outside the Cotswolds AONB designation made towards landscape quality and setting. Four separate landscape quality categories were identified to be afforded additional protection. These four categories are collectively referred to as Areas of High Quality Landscape (AHQL) and are shown in Table 8.1. The aim of the AHQL designation is to protect landscape quality through an approach which identifies more generalised areas. It is acknowledged that the AHQL designation, as shown on the Proposals Map, includes a number of areas (e.g. existing residential areas) which would not necessarily be considered as areas of high landscape quality. In areas such as these,	As indicated in Paragraph 8.7.13, <del>the landscape study of</del> Stroud District <del>was assessed considered both in respect of the contribution areas outside the Cotswolds AONB designation made towards</del> landscape quality and <del>setting</del> <b>character</b> . Four separate landscape quality categories were identified <del>in the study to be afforded as worthy of</del> additional protection. These four categories are collectively referred to as Areas of High Quality Landscape (AHQL) and are shown in Table 8.1. The aim of the AHQL designation is to protect landscape quality through <del>an approach which identifies the identification of more</del> 'generalised' areas. It is acknowledged that, <del>in some cases, the AHQL designation, as shown on the Proposals Map includes a number of areas (e.g. existing residential</del>	To improve clarity.

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

PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
		the wash-over/indicative approach to the AHQL designation will be taken into account when considering any proposal for development.	<del>areas) which would not necessarily be considered as areas of high landscape quality contain built development. In The role and character of these developed areas such as these, the wash-over/indicative approach to the AHQL designation</del> will be taken into account when considering <del>any proposal for</del> development <b>proposals in the AHQL designation.</b>	
PRO207	N9	Permission will not be granted to development proposals in Areas of High Quality Landscape that would harm their character, appearance or special landscape qualities unless the benefits of the development outweigh the importance of the designation.	Permission will not be granted to development proposals in Areas of High Quality Landscape that would harm their character, appearance or special landscape qualities <del>iesy</del> unless the benefits of the development outweigh the importance of the designation.	To amend a spelling mistake.
PRO208	8.8.2a	The District Council will not permit the development of grade 1, 2 or 3a agricultural land if it is possible to accommodate the development on an existing developed site, or on suitable low-grade farmland (Grade 3b, 4 or 5), which is not subject to environmental constraints. In this context, environmental constraints include a recognised statutory landscape, wildlife, historic or archaeological designation. The need for the development should outweigh considerations of national interest concerning the inherent quality and versatility of the agricultural land. In circumstances where there is an over-riding need to develop grade 1, 2 or 3a agricultural land, and there is a choice of sites for development, the development will be directed towards land of a lower grade, unless other planning criteria direct otherwise.	The District Council will not permit the development of grade 1, 2 or 3a agricultural land if it is possible to accommodate the development on an existing developed site, or on suitable low-grade farmland (Grade 3b, 4 or 5), which is not subject to <del>environmental sustainability</del> <b>sustainability considerations can include issues such as biodiversity, landscape, amenity, heritage and accessibility to infrastructure, workforce and markets.</b> <del>Some of these qualities may be include a</del> <b>Some of these qualities may be include a</b> recognised by a statutory landscape, wildlife, historic or archaeological designation. The need for the development should outweigh considerations of national interest concerning the inherent quality and versatility of the agricultural land. In circumstances where there is an over-riding need to develop grade 1, 2 or 3a agricultural land, and there is a choice of sites for development, the development will be directed towards land of a lower grade, unless other planning criteria direct otherwise.	To follow guidance in a Parliamentary Statement (relating to PPG7) more closely.
PRO209	N13	Development on the best and most versatile agricultural land (Grades 1, 2 or 3a) will only be permitted where:  1. the development cannot be accommodated on	Development on the best and most versatile agricultural land (Grades 1, 2 or 3a) will only be permitted where:  1. the development cannot be accommodated on	To follow guidance in a Parliamentary Statement (relating to PPG7) more closely.

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		<p>previously developed sites, on land within a defined settlement boundary, or on poorer quality farmland (Grades 3b, 4 or 5) that is not subject to environmental constraints; or</p> <p>2. there is an over-riding need for the development that outweighs the agricultural and environmental considerations.</p> <p>Where the development of grade 1, 2 or 3a agricultural land is the only option, and there is a choice between sites in different grades, development will be directed towards land of the lowest grade.</p>	<p>previously developed sites, on land within a defined settlement boundary, or on poorer quality farmland (Grades 3b, 4 or 5) that is not subject to <b>environmental sustainability</b> constraints; or</p> <p>2. there is an over-riding need for the development that outweighs the agricultural and <b>environmental sustainability</b> considerations.</p> <p>Where the development of grade 1, 2 or 3a agricultural land is the only option, and there is a choice between sites in different grades, development will be directed towards land of the lowest grade.</p>	
PRO210	8.9.2a	<p>Traditional practice for the disposal of surface water involves channelling the water away to the nearest watercourse to promote rapid run-off. This approach can lead to an increased risk of flooding down-stream, reduced groundwater recharge and the transmission of pollutants to watercourses. A more up-to-date, sustainable practice involves controlling surface water as close to its point of fall as possible. This approach can minimise adverse environmental impacts and also enhance biodiversity and the aesthetic quality of developments. This technique is known as 'source control' and it incorporates the principles of 'Best Management Practices (BMPs) for Surface Water Disposal'. BMP techniques include the use of swales, soakage lagoons, reed beds, retention ponds and permeable paving under the general heading of 'Sustainable Urban Drainage Systems' (SUDS). These techniques can be used as both an alternative to, and in conjunction with, traditional piped drainage systems. The SUDS approach is promoted by the Environment Agency and referred to in the consultation draft of PPG25: Development and Flood Risk, 2000. Where feasible, the District Council will expect development proposals to incorporate BMP principles. In cases where this is not possible, the developer will need to demonstrate, to the</p>	<p>Traditional practice for the disposal of surface water involves channelling the water away to the nearest watercourse to promote rapid run-off. This approach can lead to an increased risk of flooding down-stream, reduced groundwater recharge and the transmission of pollutants to watercourses. A more up-to-date, sustainable practice involves controlling surface water as close to its point of fall as possible. This approach can minimise adverse environmental impacts and also enhance biodiversity and the aesthetic quality of developments. This technique is known as 'source control' and it incorporates <del>the principles of 'Best Management Practices (BMPs) for Surface Water Disposal'. BMP techniques include the use of features such as</del> swales, soakage lagoons, reed beds, retention ponds and permeable paving under the general heading of 'Sustainable Urban Drainage Systems' (SUDS). These techniques can be used as both an alternative to, and in conjunction with, traditional piped drainage systems. The SUDS approach is promoted by the Environment Agency and referred to in the <b>revised</b> consultation draft of PPG25: Development and Flood Risk, <del>2000 2001. Where feasible,</del> The District Council will expect development proposals to incorporate <b>BMP SUDS</b> principles. In cases where this is not possible, the developer will need to demonstrate, to the satisfaction of</p>	To update factual references.

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		satisfaction of the Environment Agency and the Local Planning Authority, that the inclusion of BMP techniques is not appropriate and identify an acceptable alternative method of surface water disposal.	the Environment Agency and the Local Planning Authority, that the inclusion of BMP techniques is not appropriate and identify an acceptable alternative method of surface water disposal.	
PRO211	N14	Permission will not be granted to any development proposal that would unacceptably affect the water environment, including surface waters, groundwater levels and resources. Where feasible, development proposals should incorporate the principles of 'Sustainable Urban Drainage Systems' into the scheme.	Permission will not be granted to any development proposal that would unacceptably affect the water environment, including surface waters, groundwater levels and resources. <del>Where feasible, De</del> development proposals should incorporate the principles of 'Sustainable Urban Drainage Systems' into the scheme.	To remove a superfluous part of the policy. To strengthen the policy in accordance with PPG25.