

Annual Monitoring Report 2004/5



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List of Abbreviations

AAP	Area Action Plan
ALC	Agricultural Land Classification
AMR	Annual Monitoring Report
CAS	Conservation Area Statement
FTEs	Full Time Equivalents
GCER	Gloucestershire Centre for Environmental Records
GOSW	Government Office of South West
GPDO	General Permitted Development Order
HLF	Heritage Lottery Fund
IHCA	Industrial Heritage Conservation Area
KWS	Key Wildlife Site
LA	Local Authority
LCA	Landscape Character Assessment
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
PINS	Planning Inspectorate
RDA	Regional Development Agency
RIGGS	Regionally Important Geological and Geomorphological Sites
SCI	Statement of Community Involvement
SLA	Service Level Agreement
SPD	Supplementary Planning Documents

Executive Summary

The Council has a statutory requirement under the 2004 Planning and Compulsory Purchase Act to submit a Monitoring Report (AMR) to the Secretary of State by 31 December of each year. This, therefore, is the first AMR produced for Stroud District Council.

The AMR will set out the profile of the District with core indicators, assess the Council's progress of the Local Development Scheme (LDS) and measure the effectiveness of objectives and policies.

This AMR highlights that most aspects of the LDS are on target. However, resourcing issues within Planning Strategy team, compiled with a high response level to the local plan modifications, has resulted in some milestones not being met. The LDS will require some modification for a variety of reasons will be submitted March 2006.

The objectives set out in the Stroud District Local Plan have been placed in a matrix with the relevant policies alongside. Many examples of development approval and refusal have been used to highlight how the policies are being implemented to meet these objectives. At this stage it is not possible to identify the significant effects of implementing policies. As monitoring develops and annual comparisons and trends can be made it will be possible to highlight whether any policies need to be amended or replaced.

Introduction

The Council has a statutory requirement under the 2004 Planning and Compulsory Purchase Act to submit an Annual Monitoring Report (AMR) to the Secretary of State by 31 December of each year. This, therefore, is the first AMR produced for Stroud District Council.

The Annual Monitoring Report (AMR) is part of the Local Development Framework (LDF) and will assess the implementation of the Local Development Scheme (LDS) and extent to which policies in Local Development Documents (LDDs) are being successfully implemented.

This year's AMR is not comprehensive and the national guidance indicates that it is acceptable for AMRs to develop gradually to take account of ongoing discussions, tools to assist in monitoring being developed by statutory bodies and emerging best practice. Sub regional workshops are planned in January 2006 to allow discussion and comparison of output, and to provide local authorities with the chance to analyse the LDF process as a whole and the positioning of the AMR within this. This sub regional work will assist in the development of future AMRs in the region.

Owing to their recent introduction to monitoring at a Local Authority level, there are both National and Core Output Indicators (NCOI) and locally derived indicators where either the information is not yet available or where further guidance is required. Gaps in information will be identified and work undertaken to assess the provision of data in the future.

Monitoring is becoming an increasingly important aspect of policy making. The Office of the Deputy Prime Minister (ODPM) guidance states that Local Development Framework monitoring should adopt a positive, future orientated approach by identifying the key challenges, opportunities and possible ways forward for revising and adjusting spatial planning policies.

According to section 35 of the Planning and Compulsory Purchase Act 2004. Local Planning Regulation 48 and SEA Regulation 17, authorities must undertake five key monitoring tasks. Within the AMR they are required to:

- Review actual progress in terms of local development document preparation against the timescale and milestones in the local development scheme.
- Assess the extent to which policies in local development documents are being implemented.
- Where policies are not being implemented, explain why and to set out what steps are taken to ensure that the policy is implemented, or whether the policy is to be amended or replaced.
- Identify the significant effects of implementing policies in local development documents and whether they are as intended.
- Set out whether policies are to be amended or replaced.

This annual monitoring report is based on the period 1st April 2004 to 31st March 2005. This is the first AMR to be submitted for Stroud District Council and sets out the monitoring framework and principles for future AMRs.

In order to monitor the effectiveness of Stroud District Council's local development framework appropriate indicators have been identified within this AMR. The monitoring will be led by the objectives highlighted in the Local Plan, along with the policies and any relevant targets. Due to existing monitoring practices and the progress of the Local Plan there are a number of existing data gaps for this period.

Profile of Stroud District

Stroud Local Strategic Partnership (LSP) has established a vision to be achieved through the mechanism of the Community Strategy. This details the vision and the concerns of local people, the business community and visitors. It sets out what the LSP (including this Council) together with other partners, partnerships, agencies and communities are trying to achieve in response. A wide range of issues are identified but three issues were and are continuing to be of indisputable concern to local people. These are:

- Affordable and Decent Housing
- Creating Wealth
- Rural Transport

The LSP meets on a regular basis to discuss and report back on the work of the syndicate groups with any new issues or areas of concern, monitor the progress of projects, modifying where necessary and to develop further ideas to help realise its vision. This AMR is produced within the context of the existing Community Strategy.

Within this context the Council's corporate purpose is "to make Stroud District a better place to live, work and visit for everyone". It must do this within the context of the principles of sustainable development, and must achieve both the protection of the fine quality of its built and natural environment, particularly the Cotswold Area of Outstanding Natural Beauty, whilst achieving social and economic development.

Overview

The District is a largely rural area covering 175 square miles in the south of Gloucestershire, with a population of approximately 109,000. Three quarters of the district's residents live in or around the area known as the "Five Valleys" (that focus on Stroud town), and at Cam, Dursley and Wotton-Under-Edge. However, the major urban areas of Gloucester, Cheltenham, Bristol and Swindon can easily be reached and exert important influences on the District.

Stroud town centre is the main commercial centre serving the District. It competes with Cirencester and Tewkesbury as the most important town in the County for industry, commerce and retail after Gloucester and Cheltenham. Dursley and Cam provide the main focus for employment and services in the southern part of the District. The towns of Painswick, Minchinhampton, Nailsworth, Stonehouse, Wotton-under-Edge and Berkeley provide facilities and services for wider local needs, whilst a number of villages cater for immediate community needs.

Environment

Stroud's high quality built environment is founded upon the distinctive rich historic and architectural heritage of the Cotswold and Severn Vale buildings. The District contains 68 scheduled ancient monuments, over 4,500 buildings listed as being of special architectural or historic interest and 42 conservation areas designated for their historic built environment.

The eastern half of the District is part of the Cotswold Hills Area of Outstanding Natural Beauty (AONB). To the west of the Cotswold escarpment there are superb views stretching across the low-lying landscape of the Severn Vale. Twelve distinctive landscape character areas and their important features have been identified in a landscape assessment of the District undertaken in 1996.

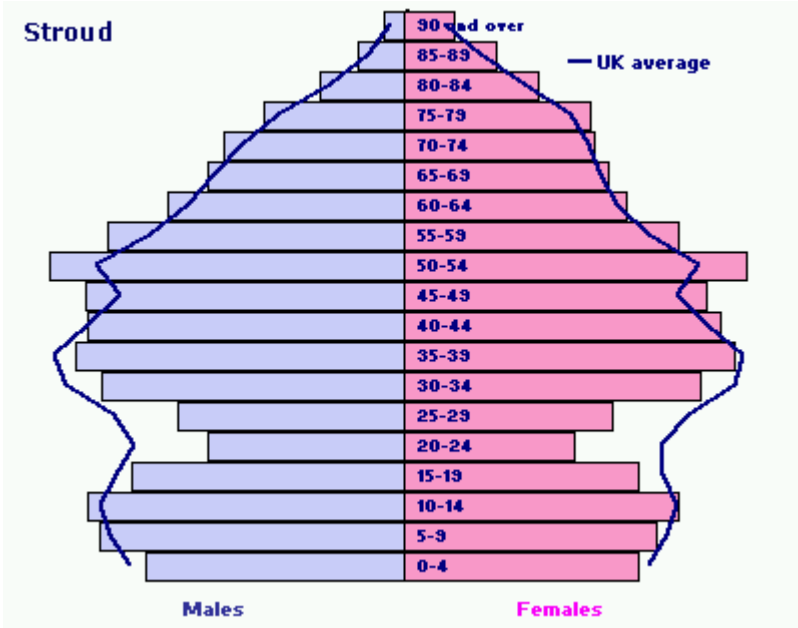
The Severn Estuary and much of the foreshore is a protected wildlife habitat under the RAMSAR Convention in addition to its designation as a Special Protection Area, a Site of Special Scientific Interest and a proposed Special Area for Conservation. Land covering over 2,800 hectares is designated as either Site of Special Scientific Interest or National Nature Reserve. The Cotswold Beechwoods at Cranham and Rodborough Common are also designated as Special Areas for Conservation.

Water plays an important role in the natural environment. The district is bordered by 42 kilometres of Severn Estuary coastline to the West, accessible to the open sea via Sharpness Docks. The Severn Vale is very low lying with extensive areas susceptible to flooding. The catchment of the Severn includes the Rivers Frome, Cam and Little Avon within the District. These rivers, and their tributaries, flowing down from the Cotswolds escarpment provide an abundance of rich natural habitats and impressive landscape features. In addition the man-made canals running through the District are important landscape and wildlife corridors.

The legacy of the Stroud Valleys as one of the country’s earliest cloth-making areas survives in a rich built heritage of former mills, associated buildings and the associated transport infrastructure. Stroud District boasts Britain’s first Industrial Heritage Conservation Area (IHCA), designated in 1987.

Demographics

The total population of Stroud District (according to 2001 census) is 107, 899. The age structure is illustrated against national average in the following diagram:



Economy

The Stroud economy shares many of the key features of the wider area of Gloucestershire. It has a healthy, diverse and strong economic base. Stroud has a well skilled workforce of some 49,000 people. The unemployment rate standing at 1.3% at January 2005 remains below the national average of 2.4% at that time.

Historically, agriculture formed the base of the economy. However, this has declined to the point where less than 1,500 people are now employed in agriculture. Despite this, with 80% of land in agricultural land use it has a major impact on the District's landscape.

The manufacturing sector, despite recent decline, still forms the backbone of the economy, well supported by the public administration, distribution, hotels and banking and finance sectors. Together these account for 80% of employment in the District. The Stroud Valleys are the 'engine room' of the District's economy. The majority of the key manufacturing and service sector businesses are located in the Valleys. There is also a strong industrial presence in the south with major employers at Dursley, Wotton-Under-Edge and Berkeley.

Tourism has an important role in the local economy. About 8% of employment in the District is sustained in full or part by tourism. It generates over £41million spending within the District.

There are 3700 business properties registered for business rate purposes within Stroud District. Despite the overall healthy nature of the Stroud economy there are pockets of social deprivation. Symptoms of exclusion and underlying decline are apparent in parts of Stroud, Cam and Dursley. The indices of deprivation 2000 rank Local Authority's wards in England from 1 (being the most deprived) to 8,414. The score is calculated by several indicators, which are: income, employment, health, education, housing, access and child poverty. Data for some wards are illustrated in the table below.

	Indices of deprivation 2000	Resident population mid 1998	% of population under 16 as at 1998	% of Population between 16-59 as at 1998	% of population over 60 as at 1998	All employee jobs Sept 1998
Eastington	2730	1900	18	59	23	800
Central	2987	1800	20	59	21	3900
Uplands	2374	5900	20	63	16	1100
Trinity	3342	5200	22	55	23	1900
Stonehouse	4111	7400	24	56	20	4900
Dursley	4137	5800	20	57	24	3100
Vale	4188	1800	20	53	27	600
Cainscross	4611	5900	23	58	19	2100
Woodfield	4831	3600	20	54	26	200
Minchinhampton	4932	5400	19	51	30	2100

The top three wards were Chalford, Uley and Bisley, ranked 8109, 7711 and 7546 respectively.

The index of deprivation identifies the following factors:

- There are particularly high levels in child poverty in the wards of Central and Uplands.
- The wards of Uplands and Trinity as having particularly low levels of income.
- The level of education, skills and training in Stonehouse is low compared to England as a whole.
- The geographic access to services for the wards of Parklands, Vale, Severn and Cambridge are poor, but not low enough to be in the bottom 4% nationally.

The crime statistics for the District have been based on a population of 108.235 and for the year 2003/04 the crime statistics per 1000 population are as follows:

Month	Total number of offences	Offences per 1000 population	Offences per 100 Engalnd/Wales population
Apr-Jun 2003	2457	22.7	29.0
Jul-Sep 2003	2257	20.9	28.3
Oct-Dec 2003	1834	16.9	27.6
Jan-Mar 2004	1720	15.9	27.8

Low incomes affect a far larger number of people than unemployment within the District. 40% of all households in the Stroud District earn less than £12,000 per annum. 21.2% of households earn less that £250 per week, this compares to 25.7 % in Cotswold District and 13% in Tewksbury.

Average Hourly Earnings, 1997 to 2000

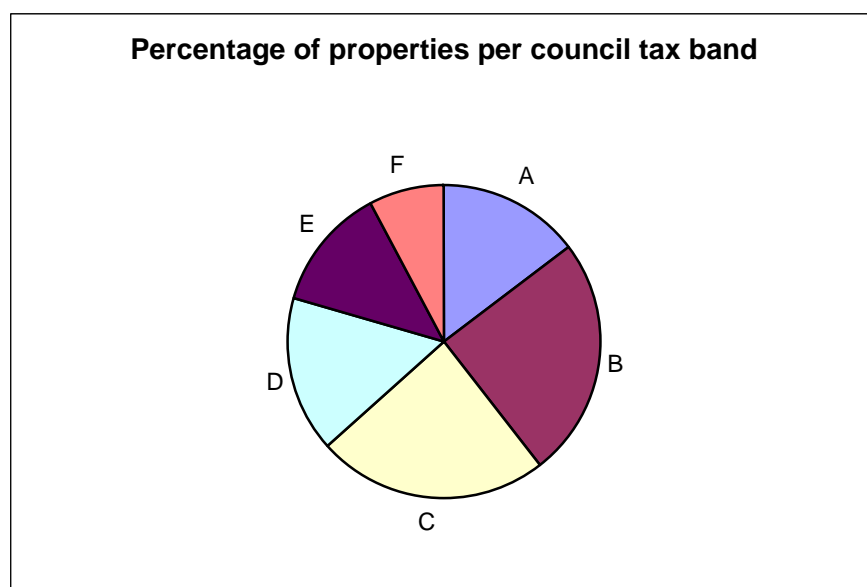
	1997	1998	1999	2000	Average Annual growth 97 - 00
Stroud	£8.34	£8.94	£9.10	£9.73	5.3%

In March 2001 to February 2002, the working age employment rate in Stroud was 81.7%. This compares with 79.3% in the south west and 74.4% in the UK.

Housing

The housing in Stroud District is extremely diverse, including historic Cotswold stone cottages in village locations to modern innovative town developments. The population is distributed across 52 parishes with the many being concentrated in the towns of Stroud, Dursley, Cam, Stoenhouse, Nailsworth, Wotton-under-Edge and Berkeley. The following charts illustrate the distribution of properties across the council tax bands:

Council Tax Band	A	B	C	D	E	F
Number of properties	6774	10,722	10,456	6,955	5,574	3,389



There is a shortage of affordable housing in some parts of the District. This also affects viable communities and is a particular issue for public sector employees. House prices have increased by 42% in the period 1999 – 2002, with semi detached houses up by 58% and terraced houses by 54%. Average earnings over the same period have increased 15%.

Transport

The District is accessible by a wide range of transport modes, which are either well established or have the potential to be improved. In broad terms however, the western part of the District in the low-lying Severn Vale is more accessible relative to the eastern part in the hills of the Cotswolds.

The M5 motorway runs the length of the District with junctions south of Gloucester, west of Stonehouse and just across the southern District boundary in South Gloucestershire District. Major roads (A46, A38, A419, A4135 and A4173) provide links to the M5 and the M4. There are rail connections with the Midlands, South Wales and the South-West via Gloucester and Bristol, and with London and the South-East via Swindon from the Stroud, Stonehouse and Cam and Dursley Stations.

The District also contains the location of the country's most inland seaport – at Sharpness on the Severn Estuary. The Docks are less than 15 kilometers (9 miles) from junctions 13 and 14 of the M5. They provide cargo handling facilities for ships up to 5,000dwt. Bristol Airport, south of the District, and Birmingham Airport to the north provide the nearest scheduled and charter air services. The closest local airport is at Staverton, mid-way between Gloucester and Cheltenham. The Sharpness-Gloucester Canal links the operational port of Sharpness to Gloucester. Although there is no regular trade along the canal since the closure of Gloucester Docks, the canal retains the potential for such commercial traffic. The restoration of the Stroudwater and the Thames and Severn Canals will provide an opportunity for leisure and commercial traffic. Two cycle routes within the District form part of the Sustrans National Cycle Network. The Berkeley Vale to Gloucester Cathedral route is complete whilst the Stonehouse- Nailsworth route is complete between those two towns, via Stroud, but the links to the network require further work.

Local Development Scheme Implementation

Stroud District Council's Local Development Scheme (LDS) was agreed by the Secretary of State on 18 May 2005. This set out what was required (at that time) to complete the Stroud Local Plan and move towards the preparation of a LDF.

Progress of LDS implementation against timetable

Table 1: LDS submission to Secretary of State

Local Development Scheme	Milestone	Has this been met?	Comments
Local Development Scheme	Council Members considered the draft in February 2005 and document formally submitted March 2005.	Yes	Document subject of on-going discussion with GOSW since November 2004. PINS SLA signed and completed 16.05.05. LDS available on web-site and copies circulated to libraries and Town/Parish Councils.

For this AMR there were a number of documents identified in the LDS that have milestones within the period of 1st April 2004 to 31st March 2005.

Table 2: Stroud District Local Plan Milestones for period 1st April 2005 to 31st March 2006

Local Plan Adoption	Milestone	Has this been met?	Comments
Stroud District Local Plan Modifications	Publish Modifications June – July 2005	Yes	Council approved Modifications on 19 May 2005. Consultation ran from 5 June to 25 July 2005. A much higher level of engagement was achieved than anticipated with 1197 responses being received. During the period for considering the representations a member of staff left the Council leaving the team temporarily reduced to 3.5 from 4.5 FTEs. The Council continued dialogue with key respondents throughout this period. However, the focus on this issue has adversely impacted on other milestones in the LDS.
Adoption of the Stroud District Local Plan	Adoption January 2006	Yes, ahead of target	The Council resolved to adopt the Plan on 10 November 2005. Adverts have been placed in the London Gazette and local press on 21 December 2005. The legal challenge period expires on 1 February 2006.

Table 3: Stroud District Local Development Document Milestones for period 1st April 2005 to 31st March 2006

Local Development Documents	Milestone	Has this been met?	Comments
Core Strategy Review	Review of existing Local Plan Core Strategy Policies – January to November 2005	In progress.	Local Plan policies have been reviewed (see above) as the Local Plan has progressed through to adoption. Core Strategy review commenced with public questionnaire on key issues available on the web site since 1 November 2005. The results of this work will be analysed early in 2006. Work on the Core Strategy may be overtaken by the need to ensure deliverability of regeneration and restoration of the canal within a tight timescale.

			Consequential revisions may be necessary to meet anticipated HLF and RDA funding/financial return timescales with a Canals AAP. The AAP and Employment LDD timescales may be brought forward in our LDS ahead of Core Strategy work. The principle of this has been discussed with GOSW and broadly agreed. LDS would require revision by March 2006.
Statement of Community Involvement (SCI)	Early Scoping April – June 2005	Yes	Other Authority SCI's were explored and reviewed. Methods of engagement were looked at to meet Stroud's needs based on officer experience.
Statement of Community Involvement (SCI)	Consultation and Participation June – August 2005	No	SCI made available for comment between 12 September and 24 October 2005. The Council focussed available resources to get the Local Plan adopted. The Staffing over this period reduced from 4.5 to 3.5. Recruitment of an additional senior post has not yet been filled. A newly established Equalities Panel and the Stroud Community and Voluntary Sector (CVS) groups have been consulted. The launch of the document was delayed to allow input of these group's important initial comments. They have been valuable to ensure that "hard to reach" and other community groups could understand the new planning system and the documents relevance to them. Obtaining translation facilities for the SCI and analysis of which smaller racial groups to engage took longer than anticipated. Engagement took place in September and October 2005. The responses are to be analysed early in 2006 and a revised SCI published. The timetable will require revisions from our agreed LDS having slipped by four months.
Statement of Community Involvement (SCI)	Public Participation on Preferred SCI September – October 2005	No	See above.
Statement of Community Involvement (SCI)	SCI submitted to Secretary of State December 2005	No	See above.
Cotswold Canals Area Action Plan (AAP)	Early Stakeholder and Community Engagement January 2005 – January 2006	Yes – in progress.	Consultants have helped establish baseline data and advised on project viability. This provides a basis for the Council to prepare an issues and options paper in 2006. A stakeholder presentation event was carried out on 22 nd February 2005. The wider timetable of milestones for the AAP will need review in light of the comments made in this table under the Core Strategy Review.
Cotswold Canals Area Action Plan (AAP)	Issues and Options Paper March – April 2006	On target.	See above
Employment Local Development Document	Early Stakeholder and Community Engagement March – June 2006	On target.	This has not progressed beyond evidence gathering. A report by White Young Green and Chestertons in 2003 provided a partial evidence base for the need to review policies. Consultants have been reviewing employment sites along the canals corridor in 2004. Planning Strategy team have also attended Parish Forums, input to Parish Plans and attended the annual Glos. Rural Community Council (GRCC) event on 24.11.05, all of which have considered employment issues.

Table 4: Stroud District Supplementary Planning Document Milestones for period 1st April 2005 to 31st March 2006

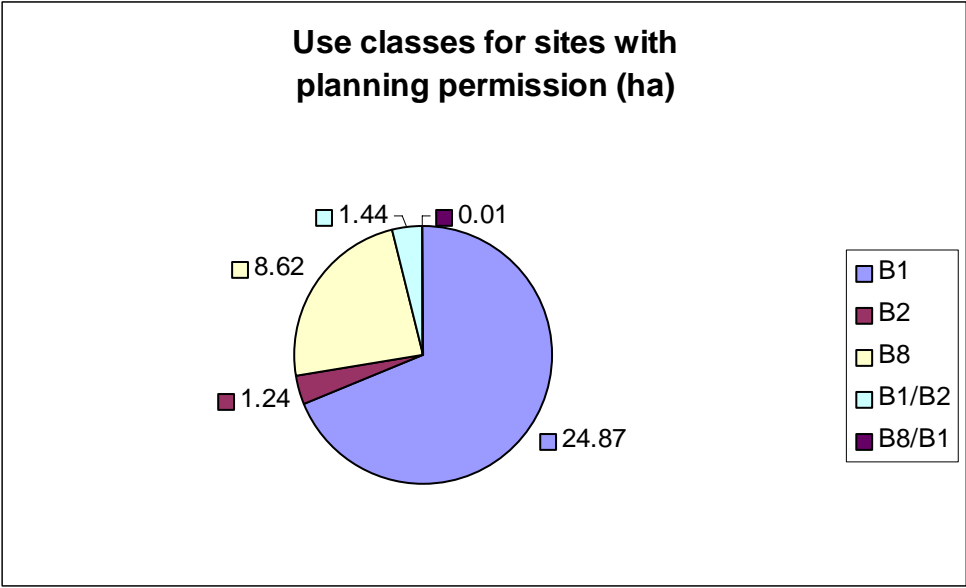
Local Development Documents	Milestone	Has this been met?	Comments
Planning Contributions SPD	Evidence Gathering September – November 2005	Yes	A new policy was introduced into Local Plan as part of modifications published in May 2005. Examples of planning obligation advice in southern England has been gathered. Implications of Circular 05/2005 has been assessed for previous draft SDC guidance that was aborted in Oct. 2004 following GOSW comments.
Planning Contributions SPD	Prepare Draft SPD December 2005 – January 2006	No	Planning Review Group set up in November 2005 to examine future advice. The group has met twice and has identified a need to review existing procedures and means of services engagement. Education of potential service users, such as Parishes, also identified. Monitoring s106 and procedures to be reviewed. A database is in development to assist monitoring. Need to review the SPD timetable and resources identified as a consequence.
Planning Contributions SPD	Public Participation April 2006 – May 2006	No	See above
Stroud Industrial Heritage Conservation Area Statement SPD	Evidence Gathering January – February 2005	No. Work in progress	There is confusion about the proposed status of CAs created by PPG15 and its relationship to the LDF. A Conservation Area overview was drafted for part of the IHCA in February 2005. Detailed evidence gathering on the rest of the area has taken much longer due to the exceptionally large area of the IHCA and its eight associated conservation areas. It has been necessary to split the work into two parts – an overview and character parts. Work on the character parts is continuing
Stroud Industrial Heritage Conservation Area Statement SPD	Prepare Draft SPD April - May 2005	No. Work in progress	Unclear on how a Sustainability Appraisal can be applied to this SPD and the level of engagement appropriate in the absence of an agreed SCI. This has necessitated the need to review how this work should proceed to provide the new form of assessment for the Conservation Area Statement. Need to review LDS timetable and clarify position on need to adopt as SPD.
Stroud Industrial Heritage Conservation Area Statement SPD	Public Participation on Draft SPD June - July 2005	No.	See above
Stroud Industrial Heritage Conservation Area Statement SPD	Consider representations and finalise SPD August - October 2005	No.	See above
Stroud Industrial Heritage Conservation Area Statement SPD	Adopt SPD December 2005	No	See above

During 2005 the timetable for the production of the new Regional Spatial Strategy for the South West (RSS) was extended. It is important that the Core Strategy works within the strategic context set out by the proposed RSS. Key studies which are informing the RSS will be made available early in 2006, including a strategic review of the Green Belt, economic potential and methodology of housing distribution. The Submission Draft RSS is due out in

March 2006. The implications of the RSS need to be considered and the Council will reconsider the milestones and targets set out in the LDS and in light of comments in Tables 1-4 above and the forthcoming RSS. The Council will submit a revised LDS by 31st March 2006 to the Government Office for the South West for consideration.

Performance of Objectives

The objectives in the table below are extracted from the Adopted Stroud District Local Plan. Alongside these, relevant policies from the Local Plan are indicated and where targets have been set these are also shown. The appropriate Core Indicators are then set out in relation to the objectives. Where Local Performance Indicators have been set in Council Service Plans, these are also indicated. Whilst monitoring of housing supply has been fairly well developed over a number of years and available information has been included, monitoring in respect of other work areas is in its infancy. New monitoring techniques and systems are being developed, some in partnership with other Gloucestershire LA's. It is intended that in future AMR's information from improved monitoring will be included.

		Objectives	Policies	Indicators												
Employment	1	To maintain and enhance the economic diversity and vitality of the District.	EM1 EM2 EM3 EM5 EM7	<p>These policies are being applied to planning applications across the District in order to comply with this objective. Table 1 in appendix illustrates sites with planning permission for employment use at 1st April 2004. This is represented below to show the proportion of use classes allowed as at 1st April 2004:</p>  <p>Use classes for sites with planning permission (ha)</p> <table border="1"> <thead> <tr> <th>Use Class</th> <th>Area (ha)</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>24.87</td> </tr> <tr> <td>B2</td> <td>1.24</td> </tr> <tr> <td>B8</td> <td>8.62</td> </tr> <tr> <td>B1/B2</td> <td>1.44</td> </tr> <tr> <td>B8/B1</td> <td>0.01</td> </tr> </tbody> </table>	Use Class	Area (ha)	B1	24.87	B2	1.24	B8	8.62	B1/B2	1.44	B8/B1	0.01
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B8	8.62															
B1/B2	1.44															
B8/B1	0.01															

2	To increase rural employment opportunities.	EM2 EM7 EM8 EM10 BE17	<p>Table 1 in appendix illustrates sites with planning permission for employment use at 1st April 2004. 55% of these permissions are in rural locations. Accounting for 62.5% of the permitted area (22.61ha)</p> <p>Table 2 in the appendix illustrates sites that are allocated for employment use in the Stroud District Local Plan. 38% (21.9 ha) of the area allocated is within rural sites within the District.</p>
3	To allocate employment land (in accordance with Gloucestershire Structure Plan requirements) for local businesses to expand and new firms to start up.	EM1 EM2 EM3 EM5	<p>The Gloucestershire Structure Plan identifies a need for an additional 100 Ha of employment land during the plan period.</p> <p>Table 1 in the appendix illustrates sites with planning permission for employment use at 1st April 2004. Providing 36.18 ha of employment area.</p> <p>Table 2 in the appendix illustrates sites that are allocated for employment use. A total area of 57.9 ha of employment land has been allocated within the Local Plan.</p>
4	To protect and improve existing key industrial areas.	EM3	Table 3 in the appendix illustrates key employment land that will be retained as areas where employment needs take precedence and where redevelopment for alternative uses or changes of use from employment uses will not be permitted.
5	To ensure employment uses have good public accessibility.	EM1 TR1-3 TR7	<p>These policies have been used in the following examples:</p> <p>Development at the Renishaw site was had a condition imposed for the provision of a company bus to transport staff and from the site.</p> <p>Permission has been granted for 3400 m² office space at Cheapside opposite Stroud railway station.</p> <p>Dursley development at Bymacks site has an employment element that must provide bus stops. An application at the Redlar site was refused due to lack of contribution towards public transport.</p>
6	To minimise any adverse effects of necessary development for employment on the community or environment.	EM6 GE1-7 TR1	<p>An application for development at the Lister site, Cam has seen provision towards the protection of badgers. Also in Cam, development south of Draycott was permitted when levels were ensured to be above the flood risk level. SNFA Bearings had an application refused due to flood risk.</p> <p>Two applications have had conditions applied for noise control; Prester plan and Schlumberger).</p>
7	To enable the growth of sustainable tourism.	EM9 EM10 TR1 TR3	<p>Although few applications have been received regarding tourism the following examples meet this objective:</p> <p>Progress has commenced on the ecology centre at Nymphsfield.</p> <p>Permission has been granted for St Augustine's Farm, Arlingham for use as an educational working farm. Also in Arlingham a conversion was approved for use as a home for deprived children for holidays and education.</p>

Objectives		Policies	Indicators																																																																																								
Housing	1	<p>To ensure that sufficient land is made available to provide for a range of dwellings in terms of location, size and density that makes the best use of land consistent with environmental considerations, and to meet Structure Plan requirements including local needs.</p>	<p>HN1 HN2 HN4 HN8 HN10 HN15 TR1</p> <p>Table 4 in appendix illustrates the housing allocations in the Local Plan. Each site is addressed in detail in the Local Plan to provide requirements for phasing, form and layout, density, affordable housing, access, transportation, landscape, archaeology, recreation, community facilities and sustainability. Gloucestershire County Council have confirmed that the Local Plan conforms to the adopted Gloucestershire Structure Plan.</p> <p>Adopted Gloucestershire Structure Plan requires Stroud District to provide 9,400 dwellings by 2011. Housing allocations have been established to provide 3958 over the plan period. The graph below illustrates housing completions within the District over the plan period; please note that the data was collated per calendar year and then changed to financial year. The graph highlights the completions needed in order to meet the structure plan requirements.</p> <div data-bbox="1012 673 1935 1225" data-label="Figure"> <table border="1"> <caption>Housing Trajectory Stroud District 1991 to 2011</caption> <thead> <tr> <th>Year</th> <th>Completions</th> <th>Structure Plan</th> <th>Trajectory</th> </tr> </thead> <tbody> <tr><td>1991</td><td>180</td><td>450</td><td>650</td></tr> <tr><td>1992</td><td>200</td><td>450</td><td>650</td></tr> <tr><td>1993</td><td>350</td><td>450</td><td>650</td></tr> <tr><td>1994</td><td>250</td><td>450</td><td>650</td></tr> <tr><td>1995</td><td>300</td><td>450</td><td>650</td></tr> <tr><td>1996</td><td>550</td><td>450</td><td>650</td></tr> <tr><td>1997</td><td>450</td><td>450</td><td>650</td></tr> <tr><td>1998</td><td>500</td><td>450</td><td>650</td></tr> <tr><td>1999</td><td>450</td><td>450</td><td>650</td></tr> <tr><td>2000</td><td>350</td><td>450</td><td>650</td></tr> <tr><td>2001</td><td>400</td><td>450</td><td>650</td></tr> <tr><td>2002</td><td>550</td><td>450</td><td>650</td></tr> <tr><td>2003-4</td><td>400</td><td>450</td><td>650</td></tr> <tr><td>2004-5</td><td>550</td><td>450</td><td>650</td></tr> <tr><td>2005/6</td><td>350</td><td>450</td><td>650</td></tr> <tr><td>2006/7</td><td>450</td><td>450</td><td>650</td></tr> <tr><td>2007/8</td><td>450</td><td>450</td><td>650</td></tr> <tr><td>2008/9</td><td>450</td><td>450</td><td>650</td></tr> <tr><td>2009/10</td><td>450</td><td>450</td><td>650</td></tr> <tr><td>2010/11</td><td>450</td><td>450</td><td>650</td></tr> <tr><td>2011</td><td>250</td><td>450</td><td>150</td></tr> </tbody> </table> </div>	Year	Completions	Structure Plan	Trajectory	1991	180	450	650	1992	200	450	650	1993	350	450	650	1994	250	450	650	1995	300	450	650	1996	550	450	650	1997	450	450	650	1998	500	450	650	1999	450	450	650	2000	350	450	650	2001	400	450	650	2002	550	450	650	2003-4	400	450	650	2004-5	550	450	650	2005/6	350	450	650	2006/7	450	450	650	2007/8	450	450	650	2008/9	450	450	650	2009/10	450	450	650	2010/11	450	450	650	2011	250	450	150
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2	To release sites for new residential development that will support and enhance the character, setting and functioning of existing settlements or surrounding countryside and that are properly located to take account of employment, environment, infrastructure and community facilities, public transport accessibility and traffic considerations.	GE1-7 HN1 HN2 HN9 HN10 HN11 HN15 TR1 TR2	Each housing allocation is addressed in detail in the Local Plan to provide requirements for phasing, form and layout, density, affordable housing, access, transportation, landscape, archaeology, recreation, community facilities and sustainability. Applications have been approved following consultation to ensure elements are met and policies complied with.
3	To phase the release of sites to ensure that best use is made of previously used land, and that a continuous supply of housing land is available throughout the Plan period.	HN3	Phasing for each site is addressed in the local plan. As shown from table 4 these sites are being phased, some sites are complete, others under construction while some remain undeveloped. Table 5.2 in the Local Plan illustrates the phasing of housing allocation sites. Within the District 120 dwellings were completed during 2004/05 on previously developed land. This equates to 33% of all housing completions.
4	To enable the provision of affordable housing at appropriate locations, in order to meet the needs of those people not able to compete easily in the existing housing market, and to ensure that the existing stock of affordable housing is maintained.	HN1 HN2 HN4 HN5 HN6 HN8	Policies are in place to ensure the continued provision of affordable housing. During 2004/5 16 affordable units were completed/acquired. The following units were granted planning permission during 2004/5: 80 RSL units 117 RSL shared ownership units 2 units for sales in a discounted basis A total of 199 units, of which 2 were in respect of rural exception sites and 10 were provided in settlements of 3000 or less.
5	To ensure that housing development in the District is concentrated in accessible locations in or adjoining urban areas and principal settlements, and that the best use is made of land in sustainable locations.	HN1 HN2 HN7-14 HN17 BE1 Tr1-3 TR7	These policies are being applied to ensure development complies with this objective. Monitoring is in place in order to provide graphical representation of this data for future AMRs. Due to time and resource constraints it is not possible to provide maps illustrating this at present.

6	To ensure that housing development in the District's rural areas meets local needs, is sustainable, and enhances the character of its surroundings.	HN2 HN7 HN8 HN11-13 HN17 HN18 BE1 TR1-3 TR7	These policies have been applied to ensure development complies with this objective by refusing applications that do not enhance the character of their rural surroundings, however, there is no data available at present.
7	To encourage the bringing into efficient use of empty and underused property, particularly close to the District's town centres.	GE1-7 HN3 HN7 HN8 HN9 HN15 HN17 BE1	During 2004/5 90 dwellings were complete that used empty or underused properties. 25 of these were within settlement boundaries, 14 of which were close to town centres within the District. For future AMRs information will be pooled from different departments of the Council, including Regeneration.
8	To ensure that extensions to properties respect the original dwelling, and do not detract from the character of their surroundings.	GE1-5 HN16 HN17 BE1 BE10	These policies are being applied to ensure that development complies with this objective. Monitoring will be in place to provide representation of the planning applications approved and refused using these policies, however there is no data available at present regarding extensions.

		Objectives	Policies	Indicators
Town Centres and Retailing	1	To assist in the regeneration of Stroud and Dursley town centres.	HN9 SH1-12 BE1 BE18 BE20 TR1	The development of a cinema, bowling and shopping complex was approved and completed on the site of the Stroud bus station. The development of a former factory site in Dursley has been approved and construction has begun at the Bymacks land for 146 houses. Also in Dursley the former Lister Petter industrial site has been granted permission for employment use and housing, which will be phased in at a later stage. Dursley has also seen the completion of a replacement library. The Homebase site in Stroud was completed on a bus route within the settlement boundary.
	2	To sustain and enhance the vitality and viability of established town centres, district and local centres, and villages.	HN9 SH1-12 BE18 BE20 TR1	The above examples illustrate how the vitality of these towns centres is being sustained and enhanced. Along with smaller permissions, such as former Warehouse bistro, Dursley, where permission was granted for a commercial retail unit with 13 dwelling units to the rear (10 houses and 3 flats).
	3	To encourage and support development in appropriate locations where it sustains and enhances vitality and viability, improves the character of town centres and meets the needs of the area.	HN9 SH1-12 BE1 BE18 BE20 TR1 TR2	The cinema, 10 pin bowling centre and extra shops in Stroud has proven popular with many residents. The redevelopment of Dursley library has ensured its continued presence in the town and is the first library to be built in the County for many years. Highlighting the encouragement for development in the Districts town centres. Planning permission has been granted and works commenced, at the new Forest Green Rovers football ground in Nailsworth. This includes a gym facility for the community, overflow parking to minimise disruption to the town shopping and a new bus service.
	4	To ensure that shopping facilities are accessible to all members of the community.	SH3-14 SH16 BE18 BE20 TR1-3	The maintenance and improvement of small units within town centres has been approved, such as Tesco express in Wotton under Edge and Nailsworth, as well as numerous individual unit developments in Stroud.

5	To concentrate new retail development in locations that minimise the need to travel, promote transport choices and encourage combined visits to use other services and facilities.	SH1-14 SH16 TR1-3 TR7	Policies have been used to meet this objective. The garden centre at Nailsworth had a planning application and appeal refused for retail units, as these would have encouraged more travel and business away from the town centre.
6	To protect and enhance the role of local shopping centres, and individual shops and village shops.	HN9 SH13-16	One example of this objective being met is illustrated in the parish of Wotton-under-Edge, where permission was granted for a farm shop Nov 2004. This is in connection with a pick-your-own business and locally produced vegetables.
7	To ensure that development in town centres is of high quality, to make them attractive places in which to live, work, and shop in.	GE1-7 HN9 SH1-12 BE1 BE18 BE20	Planning permission was refused for a development proposal at Old Market, Nailsworth due to design. Development at Cheapside, Stroud was approved, then a subsequent design was submitted that was turned down due to design, a further submission has been received after discussion with the planning department. Also, development at Ebley Wharf, phase 2 was refused due to layout and loss of open space.

		Objectives	Policies	Indicators
Built Environment	1	To ensure that new development either respects and reflects the distinctive character of the District's traditional settlement patterns and built form or introduces good quality innovation in urban design and architecture where this is not detrimental to existing character, or where this will establish character where local distinctiveness is lacking.	BE1-3 BE18-20 BE22 NE1	<p>Development at Cheapside, Stroud was granted planning permission. The subsequent application was refused due to design and new application was received following discussion. Application for phase 2 at Ebley Wharf was also refused due to layout and loss of open space.</p> <p>Stroud District Council has conducted a Design Award competition that has highlighted and promoted good design within the District, also considering scale, character and materials that complement their surroundings.</p> <p>A replacement estate house was granted permission and is under construction at Swinhay. This building is environmentally friendly and maintains an employment use on the site of a farm house.</p>
	2	To provide a balance between the need for new development and the desire to protect the District's built heritage and preserve the amenities of its residents.	BE1-3 BE18-20 BE22 GE1-5	<p>Development within conservation areas has to comply with these policies to meet this objective. Development at Wotton Motor House was granted within the conservation area to a high standard of design, that has been nominated for a design award.</p> <p>Redevelopment of the Hill Paul building in Stroud maintained its existing character while incorporating a modern element.</p> <p>Development of the final stage of Crystal Fountain, Nailsworth is in under construction. The area was an old railway and factory site and has been developed into a care village with distinctive character. Elsewhere in Nailsworth development at Egypt Mill incorporates an historic mill and railway with modern housing that complements the setting.</p>
	3	To ensure that appropriate areas of the District, which are particularly rich in architectural and historic interest, have their character or appearance preserved or enhanced, but without stifling necessary and desirable development.	BE1-12 BE16-20 BE22 GE1-5	Development within the conservation area at a former garage site, Wotton under Edge, was refused due to design. The developer sought a different architect who worked with planning guidance and a subsequent scheme was approved that better reflected the character of the built environment.

4	To ensure that the District's rich collection of buildings of special architectural or historic interest, and their settings, are respected, whilst allowing them to meet the needs and aspirations of today.	BE1-6 BE8-12 BE16-18 BE20 BE22	A Baptist Chapel became available for development in Hillesley which prompted numerous enquiries for modification to form a dwelling. The school on the opposite side of the lane bought the building and permission has been granted for a multi-use hall. The graveyard is still in use by the Baptist Church, who have retained permission to use the hall for services in relation to burials. The hall will be used for many functions by the school, including using the memorial plaques for history study. Therefore, the building has retained its interest and setting while meeting the needs of the community.
5	To protect and record sites and settings of archaeological importance.	BE13 BE14	Archaeological surveys have been requested at many application sites, including Rooksmoor Mill, near Nailsworth; Bymacks, Dursley; Forest Green Rovers, Nailsworth and Lister Petter, Cam.
6	To ensure that the District's historic parks and gardens, and their settings, are protected from inappropriate development.	GE1-3 BE1 BE15 BE20 BE22	An application for wind turbines to be erected at Woodchester Park was refused.
7	To find new sustainable uses for underused rural buildings within the District, whilst resisting unsustainable conversions or the re-use of insubstantial buildings and those which detract from their surroundings.	BE1 BE16 BE17 BE19	Amongst others, agricultural buildings at Damery Works, Woodford, have been granted permission for employment use and buildings at Mill Farm, Dursley have been granted B1 use.
8	To support the harnessing of renewable energy, where this does not involve unacceptable environmental impact.	GE1-6 GE8 BE21	This objective has been met through permission being granted for a wind generator on the roof of a property at Lansdowne, Stroud, along with permission for solar and heat panels and the development at Lister Petter, Cam providing a turbine to provide power for the street lighting.

		Objectives	Policies	Indicators										
Natural Environment	1	To protect and enhance the quality, extent and variety of habitats, species and features within the District in line with national and local biodiversity action plan targets.	NE1-7 NE10-13 NE15	<p>Policies are in place to meet this objective. Furthermore the Council has an adopted Biodiversity Action Plan for Gloucestershire (March 2000). This has both habitat and species targets that will be monitored in future years. On 13.05.04 the Council put in place a Service Level Agreement (SLA) with the Gloucestershire Centre for Environmental Records (GCER) for the monitoring and review of protected species, key habitats and key wildlife sites (KWS) within our District. The agreement provided a model for other Districts to use. There are currently 216 KWS sites in the District. The Council is currently working with the Gloucestershire Geo-Conservation Trust to set up a similar SLA for Regionally Important Geological & Geomorphological Sites (RIGGS) of which the District has at present 56 sites. The District contains 35 SSSI's, 1 National Nature Reserve, 2 Special Areas of Conservation and 1 candidate Special Protection Area. The status and condition of these will be monitored. Table 5 in the appendix provides a baseline status for future review of these.</p> <div data-bbox="974 683 1933 1236" data-label="Figure"> <p style="text-align: center;">SSSI Status - Percentage of sites under each classification</p> <table border="1"> <caption>SSSI Status - Percentage of sites under each classification</caption> <thead> <tr> <th>Classification</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Area favourable</td> <td>~65%</td> </tr> <tr> <td>Unfavourable recovering</td> <td>~5%</td> </tr> <tr> <td>Unfavourable no change</td> <td>~25%</td> </tr> <tr> <td>Unfavourable decline</td> <td>~5%</td> </tr> </tbody> </table> </div> <p>The above chart highlights the status of these areas and shows that none have been destroyed.</p>	Classification	Percentage	Area favourable	~65%	Unfavourable recovering	~5%	Unfavourable no change	~25%	Unfavourable decline	~5%
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2	To provide a balance between the need for new development, and the desire to protect the District's natural heritage, and preserve the amenities of its residents.	BE22 NE1-7 NE10-13 NE15	<p>Policies are in place to meet this objective, which have been used to provide an otter run at the Crystal Fountain, Nailsworth, and crayfish protection at Longfords Mill, Minchinhampton. All applications received at the Council are subject to an initial search to determine if the site is within the AONB, SSSI or nature conservation area. All are assessed against the District LCA and using records held by GCER.</p> <p>During 2004/5 GCER gave data on 34 applications. Included in this were 11 involved with protected species, 6 involved with BAP key habitat priorities, 24 involved with KWS sites and 3 involved with RIGGS.I</p>
3	To ensure that new development reflects and respects the high quality landscape of the whole of the District.	BE22 NE1-13 NE15	<p>The Council has produced a Landscape Character Assessment (LCA) as supplementary planning guidance (Nov. 2000). The Council commented on the Cotswold AONB LCA in 2004. Conditions have been applied to planning permissions for the provision of landscaping, such as Crystal Fountain, Nailsworth and Swinhay Estate, North Nibley. The Bymacks sites, Dursley has seen the replacement of disused sheds with new housing. The water course has been protected and enhanced.. Also, the Walled Garden, Uley has seen permission for a replacement dwelling that has a green roof and is set back into the sloping plot to minimise disruption of a larger property. All have used the landscape character assessment to secure landscaping appropriate to that area. The County are producing a strategic LCA in 2006 that should provide an indicator of any significant landscape change since November 2000.</p>
4	To protect the best and most versatile agricultural land, and to provide for the needs of agriculture, where this does not involve unacceptable environmental impact.	BE22 NE1 NE2 NE4 NE6-7 NE10-12 NE14 NE15	<p>National designation of grade 1 agricultural land prohibits development and policies are in place to develop brownfield sites in preference to greenfield. This is highlighted by the omission of sites such as Berkeley and Wades Farm from the local plan housing allocation. However, DEFRA are consulted on strategic and local plan matters. The agricultural land classification (ALC) system is used by DEFRA to advise us on matters involving greenfield sites (that could grow crops on a site greater than 20 Ha in area). The GPDO refers to this. The Council will commence monitoring ALC matters. A strategic allocation at Hunt's Grove will come forward in 2005/6 that will require ALC assessment.</p>

		Objectives	Policies	Indicators
Transport	1	To help reduce the overall need to travel.	SH5 SH6 TR1-3 TR7-10	This objective is met by the promotion of development on brownfield sites within settlement boundaries, such as developments at Dursley
	2	To help reduce the overall length and number of motorised journeys.	TR1-3 TR7-11	This objective is met by the promotion of development on brownfield sites within settlement boundaries, such as developments at Dursley situated near facilities and transport routes.
	3	To ensure development proposals provide for alternative means of travel, at an appropriate scale, to the private car.	SH6 TR1-3 TR7-10	The local plan highlights existing and proposed cycle routes in the District. Community safety is part of policy and promotions within the District and design are used to provide open space and a sense of safety to promote walking and cycling as an alternative to the car.
	4	To ensure that uses which generate large numbers of trips are located in places which are, or have the potential to be, served by public transport.	SH5 SH8 TR1 TR7-10	The cinema complex at Stroud is placed along side the bus terminal area and cycle route. Development at the Renishaw site has had a section 106 applied to reduce the amount of car parking space and provide a company bus.
	5	To help manage traffic effectively to improve the environment, decrease congestion and limit pollution.	TR1-3 TR6-11	Development at the Renishaw site has had a section 106 applied to reduce the amount of car parking space and provide a company bus. Development at the Kennels site, Stroud has seen the provision of 2 car parking spaces for the local car club initiative.
	6	To protect the existing provision, and allow the improvement of a network of footpaths and off road cycleways to encourage local journeys by foot or cycle.	SH6 TR1-4	The existing and proposed cycle track is protected in the Local Plan. Development of the Bymacks site, Dursley has had section 106 applied for the provision of cycle route.
	7	To improve the integration and interchange facilities of different modes of public transport.	SH6 TR1 TR3 TR7-10	The provision of Stroud Interchange is an on going issue.
	8	To ensure that new parking provision does not encourage high levels of car use.	TR1 TR5 TR12	Due to the diverse nature of the District it is difficult to reduce the need for the private car. However, Lansdowne co-housing scheme only has provision for 2 car club spaces, as does the Kennels site.

		Objectives	Policies	Indicators
Recreation and Leisure	1	To retain and provide an appropriate level and distribution of public open space, recreational facilities and entertainment opportunities in settlements to meet present and future local needs.	SH5 RL1-5 RL9	2005 has seen the completion of the cinema, bowling and shopping complex in Stroud. along with the commencement of development at the new Forest Green Rovers football ground in Nailsworth. Open play spaces are protected within the Local Plan and supplementary planning guidance. Contributions towards play areas are sought from developers.
	2	To protect and seek to improve the quantity, quality and accessibility of outdoor play space, particularly in areas where there are identified shortfalls in provision or the Council's adopted standards of provision are at risk through new development.	RL1 RL3-5	Open play spaces are protected within the Local Plan and supplementary planning guidance. Contributions towards play areas are sought from developers. The development of the Forest Green Rovers site maintained the same amount area as well as providing a multi use games area.
	3	To encourage informal recreational use of the countryside in a manner which conserves its landscape and wildlife value and minimises the conflict between users.	RL6 RL7	This objective is met by the protection of the District's common land, footpaths and bridleways, along with the on going canal restoration project. Development at Penn Wood Scouting facility effected a bridle way. The development was granted with the provision of grass roof to minimise disruption to the area.
	4	To protect and improve existing footpaths and public rights of way within the countryside and to safeguard their character.	RL6	Public rights of way are protected by legislation. Stroud District Council is a consultee with the County Council regarding footpaths.
	5	To seek the restoration of the canal channels and corridors to encourage through navigation, public access and local economic and environmental improvements.	SH6 RL8	Section 106 agreements are put in place regarding development along the canal to encourage good design and assist with restoration. The development at Ebley Wharf is a mixed use allocation.

Stroud District Council's Development Services Department processed a total of 2605 applications during 2004/05. The composition of these is as follows:

Type of Application	Number	Type of Application	Number
Advertisement	48	Hazardous Substances	1
Agriculture	26	Local Authority	10
Certificate of Alternative Appropriate Development	1	Listed Building Consent	361
Conservation Area Consent	20	Listed Building Demolition	1
County Matters	4	Overhead Lines	1
Change of Use	197	Outline	101
Certificate of Planning Established	19	Reserved Matters	23
Certificate of Planning Lawfulness	13	Telecommunications	4
Demolition	1	Tree Preservation Order	53
Full	1692	Variation of Condition	29

Appendices

Table 1
Sites with Planning Permission for Employment Use at 1 April 2004

Site Name	Use	Area (ha)	Urban / Rural
Merrett's Mill, Minchinhampton	B2	0.25	Rural
Draycott Mills Industrial Estate, Cam	B1	0.33	Urban
SNFA Bearings Limited Charfield	B1	0.80	Rural
Bonds Mill, Stonehouse	B1	6.00	Urban
Site adjoining waste transfer station, Chapel Hill, Newport	B8	1.10	Rural
Land south of Draycott Mills. Cam	B1	1.70	Urban
Coaley Junction, Cam	B1/B2	1.44	Urban
Whiteway Hill Garage, Dursley	B2	0.27	Urban
Woodlands Farm, Clapton, Berkeley	B8	0.72	Rural
Javelin Park, Haresfield	B8	4.80	Rural
Renishaw Metrology, Kingswood	B1	13.00	Rural
Manor Printing Services Ltd, Charfield	B2	0.09	Rural
Ellis's Farm Barn, Longney	B1	0.02	Rural
Lypiatt Far, Miserden	B8/B1	0.01	Rural
Henley Farm, Miserden	B1	0.02	Rural
Land at Old Airfield Site, Moreton Valence	B2	0.61	Rural
Gouldings of Nailsworth Ltd, Nailsworth	B8	2.00	Urban
Land adj to Lower Mills, Stonehouse	B1	3.00	Urban
Station Road Industrial Estate, Woodchester	B2	0.02	Urban
		36.18	

Table 2
The Following site are allocated for employment use

Site	Parish	Description	Ha	Urban/Rural
EA1	Cam	Land east of Draycott Mills Industrial Estate	11.6	Urban
EA2	Eastington	Meadow Mill	2.2	Rural
MU1	Hardwicke	Hunt's Grove, Colethrop Farm	5.2	Urban
EA3	Hinton	Rear of Dock Road, Sharpness Dock	9.2	Rural
EA4	Hinton	Land east of dock, Sharpness Dock	2.8	Rural
EA5	Hinton	Adjacent tidal basin, Sharpness Dock	4.0	Rural
EA6	Hinton	Bridge Road, Sharpness Dock	3.4	Rural
EA7	Kingswood	Charfield Road	0.3	Rural
EA9	Stonehouse	North of Stroudwater Industrial Estae	15.7	Urban
EA10	Stonehouse	Stroudwater Business Park, Phase 1	1.5	Urban
EA11	Stonehouse	Land adj ABB/Kent, Oldends Lane	1.4	Urban
EA12	Thrupp	Adj Ham Hills	0.6	Urban
		Total	57.9	

Table 3
Key Employment Lane

Site	Parish	Site Name	Site	Parish	Site Name
EK1	Chalford	Chalford Ind Est	EK19	Nailsworth	Inchbrook Ind Est
EK2	Eastington	Meadow Mill Ind Est	EK20	Nailsworth	Nailsworth Mill Ind Est
EK3	Stonehouse	Stroudwater/Oldends Lane Ind Est	EK21	Nailsworth	Spring Mill Ind Est
EK4	Stonehouse	Bonds Mill Ind Est	EK22	Frampton on Severn	Frampton Ind Est
EK5	Stonehouse	Upper Mills Ind Est	EK23	Cam	Drycott/Middle Mill Ind Area
EK6	Stonehouse	Ryeford Ind Est	EK24	Cam	Cam Mills
EK7	Cainscross	Dudbridge Ind Area	EK26	Dursley	Mawdsley's
EK8	Rodborough	Daniels Ind Est	EK27	Wotton-under-Edge	Tabernacle Road
EK9	Robdorough	Bath Road Ind Est	EK28	Wotton-under-Edge	Renishaw, Old Town
EK10	Stroud	Fromeside Ind Est	EK29	Wotton-under-Edge	Berkshire Gravure
EK11	Stroud	Salmon Springs Ind Est	EK30	Kingswood	Abbey Mill Ind Est
EK12	Stroud	Stafford Mills Ind Est	EK31	Kingswood	Renishaw, New Mills
EK13	Thrupp	Griffin Mills Ind Est	EK32	Hinton	Sharpness Docks
EK14	Thrupp	Phoenix Ind Est	EK33	Berkeley	Rigestate
EK15	Thrupp	Hope Mills Ind est	EK34	Hardwicke	Former MoD Site 2
EK16	Thrupp	Bimscombe Port Ind Area	EK35	Hardwicke	Former MoD Site 2
EK17	Woodchester	South Woodchester Ind Area	EK36	Hardwicke	Former MoD Site 6
EK18	Woodchester	Frogmarsh Mill Ind Est	EK37	Stroud	Lodgemore/Fromehall Mills

Table 4
Housing allocation status 2004/5

LP Ref No	Parish	Site Name	Housing Capacity	Not Started	Under Construction	Total Completed	Expected Next 5 Years
Hg01	Upton st leonards	Land at former airfield, east of M5 at Brockworth	500	500	0	0	500
Hg04	Rodborough	Land north of Dudbridge Hill	80	80	0	0	0
Hg05	Cainscross	Cashes Green Hospital	40	40	0	0	0
Hg5A	Cainscross	Land off Dudbridge Road, Stroud	20	20	0	0	0
Hg06	Stroud	Former Uplands House, Springfield Road, Stroud	39	0	0	39	0
Hg6A	Stroud	17-19 Russell Street	7	0	0	7	0
Hg07	Stroud	Bisley Old Road Allotments	45	45	0	0	0
Hg08	Stroud	Former TA Centre, Bowbridge Lane, Stroud	16	1	15	0	16
Hg09	Stroud	Land at Lansdown Kennels and Dairycrest Factory	60	60	0	0	0
Hg10	Stroud	Stroud Valley Community School, Ryleaze Road, Stroud	15	15	0	0	15
Hg12	Stroud	Bowbridge Wharf, Butterrow Hill, Stroud	24	24	0	0	24
Hg13	Thrupp	Land between Hope Mill Lane and London Road	30	30	0	0	0
Hg14A	Cainscross	Ashway House and adj land, Cashes Green Road, Stroud	11	0	0	11	0
Hg14A	Cainscross	Rear of Ashway House, Cashes Green Road, Cainscross	36	0	0	36	0
Hg15A	Stonehouse	Stonehouse Wharf, Off Boakes Drive, Stonehouse	23	0	0	23	0
Hg15B	Stonehouse	The Grove, Browns Lane, Stonehouse	23	0	0	23	0
Hg15C	Stonehouse	Land at Gloucester Road, Stonehouse	24	0	0	24	0
Hg16 (Part)	Nailsworth	Highwood Centre, Nympsfield Road, Nailsworth	25	25	0	0	25
Hg16A	Nailsworth	George Hotel, George Street, Nailsworth	27	0	0	27	0
Hg17	Dursley	Land off Union Street, Dursley	30	30	0	0	30
Hg18	Wotton-under-edge	Bluecoat School, The Chipping	21	0	0	21	0
Hg18A	Wotton under edge	Land off Pack Horse Lane, Haw Street, Wotton under Edge	21	21	0	0	21

Table 4
Housing allocation status 2004/5

LP Ref No	Parish	Site Name	Housing Capacity	Not Started	Under Construction	Total Completed	Expected Next 5 Years
Hg18B	Wotton under edge	Knapp Lane/Fountain Crescent, Wotton under Edge	25	25	0	0	0
Hg19	Eastington	Land north west of Spring Hill	30	30	0	0	0
Hg21	Kings Stanley	Land north of Bathleaze	15	15	0	0	0
Hg22	Kingswood	Land south of Charfield Road and north-west of Chestnut Park	25	25	0	0	0
Hg23	Leonard Stanley	Land north of Bath Road and east of Grange Farm	25	25	0	0	0
Hg24	Minchinhampton	Land at Barcelona Farm, Windmill Road, Minchinhampton	29	0	0	29	0
Hg25	Painswick	Gyde House, Gyde Road, Painswick	18	0	0	18	0
Hg26	Painswick	Broad Ham Fields, Stroud Road, Painswick	18	0	18	0	18
Hg27	Hinton	Land at Cromwell Farm	65	65	0	0	0
Hg28	Whitminster	Land north of Kidnams Farm and west of Paynes Meadow	30	30	0	0	0
MU1	Hardwicke	Hunt's Grove	1500	1500	0	0	0
MU2	Cainscross	Land at Ebley Wharf (phase 1)	76	0	0	76	0
MU2 (part)	Cainscross	Land at Ebley Wharf (phase 2 & 3)	99	99	0	0	99
MU3	Dursley	Land at Lister Petter	600	600	0	0	0
MU4	Dursley	Land at Bymacks	146	146	0	0	146
MU5A	Stroud	Cheapside Wharf	98	98	0	0	0
MU5A (part)	Stroud	Hill Paul Mill, Cheapside	42	0	0	42	0
			3958	3549	33	376	

	Completed site
	Site with permission
	subject to a section 106
	No permission

Table 5
SSSI, SAC, NNR & SPA Status 2004/5

SITENAME	SITE_TYPE	Area Favourable	Unfavourable Recovering	Unfavourable - no change	Unfavourable declinling	Area destroyed	Survey Date
Box Farm Meadows	SSSI	0			100		01.11.05
Bull Cross, The Frith & Juniper Hill	SSSI	64			36		04.08.04
Coaley Wood Quarries	SSSI	100					01.11.05
Coombe Hill	SSSI	84			16		13.06.03
Cotswold Beechwoods	SAC	79	7	10	4		12.01.01
Cotswold Commons & Beechwoods	SSSI	79	7	10	4		12.01.01
Cotswold Commons and Beechwoods	NNR	79	7	10	4		12.01.01
Daneway Banks	SSSI	100					28.06.04
Easter Park Farm Quarry	SSSI	100					27.02.03
Edge Common	SSSI			100			28.09.00
Frampton Pools	SSSI			100			04.08.04
Haresfield Beacon	SSSI	100					11.08.04
Hucclecote Meadows	SSSI				100		23.09.02
Juniper Hill, Edgeworth	SSSI			100			26.08.04
Kingscote & Horsley Woods	SSSI	80	20				02.04.04
Lower Woods	SSSI						No data
Midger	SSSI	90		10			10.07.01
Minchinhampton Common	SSSI	48	2	50			08.12.03
Nibley Knoll	SSSI	100					23.01.02
Purton Passage	SSSI	100					24.04.02
Range Farm Fields	SSSI	100					30.07.02
Rodborough Common	SSSI	11		88	1		08.12.03
Rodborough Common	SAC	11		88	1		08.12.03
Rough Bank, Miserden	SSSI	100					02.06.05
Selsley Common	SSSI	100					06.09.00
Severn Estuary	SSSI	94		5	1		22.04.02
Severn Estuary	RAMSAR	94		5	1		22.04.02
Severn Estuary	SPA	94		5	1		22.04.02
Stinchcombe Hill	SSSI			88	12		04.08.04
Strawberry Banks	SSSI	100					14.07.05
Swift's Hill	SSSI			100			08.10.02
Upper Severn Estuary	SSSI	98			2		04.04.02

Table 5
SSSI, SAC, NNR & SPA Status 2004/5

Woodchester Park	SSSI	21		79			06.03.02
Wotton Hill	SSSI	100					17.08.04
Yarley Meadows	SSSI	100					17.05.02
Total (expressed as a %)		64.6%	2.2%	25.2%	8%	0%	

Source: English Nature data 2005