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4. Homes and communities

Delivering the District's housing target with a range of dwelling sizes, types and tenures, delivering more affordable homes and achieving mixed and balanced places, which have access to services and amenities that meet local needs and help build sustainable communities.



Core Policies

- 4.1 These policies sit at the heart of the Plan. They are the principal means of delivering the Plan’s strategic objective of nurturing accessible, healthy and inclusive communities across the District (**SO1, SO1a**), as well as meeting the District’s housing needs in the most sustainable way.

Achieving healthy and inclusive communities

Core Policy CP7: Inclusive communities ►

- 4.2 Communities will only be sustainable where they are fully inclusive and deliver the necessary standards of services and facilities. Development proposals should contribute towards meeting the needs of all sections of the community and help to encourage social cohesion.
- 4.3 The Council recognises that household size and associated needs vary across social and ethnic groups. The Council recognises that addressing the needs of young people includes those in the care of the County Council due to their vulnerability. Some of the issues in planning for changes in the demography of the District are set out in the evidence base accompanying the Local Plan.
- 4.4 **Core Policy CP7** will apply to all major housing developments of 10 dwellings or more (or an outline application for residential development on a site of 0.5 hectares or larger) and the development of community facilities, including development for health (such as preventative social care and community support services), education, play and leisure or culture together with libraries, village/community halls, religious buildings and burial sites.
- 4.5 The Council will expect major development to provide or contribute to a Community Development Officer, to help communities to establish and improve the quality of life in their local area. They often act as a link between communities and a range of other local authority and voluntary sector providers. They can work with individuals, families and whole communities to empower them to identify their assets, needs, opportunities, rights and responsibilities; to plan what they want to achieve and take appropriate action; and to develop activities and services to generate aspiration and confidence.
- 4.6 In implementing this policy, the Council will consider viability and deliverability aspects in accordance with national advice.



To ensure that new housing development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) in the District, developers will need to clearly demonstrate how major housing development will contribute to meeting identified long term needs in those communities the development relates to. Proposals will need to demonstrate how the following needs have been taken into account:

1. An ageing population, particularly in terms of design, accessibility, health and wellbeing service co-ordination
2. Children, young people and families
3. People with special needs, including those with a physical, sensory or learning disability, dementia, or problems accessing services and
4. The specific identified needs of minority groups in the District.

Core Policy DCP2: Supporting older people and people with mobility issues ▶

- 4.8 Stroud District has an ageing population; the number of people aged 65 and over is estimated to increase by 12,227 over the Plan period. As the population ages, the occurrence of long-term health conditions is likely to increase, creating complex geographies of need and demand on various services. The prevalence of specific conditions, including physical disabilities, sensory impairments and dementia can trigger the need for specific types of housing. Poor and unsuitable housing is estimated to cost the NHS at least £600 million per year.
- 4.9 Gloucestershire County Council is moving away from the commissioning of traditional residential and nursing homes towards increasing the use of housing with care. Working closely with the District Council, the aim is to provide a range of accommodation for people to help them remain independent and lead fulfilling lives.
- 4.10 Housing with care will not be suitable for everyone; a range of housing options are required. Homeshare, Co-housing and Shared Lives are gaining traction in Gloucestershire, all of which provide a viable, affordable housing solution to support people to maintain independence. Sheltered housing (or Independent Living) and general needs provision delivered by community housing trusts or through self build or cohousing projects provide further opportunities to meet needs and reduce demand on health and social care services. Providing for more two bedroom dwellings and bungalows as part of the on-site market mix in major developments can also assist in improving housing options for older people.
- 4.11 By aligning commissioning models of care with new housing developments where homes are built to accessible building regulation standards, housing

and care solutions for older, frail or disabled households can be delivered as part of mainstream housing.

4.12 In order to allow older people and those people with mobility problems, to live at home for as long as possible, changes have been made to building regulations providing for optional standards relating to adaptable and accessible homes. Based on the projected household growth and the changing demographics of the area, the **Local Housing Needs Assessment (LHNA)** has established the future need for adapted housing. The evidence supports the need for 67% of all housing to meet M4(2) Category 2 requirements and 8% of all housing to meet M4(3) Category 3 requirements (adaptable for market, adapted for affordable housing). The evidence also supports the need for a target of at least 25% or more of specialist housing for older people to meet M4(3) Category 3 requirements; and all specialist housing for older people should meet M4(2) Category 2 requirements.

4.13 These requirements should be designed into the development at the planning application stage but will be implemented through building regulations. The Council will take account of site-specific factors in applying the requirement and where the requirement would render the development unviable.

* NEW * Core Policy DCP2

Supporting Older People and People with Mobility Issues

There is an overall modelled demand of 3,091 older person homes for the Plan period, split between 2,811 sheltered housing and 280 extra care.

The development of specialist older person housing will be supported within both the owner occupied and rented sectors in accessible locations.

Major housing developments will be expected to provide for a range of house types, including two bedroom dwellings and bungalows, which many older people find desirable and suitable to live in as they age and which will release larger properties which will then be available to families.

Initiatives and developments will also be supported which:

1. Enable older people to live independently in their own home;
2. Increase the range of available housing options with care and support services in accessible locations;
3. Promote active lifestyles;
4. Increase older people's engagement in community life, including through "hubs".

To support an ageing population and the specific needs of people with mobility problems, 67% of both market and affordable homes market homes should be accessible and adaptable by meeting requirement M4(2) Category 2 of the Building Regulations and 8% of both market and affordable homes should be to M4(3) Category 3 of the Building Regulations. At least 25% of specialist housing for older people should meet M4(3) Category 3 requirements and all specialist housing for older people should meet M4(2) Category 2 requirements.



New housing development

Core Policy CP8: New housing development ▶

- 4.14 The Council has produced a new **Local Housing Needs Assessment (LHNA)**, with adjoining Gloucestershire authorities, which identifies the needs for market and affordable housing in the District for the Plan period. It is important that new housing meets the needs of different groups in the community as identified in the LHNA in terms of different types, tenures and sizes.
- 4.15 This Plan establishes a settlement hierarchy (**Core Policy CP3**) to guide development to sustainable and accessible locations. The layout of new housing development should support accessibility by bus, pedestrian and cycle routes to key services and facilities and where possible enhance and extend existing routes to create a connected network for public transport and multi-user active travel modes.
- 4.16 As set out in other proposed policies, developments will be expected to contribute to community infrastructure, including transport.
- 4.17 Good design is also an important requirement to ensure that development respects the local landscape and/or townscape, contributes to a low carbon future and supports more active and healthier lifestyles.
- 4.18 An application for major housing development is defined as:
- an application for 10 dwellings or more; or
 - an outline application for residential development on a site of 0.5 hectares or larger

Core Policy CP8

New housing development

New housing development must be well designed to address local housing needs, incorporating a range of different types, tenures and sizes of housing, to create mixed communities. New developments must take account of the District's housing needs, as set out in the Local Housing Needs Assessment. In particular, on major sites, the expectation will be that the range of types, tenures and sizes should reflect the housing needs identified for that Parish Cluster area.

Residential development proposals will need to:

1. Be built at an appropriate density that is acceptable in townscape, local environment, character and amenity terms
2. Have a layout that supports accessibility by bus, bicycle and foot to shopping and employment opportunities, key services and community facilities or contribute towards provision of new sustainable transport infrastructure to serve the area
3. Have a design, layout, access, parking, landscaping and community facilities that are appropriate to the site and its surroundings
4. Use sustainable construction techniques and provide renewable or low carbon energy sources in association with the proposed development and
5. Be designed and built in ways consistent with cutting greenhouse gas emissions and adapting to climate change and its consequences.

Major residential development proposals will be expected to enhance biodiversity on site and, where appropriate, through a network of multi-functional green spaces, which support the natural and ecological processes.



Affordable housing

Core Policy CP9: Affordable housing ▶

- 4.19 It is important that new residential development meets the identified housing needs in the District. This means providing the right mix of dwelling sizes and tenures, including affordable housing. The Council undertakes **Local Housing Needs Assessments** which evidence the need for affordable housing as well as for market housing. Affordable housing is defined as social rented, affordable rented or other routes to affordable home ownership, as defined in national policy, provided to eligible households whose needs are not met by the market.
- 4.20 The latest **Gloucestershire Local Housing Needs Assessment (LHNA)**, published in August 2020 identified an overall unadjusted need for affordable housing of 424 dwellings per annum after taking into account the committed supply. In terms of tenure, the LHNA indicated that the majority of need for affordable housing is for affordable or social rented properties. However, viability evidence indicates that a tenure split of 50% affordable rent and 50% affordable home ownership tenure would be viable for the majority of sites. There is a requirement in the **NPPF** on major sites for at least 10% of the 30% affordable housing requirement to be available for affordable home ownership, subject to criteria and exemptions.
- 4.21 Affordability is expected to worsen over the next 20 years increasing the impetus for a greater supply of affordable housing within the District. The Council believes that both the very high level of housing need and the limited supply of land for housing justify a low threshold for affordable housing provision. Therefore, the Council will require at least 30% of dwellings to be affordable in all housing, including extra care, schemes meeting the size threshold set out in the policy, unless unusually high costs associated with the development of the site, or the realisation of other planning objectives which take priority, make this not viable.
- 4.22 Other than in exceptional circumstances, affordable housing should be provided on site. This provision should be well integrated with the wider site and indistinguishable by either design or location from the market housing.
- 4.23 The Council has a council house development programme which aims to provide 111 new council dwellings over the period 2020 to 2024.
- 4.24 The Council will prepare a **Supplementary Planning Document** to provide more detail of how this policy will be implemented.



There is an overall unadjusted need for affordable housing of 424 dwellings per annum.

Planning permission will be granted for residential (including extra care) development providing an appropriate density that is acceptable in townscape, local environment, character and amenity terms, dwelling types, tenures and sizes seamlessly integrated with existing development or proposed mixed-use development. Affordable housing should broadly reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market as well as reflecting the dwelling sizes and design in the proposed development.

Within the Cotswolds Area of Outstanding Natural Beauty or the designated rural areas of Alderley, Alkington, Amberley, Arlingham, Bisley with Lypiatt, Brookthorpe with Whaddon, Coaley, Cranham, Eastington, Frampton on Severn, Fretherne with Saul, Frocester, Ham and Stone, Hamfallow, Harescombe, Haresfield, Hillesley and Tresham, Hinton, Horsley, Kingswood, Longney and Epney, Miserden, Moreton Valance, North Nibley, Nymphsfield, Painswick, Pitchcombe, Slimbridge, Standish, Stinchcombe, Uley and Whitminster, sites capable of providing 4 or more dwellings (net) will be required to provide at least 30% affordable housing.

In all other areas, sites capable of providing 10 or more dwellings (net), or covering a site area of 0.5 hectares or more, will be required to provide at least 30% affordable housing

The Council will negotiate the tenure, size and type of affordable units on a site by site basis, having regard to housing needs, site specifics and other factors.

Gypsies, Travellers and Travelling Showpeople

Core Policy CP10: Gypsy, traveller and travelling showpeople sites ▶

- 4.25 Gypsies and Travellers have lived in Britain for at least 500 years and probably longer. Many Gypsies and Travellers continue to pursue an active itinerant lifestyle and are generally self-employed people. However, increasingly communities are becoming more settled. Travelling Showpeople are business people who have traditionally been involved in holding fairs and circuses for many hundreds of years.
- 4.26 The **Housing Act 2004** requires local authorities to take account of the needs of travelling people and to create strategies to meet those needs. National policy requires local planning authorities to identify and if necessary allocate sufficient sites to meet the needs of these groups within their local plans.
- 4.27 An updated **Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment** for Gloucestershire was published in 2017 to reflect new national definitions. There is a need for up to 7 additional pitches and 8 to 12 plots to meet the identified needs of Gypsies & Travellers and Travelling Showpeople, respectively, to 2031. Planning permissions have been granted for 16 pitches which will meet Gypsy and Traveller quantitative needs during the plan period but further provision for Travelling Showpeople is required. A new assessment is expected to be published in 2021.
- 4.28 A large proportion of future need arises from the growth of existing families resident within the District. The proposed approach towards meeting remaining needs not satisfied by existing permissions is to seek to meet needs where they arise. A sequential approach towards future provision will provide for the intensification and then extension of existing suitable sites before new sites are sought. Criteria are identified to guide development to appropriate locations if new sites are required.
- 4.29 The District Council will work actively with communities, the County Council and neighbouring authorities to assess and address community needs, any cross boundary requirements and matters of community cohesion.



Core Policy CP10

Gypsy, Traveller and Travelling Showpeople sites

The Council will safeguard existing authorised sites for Gypsy, Traveller and Travelling Showpeople uses provided there remains a need for these uses within the District.

A locally set target of up to 7 additional pitches is identified to meet Gypsy and Traveller residential needs from 2016 to 2031. A locally set target of 8 to 12 additional plots is also identified to meet Travelling Showpeople residential needs from 2016 to 2031.

The Council will ensure that a five years' supply of specific deliverable sites is maintained throughout the lifetime of the Local Plan by adopting the following sequential approach:

1. First preference will be to include additional pitches /plots within the boundaries of existing suitable sites
2. Second preference will be to extend existing suitable sites
3. Only where a sufficient supply of additional pitches or plots cannot be achieved through sustainable development at the above locations should new sites be identified.

If the need cannot be met at any existing suitable site the following location criteria will apply:

- A. The proposal will not have an adverse impact on neighbouring residential amenity or other land uses
- B. The site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network
- C. The site is situated in a suitable location in terms of local amenities and services including schools, shops, health services, libraries and other community facilities

- D. The site is capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage
- E. The site will enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/plots and their requirements as well as enabling access for service and emergency vehicles
- F. The site is not situated within an unacceptable flood risk area.



Delivery Policies

4.30 These policies add detail to the interpretation and application of the Plan's development strategy and Core Policies.

Residential development at defined settlements and on strategic development sites:

***NEW* Delivery Policy DHC1**

Meeting housing need within defined settlements

At all settlements with defined settlement development limits, permission will be granted for residential development or redevelopment within those defined settlement development limits, subject to the satisfaction of detailed criteria defined for meeting housing need at settlements.

4.31 Our towns and villages provide a range of services and facilities to support new residential development. Small sites within settlements can make an important contribution to meeting future needs and maintaining a vibrant community.

4.32 Settlement development limits have been carefully defined around our towns and villages and are shown on the Policies Map. They are essential to the application of many of the Plan's policies and seek to achieve the following:-

- To direct development to appropriate and sustainable locations across the District;
- To protect the countryside from isolated and inappropriate development;
- To ensure that new development is sympathetic in scale and location to the form and character of our settlements; and
- To prevent the uncontrolled expansion of settlements and potential coalescence.

4.33 However, not all land within these defined settlement development limits may be suitable for further development. For example, the inappropriate development of residential gardens where development would cause harm to the local area. It is therefore important that criteria are established to guide development within defined settlement development limits. Policy **HC1** (page 237) identifies criteria to be considered.

***NEW* Delivery Policy DHC2**

Sustainable rural communities

In order to maintain the social sustainability of smaller rural settlements, small housing schemes of up to 9 dwellings will be supported outside settlement development limits at designated Tier 3b and Tier 4 settlements, providing all of the following criteria are met:

1. the proposed housing will consist of types, tenures and sizes that seek to address existing demographic imbalances in the local population and/or specific housing needs identified in a parish housing needs survey
2. the site adjoins settlement development limits or would fill in an otherwise built up frontage close to settlement development limits in a



manner that would be in accordance with the settlement pattern, the local environment, character and landscape setting of the settlement

3. the proposal is included within a Neighbourhood Development Plan or is supported by the relevant parish council
4. the proposal would not lead to a cumulative increase of more than 10% of the settlement housing stock as at 2020
5. the proposal satisfies the detailed criteria defined for meeting housing need at settlements.

For schemes of 4 or more dwellings, where 30% affordable housing is required, the affordable dwellings will be made available for those in need with a strong local connection. Appropriate legal agreements will be entered into to ensure that such dwellings will remain available as affordable housing for local need, with the necessary management of the scheme in place.

- 4.34 At smaller settlements where it may not be possible to identify small sites for development within settlement development limits, some limited extensions may be appropriate if they are to meet specific housing needs identified through parish housing needs surveys or through detailed demographic analysis of the local population. For example, some villages have seen a long term decline in population and an increase in the elderly profile, significantly in excess of District levels.
- 4.35 In the interests of social sustainability and maintaining a viable and active local community, some small scale market and affordable homes, including homes for older local people wishing to move into more suitable accommodation, will help to address changing local housing needs and support a more varied future population in these rural communities. Subject to local need, self-build, live-work and build to rent properties may form part of the market mix.

- 4.36 It is essential that such small scale developments are located and designed to reflect the settlement pattern, local design vernacular and to respect the landscape setting of the settlement. To avoid sporadic growth beyond the edge of our settlements it is important that the site adjoins settlement development limits or would fill in an otherwise built up frontage close to settlement development limits. Sensitive redevelopment of brownfield sites in particular will be supported adjacent to settlements. Detailed considerations are set out within the criteria for Policy HC1 below.
- 4.37 In order to maintain the distinct character and appearance of these smaller settlements, it is essential that this policy is subject to active management and control. Proposals must have the support of the local communities concerned and cumulative change through a series of small scale developments should be limited to an increase of no more than 10% of the settlement housing stock within defined settlement limits at the start of this Plan period.

Delivery Policy HC2

Providing new homes above shops in our town centres

Proposals to use the upper floors above shops and offices in identified town and local centres for residential use (three units or more) will be permitted where this does not threaten the continued ground floor commercial use or the vitality of the town centre or create amenity or parking problems.

- 4.38 Within many of our town centres, there is a significant amount of vacant or under-used space above shops. Where conversion of such space requires planning permission, the Council will positively encourage a scheme, provided that the buildings to be converted are suitable for that



purpose and the conversion itself will not lead to harm. Repopulation of our town centres can contribute to their vitality and viability.

4.39 The advantages of conversions are:

- They can contribute to urban regeneration.
- They can help restore buildings that are listed and in Conservation Areas.
- They can reduce pressure for housing on greenfield sites.
- Buildings suitable for conversion are in more sustainable locations, i.e. close to facilities and public transport links.
- They can lead to a greater variety of accommodation available with improved living conditions.

Delivery Policy HC3

Self-build and custom-build housing provision

The Council supports the provision of self-build and custom-build dwellings within settlement development limits and adjacent to settlement development limits, subject to satisfying all relevant policy criteria. In addition, at strategic sites allocated within this Local Plan and in addition to the affordable housing component, a minimum of 2% of the dwellings shall be provided as plots suitable for self- or custom-build in order to meet Government aspirations to increase self build developments, subject to appropriate demand being demonstrated. In determining the nature and scale of any provision, the Council will have regard to site-specific circumstances and local demand.

All schemes will:

1. be individually designed and bespoke to that household, employing innovative approaches throughout that cater for changing lifetime needs
2. provide appropriate linkages to infrastructure and day to day facilities
3. Include a design framework, submitted with the full or reserved matters planning application for the wider site, to inform detailed design of the individual units, where more than one self-build unit is proposed
4. satisfy the detailed criteria defined for meeting housing need at settlements.

At strategic sites, development briefs will set out how the self-build plots will be delivered and integrated into the wider scheme.

4.40 This policy is intended as a mechanism for supporting self-build development in appropriate locations, as sought in national policy. The Council maintains a local register of self-builders who wish to acquire a suitable plot of land to build their own home to evidence demand. The Council will also consider other evidence of local demand. The policy seeks to ensure that a genuinely innovative design approach and a high sustainable construction standard is achieved.

4.41 The Council supports the provision of self-build and custom-build dwellings within settlement development limits and on suitable sites adjacent to settlement development limits, as set out in policies **DHC2** and **HC4**, subject to all relevant policy criteria being satisfied.

4.42 A self-build scheme should be genuinely innovative in its use of materials, methods of construction or its contribution to protecting and enhancing the environment, so helping to raise standards of design more generally in rural areas. The value of such a building will be found in its reflection of the highest standards in contemporary architecture, the significant



enhancement of its immediate setting and its sensitivity to the defining characteristics of the local area. Where more than one dwelling is proposed, opportunities for pooled renewable energy generation facilities should be utilised.

4.43 On allocated strategic sites, the development brief will set out how the self-build plots will be delivered and a design framework should be agreed with the Council prior to the submission of individual applications. The design framework shall set out how a coherent design approach for the development of the site will be achieved. The design framework could take the form of design coding or a detailed design brief with which subsequent applications for the individual self-build dwellings should accord.

4.44 The District Council has joined a **Self Build Partnership** with South Gloucestershire Council, to provide guidance and support for communities and developers to enable the delivery of self build plots. The Council will also investigate opportunities for self-build and custom-build housing on Council owned land. A **Supplementary Planning Document** will be produced to support the delivery of self build and custom dwellings.

Delivery Policy HC4

Local housing need (exception sites)

Planning permission may be granted for affordable housing, including entry level homes, and single plot self-build or custom build affordable dwellings on sites well related to existing settlements. Such sites should be located close to, or adjoining, an accessible settlement with local facilities ('Third Tier') or above in terms of the Plan settlement hierarchy, unless specific local need and environmental considerations indicate that provision should

be met at fourth tier settlements. The Council shall meet local affordable housing need, where:

1. the Council is satisfied that there is a clearly evidenced local need, which cannot be readily met elsewhere in the locality, for the number and type of housing proposed. Occupants will be required to evidence their need for affordable housing and their connection to the relevant parish.
2. the site is accessible to a range of local services, such as shops, primary schools, healthcare and public transport
3. appropriate legal agreements are entered into to ensure that such dwellings will remain available as affordable housing for local need in perpetuity, with the necessary management of the scheme in place
4. the proposal satisfies the detailed criteria defined for meeting housing need at settlements
5. the design quality and gross internal floor area of affordable dwellings shall comply with the latest recommended standards used by Homes England where applicable.
6. Single plot self-build or custom-build affordable dwellings shall be limited to a maximum GIA of 100m². Permitted development rights will be removed from these properties to prevent this maximum being breached.

The Council will consider the inclusion of some market housing on affordable housing sites proposed under this policy where this is required to make the scheme viable. Robust proof will be required to ensure that the level of market housing is the minimum required in viability terms to deliver the affordable housing, including consideration of whether Government grant availability could reduce or negate the necessity for market housing. The inclusion of some market housing for cross-subsidy will not apply to self-build or custom build affordable homes.



4.45 An exception site is one that would not usually secure planning permission for market housing. In rural parts of the District, there are particular difficulties in securing an adequate supply of affordable housing for local needs. The Council's local housing needs 'exceptions' policy is an integral part of the corporate approach to meeting housing needs in our rural areas. However, national policy states that entry level exception sites should not be permitted in Areas of Outstanding Natural Beauty.

4.46 Rural exception sites should only be used for affordable housing in perpetuity. This policy seeks to address the needs of the local community by accommodating households who have a strong local connection either by current or recent past residency or via an existing family or employment connection. Preference will be given to those with a strong local connection to the parish, followed by those with a strong local connection to the adjoining parishes, then to the Stroud District as a whole. A **Local Housing Needs Survey (LHNS)** produced either by the Parish Council or by a housing provider using a methodology agreed by the District Council provides evidence of the extent and nature of local housing need for affordable housing sites. For single self-build and custom build affordable projects the applicants will need to provide evidence of their need for such a plot by providing information on income and local connection. Entry-level exception sites must meet a proven unmet need for first time buyer or renter properties.

4.47 National policy suggests that local planning authorities should consider whether allowing some market housing on affordable housing exception sites would facilitate the provision of significant additional affordable housing to meet local needs. In response, the Council will consider proposals where a majority of affordable homes are cross-subsidised by the provision of a minority of market housing, subject to the production of a detailed viability study demonstrating the requirement for this cross-

subsidy. Although the policy would not preclude any developer carrying out a suitable scheme with appropriate covenants on the land or legal agreements, the Council will require the properties to be managed by a Registered Provider.

4.48 Particular importance is given to sustainability considerations including the location of a site in relation to an existing settlement and local services, the scale of development proposed, the impact on the character of surrounding development, the landscape and countryside, as well as other planning criteria. National policy states that entry level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement. Where only a small number of dwellings are proposed, and other suitable sites are not available in the Parish, the requirement to have reasonable accessibility to local services could be outweighed by an identified pressing need for affordable housing.

4.49 The Council will prepare a Supplementary Planning Document to provide more detail of how this policy will be implemented.

***NEW* Delivery Policy DHC3**
Live-work development

Live-work development will be supported subject to the following criteria being met:

1. the site is located within or adjoining settlement development limits and would not result in the loss of part of a key employment site or another existing employment site which is suitable for continued business use
2. the work element is not ancillary to the dwelling and is physically distinct from the residential accommodation with a separate access.

3. the residential floorspace of the live-work unit shall be occupied only by a person solely or mainly employed, or last employed in the business occupying the business floorspace of that unit, or by a widow or widower of such a person, or any resident dependants.
4. servicing arrangements should be appropriate to the scale of the use proposed and located so as to minimise impacts on residential accommodation.
5. the residential element should meet the normal standards for housing development
6. the residential element satisfies the detailed criteria defined for meeting housing need at settlements.

The business floorspace of the live-work unit shall be finished ready for occupation before the residential floorspace is occupied and the residential use shall not precede commencement of the business use.

4.50 National policy encourages flexible working practices, such as the integration of residential and commercial uses within the same unit. Live-work units can have a part to play in the rural economy.

4.51 Any live-work proposal will need to be considered on its own merits, rather than as a residential or employment proposal. Live-work units are emphatically not dwellings where someone works from home. That is why they are sui generis. The rationale includes the stimulation of rural employment opportunities, not just the removal of one person's journey to work. Otherwise dwellings in the countryside could be allowed for anyone who agreed to work from home and yet would still potentially generate partners' trips to work, school run, shopping trips and all the other journeys associated with residential dwellings. As such units will need to consider their impacts such as noise, smell, frequency of visitors on potential neighbours and the environment.

4.52 The workspace element has to be more than ancillary to the dwelling. Consequently, a live-work unit must establish why it has to be located where it is. It should not generate significant visitor movements. The Council will expect to apply the following principles to live-work units:

- the business floorspace of the live-work unit shall be finished ready for occupation before the residential floorspace is occupied and the residential use shall not precede commencement of the business use;
- the residential floorspace of the live-work unit shall not be occupied other than by a person solely or mainly employed, or last employed in the business occupying the business floorspace of that unit, a widow or widower of such a person, or any resident dependants.

Detailed criteria for new housing developments:

Delivery Policy HC1

Detailed criteria for new housing developments

Housing development within settlement development limits, and other limited housing development specifically allowed for by other policies in the Plan at locations outside of settlement development limits, will be permitted providing all the following criteria are met:

1. the proposed housing is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located and the density proposed is at as high a level as is acceptable, in terms of townscape, street scene and amenity



2. where appropriate schemes should include a variety of dwelling types and sizes, which meet identified local needs
3. on edge of settlement sites, the proposal would not appear as an intrusion into the countryside, would be sympathetic in scale and location to the form and character of the settlement, would not lead to coalescence with other hamlets or settlements and would retain a sense of transition between the open countryside and the existing settlement's core
4. it would not cause the loss of, or damage to, any open space or PROW which is important to the character of the settlement unless the benefits of doing so outweigh the harm
5. it would not result in the loss or degradation of locally valued habitat which supports wildlife and would lead to biodiversity net gain
6. any natural or built features on the site that are worthy of retention are incorporated into the scheme
7. an appropriate area of private amenity space is provided for the occupiers of each dwelling house. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided
8. it is not subject to any other over-riding environmental or other material planning constraint
9. it will have a layout, safe access and parking appropriate to the site and its surroundings and will, where possible, improve local access to walking and cycling routes.

The redevelopment of suitable brownfield land within settlement development limits for housing, including the remediation of contaminated land, is particularly supported.

and landscaping addresses social and environmental concerns as well as visual and functional ones.

- 4.54 More detailed information on materials used locally, the character of development across the District and broad design guidelines can be sourced currently from a variety of adopted documents such as **Neighbourhood Plans, Community or Parish Design Statements** as well as national best practice guidance. All will provide a context to any proposed development. These should be taken into account when designing developments to ensure that local characteristics are enhanced and local distinctiveness promoted through design. Compatibility with the character of an area does not require slavish pastiche or replication of standard designs. Innovation and contemporary design features can help to raise the design quality of an area where there is no strong local distinctiveness. **Design and Access Statements** should indicate how relevant policy has been reflected in a proposed development. The Council will review its **Residential Design Guide** to provide an up to date Supplementary Planning Document.
- 4.55 Compliance with the criteria in this policy will contribute to the achievement of sustainable forms of development. Natural and built features will be considered on a site by site basis and their merit will also be the subject of other policy considerations in this Plan.
- 4.56 The Council recognises that on smaller schemes capable of less than 4 units it may not be appropriate to have a mix of dwelling types, particularly in the context of criterion 2 of the Policy.

4.53 Good design and landscaping are essential to ensure that new development is successfully integrated into its local context. Good design



Community-led housing schemes:

NEW Delivery Policy DHC4

Community-led housing

The Council supports the development of housing schemes that are initiated by local communities. These may include schemes involving affordable housing, co-housing, community self-build or housing for people with specific needs such as older people or those with disabilities. They may also include, as part of the proposal, community buildings, recreational areas, space for growing food or for supporting wildlife.

The Council will support innovative design, particularly where these contribute to the Council's ambition to deliver carbon neutral development.

While there are a number of types of community group or organisation that may be appropriate to promote development proposals, the Council will expect that the proposal has been initiated by a legitimate local community group which is able to demonstrate that it has a democratic structure, is not for profit, is controlled by the local community and has appropriate policies and procedures in place. However, given that development projects can be complex and time consuming to deliver, community groups may wish to consider partnering with organisations such as housing associations, landowners and agents.

Community-led organisations would also be suitable as a means of delivering affordable housing on rural exception sites.

- 4.57 Community led housing is a growing movement of communities taking action to develop housing projects that provide decent and affordable homes. Community-led housing can include development (newbuild or refurbishment) by community land trusts, housing co-operatives, self-help housing or cohousing initiatives. From time to time,

specific grant funding to support these types of projects can be made available by central government.

- 4.58 Community land trusts are legal entities set up by communities to provide assets such as allotments or affordable housing. Co-housing is a form of housing that promotes a sense of community by providing communal areas such as dining halls. Housing co-operatives are controlled and managed by residents, and self-help housing usually refers to projects bringing empty properties back into use, often using volunteers or trainees.
- 4.59 The **Localism Act** allows for certain community organisations to bring forward a **Community Right to Build Order (CRTBO)** which permits smaller-scale development on a specific site without the need for planning permission, subject to a community referendum. Nailsworth Community Land Trust was one of the first in the county to achieve a CRTBO, which resulted in a new development of affordable homes at Lawnside in Nailsworth.



Other forms of residential development:

Delivery Policy HC5

Replacement dwellings

The replacement of dwelling houses outside defined settlement development limits will only be permitted where all the following criteria are met:

1. the residential use has not been abandoned
2. the building is not a designated or non-designated heritage asset
3. the scale, form and footprint of the replacement dwelling is smaller than, or of a similar size to the existing dwelling (including any extensions). A minor enlargement of the replacement may be permitted, but only to allow the dwelling to achieve a basic living standard or to deliver exceptional sustainable construction standards and where the design does not detract from the character and appearance of the area
4. the replacement dwelling is located on or overlaps the footprint of the existing dwelling, unless relocation elsewhere within the existing residential curtilage would have positive flood management, landscape or biodiversity benefits, and the design does not detract from the character or appearance of its surroundings
5. the existing dwelling is not a caravan or mobile home.

4.60 The erection of replacement dwellings and extensions to existing houses can individually, and cumulatively over a period of years, have an adverse impact both on the character of individual properties and the surrounding countryside. The replacement of small rural dwellings with larger houses can radically change the character of an area to one of a more suburban

nature and also reduce the supply of the smaller rural dwellings. To help protect the character of Stroud's countryside, extensions and replacements of dwellings need to be controlled in terms of scale and design.

- 4.61 This policy aims to give protection to traditional smaller properties in the countryside, therefore helping to meet the objective of providing appropriate housing for the needs of the population. The **Local Housing Needs Assessment (LHNA)** will continue to be used to monitor the housing market need and demand.
- 4.62 In determining what constitutes "similar size", account will be taken of the extent to which the dwelling has been previously extended, or could be extended under permitted development rights. For the purposes of this policy, "original" is defined as the dwelling as it was built, or as it existed on the 1st July 1948.
- 4.63 Provision of replacement dwellings provides an opportunity to include flood resistant or resilience measures into the design of replacement dwellings in existing flood risk areas. In some instances, there may be an opportunity to re-site the dwelling within the existing residential curtilage to reduce flood risk or to achieve landscape or biodiversity benefits.
- 4.64 Where replacement dwellings are approved, planning conditions may also be imposed to remove permitted development rights so that control can be exercised over the future form of the building.
- 4.65 The law defines both 'mobile home' and 'caravan' as "*any structure designed or adapted for human habitation which is capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted*". The connection of mains water / electricity /



sewerage, or the addition of cosmetic skirts that do not fix the structure to the ground, do not prevent it from coming within the definition.

Delivery Policy HC6

Residential sub-division of dwellings

In considering proposals for the sub-division of existing dwellings into two or more self-contained residential units the Council will have regard to:

1. the provision of adequate vehicular access, car parking, amenity space and facilities for cycle and refuse storage
2. the adequacy of the internal accommodation relative to the intensity of occupation envisaged and the impact upon any neighbouring residential or other units, including privacy, loss of daylight and overbearing effect
3. the likely impact on the character and appearance of the immediate neighbourhood of the design, scale, form and footprint of any proposed extension or alteration
4. no significant new extension should be made to any dwelling located outside defined settlement development limits: minor extension may be permitted only where essential in order for the new units to achieve basic living standards
5. the sustainability of the new development based around the site location and its relationship to the Plan's settlement hierarchy, including accessibility to shops, services and facilities
6. the need to minimise built form through the conversion of any existing outbuildings.

houses into multiple occupation and the use of first floor premises over shops and offices, as flats, can have benefits. These may include the retention and improved maintenance of a previously under-utilised building and the provision of small units of accommodation.

- 4.67 The conversion of houses into self-contained units of accommodation should only be undertaken with care and should have regard to the amenities of the neighbouring occupiers and the character of the area, whether rural or urban. Attention will be drawn to the provision of a satisfactory standard of parking space within the site curtilage for the increased number of residents and to prevent any potential obstruction of the highway caused by residents parking on the roadside by necessity.
- 4.68 In the rural areas, residential sub-divisions will be discouraged owing to their relative isolation away from services. Proposals must meet the additional criteria of not requiring any further significant extensions or additions to the original building in order to undertake the conversion. The building when subdivided should appear almost identical to its pre-conversion form and any alterations deemed to be necessary must be appropriate in character to the locality. This principle is consistent with the objective of development restraint in the countryside and will prevent the urbanising effect of unrestricted alterations.
- 4.69 Planning conditions may also be imposed to remove permitted development rights, so that control can be exercised over the future form of the building.

- 4.66 The Council will encourage the full and effective use of land in appropriate locations within existing urban areas. In particular, the conversion of



Delivery Policy HC7

Annexes for dependents or carers

Permission will be granted for the creation of an annexe where there is a clear justification for a dependant or full-time carer. The following criteria must be satisfied:

1. the annexe is linked to the main dwelling by an internal door or doors
2. the annexe is readily convertible into an extension to the main dwelling when no longer required for family health circumstances.

Permission may be granted to convert an existing outbuilding within the curtilage of a dwellinghouse to a self-contained annexe where it is not possible to attach the outbuilding to the main house. Any such permission will require a condition to ensure that a new dwelling is not created in an unsustainable location. Any outbuilding to be converted must be closely related to the main dwelling and have shared access arrangements, parking and amenity (garden) space.

4.70 A residential annex is taken to be accommodation that is ancillary to the main dwelling, which lies within the residential curtilage; and it must be used for this purpose. The resident of the annex should be clearly associated with the occupants of the principal dwelling house e.g. dependent relatives or domestic staff working for the residents of the principal dwelling. It is acknowledged that an extension of the house or conversion of an outbuilding may provide an opportunity to accommodate others within the curtilage of the main dwelling, whilst giving them some degree of independence.

4.71 However, the annex should form part of the same “planning unit” by sharing the same access, parking area and garden. A planning unit usually comprises the unit of accommodation, i.e. the residential unit and its

surroundings. This is because the Council would wish to avoid the annex becoming a self-contained dwelling, separate and apart from the original dwelling house, particularly where located in open countryside. Consequently, the Council may attach a legal agreement to prevent this occurring.

4.72 If the applicants’ wish is to separate off part of their curtilage to form a new planning unit, then there may be an acceptable way of doing so within defined settlement limits – this should be discussed with planning officers and several other policies in this Plan will be relevant (particularly **HC8**). But policy **HC7** is designed principally to address the creation of a residential annex *outside* a defined settlement and in open countryside, where new dwellings are not usually permitted.

4.73 The layout, design and physical relationship between the house and the proposed annex will be important considerations for the Council in deciding such planning applications, as will the size and scale of the accommodation to be provided. It is unlikely that a large annex would receive permission if its size is out of proportion to its intended use. As a guide, the scale should be such that the annex could be used as a part of the main dwelling once the dependency need has ceased.

4.74 Existing detached buildings within the curtilage of a dwelling house, such as stables, coach-houses, garages etc, can be used as annexes as long as they do not become a separate self-contained unit and thus a separate planning unit (primary residential accommodation). They should not have separate boundary demarcation and amenity space should be shared.



Extending your home

Delivery Policy HC8

Extensions to dwellings

Permission will be granted for the extension or alteration of residential properties, and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met:

1. the plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site
2. the height, scale, form and design of the extension or outbuilding is subservient to the original dwelling, and is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site's wider setting and location
3. following construction of the extension, or outbuilding, sufficient space is available for the parking of cars, in line with the Council's Parking Standards, in a way that does not detract from the character and appearance of the area
4. the proposed construction meets sustainability requirements for new build dwellings and appropriate additional opportunities to enhance the sustainability and energy efficiency of the existing dwelling or unit are taken, including the use of permeable paving.

- 4.75 The extension of existing dwellings is often an effective means of improving the housing stock. The Council is committed to allowing people to improve and extend their property, but will seek a high standard of design, which complements the scale and style of the house to be

extended and others nearby. Four main principles should be followed, to achieve a well designed home extension:

- Respect the appearance of the site and local area;
- Ensure the extension does not adversely affect your neighbours' amenities, including parking;
- Avoid potential impact on local community socio-economic needs, including housing mix; and
- Minimise the impact on the environment, taking account of accessibility and other sustainability considerations.

- 4.76 Guidance to help applicants to determine what may be acceptable can be found in adopted **Parish** or **Community Design Statements, Conservation Area Statements** and **Neighbourhood Plans**. Good design and use of quality materials may sometimes seem expensive but in many cases will reduce maintenance costs and increase the value of property.

Planning for healthy communities:

NEW Delivery Policy DHC5

Wellbeing and healthy communities

Stroud District Council will seek to improve the health and wellbeing of local communities by supporting proposals that include design measures to encourage healthier lifestyles and sustainable neighbourhoods, proportionate to the scale of a development proposal. Any potential demonstrable adverse impact of proposals on the health and wellbeing of existing or new communities will need to be mitigated in an appropriate manner.



Proposals on strategic allocation sites should include a robust Health Impact Assessment (HIA) identifying how the design, detailed land uses and layout will contribute to encouraging healthier lifestyles and will mitigate any identified adverse impacts.

Major development proposals should demonstrate that they have had regard to the following:

1. Provide access to healthy, fresh and locally produced food including through the provision of allotments and community orchards
2. Provide layouts that support the mental and physical wellbeing of residents and encourage healthy, safe and active lifestyles (including for those with disabilities) including through a network of multi-functional green infrastructure and safe, off-road multi-user tracks for walking/cycling/riding/mobility scooters
3. Provide convenient sustainable access to local health care facilities.

Proposals for the multi-use and co-location of health facilities with other services and facilities will be supported.

4.77 Gloucestershire is generally a healthy county, but not everyone experiences good health and wellbeing and this is influenced by a wide range of factors, including our environment. **Gloucestershire Joint Health and Wellbeing Strategy** supports the **Vision 2050** ambition of Gloucestershire as a place where everyone can live well, be healthy and thrive and sets priorities for tackling health inequalities and addressing the wider determinants of health and wellbeing in our local communities including physical activity, mental wellbeing, social isolation and loneliness and healthy lifestyles.

4.78 **Active Gloucestershire** identifies one in five people in Gloucestershire is inactive and a third don't move enough to benefit their health. You are more likely to be inactive if you are older, on a low income or are disabled.

This puts you at greater risk of high blood pressure, heart disease, type two diabetes, depression and some cancers.

4.79 **Health Impact Assessment (HIA)** provides the framework to support the creation of healthy communities and embed opportunities for healthy lifestyles, physical activity and social interaction, accessible to all, in the design of new development.

4.80 The co-location of health facilities with other community services and facilities, including the provision of accessible and Changing Places toilets at key strategic community locations, will be supported to help tackle identified health inequalities and promote wider accessibility within the local community. The layout and design of new developments can also help to support healthy lifestyles through increasing space for growing food, facilitating multi-functional space and promoting social 'hubs' and community interaction.

NEW Delivery Policy DHC6

Protection of existing open spaces and built and indoor sports facilities

Development proposals shall not involve the whole or partial loss or, devaluation of, or loss of accessibility to, open space within settlements, or of outdoor recreation facilities, playing fields or allotments within or relating to settlements, or of built and indoor sports facilities unless:

1. a robust assessment of open space and sports provision, using the quantity and access standards for open space and indoor / built sports facilities set out in this Local Plan, has identified a surplus in the catchment area to meet both current and future needs, and full consideration has been given to all functions that open space and indoor / built sports facilities can perform, having regard to the existing deficiencies within the local area;



2. any replacement facility (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity, quality, availability and/or accessibility of open space or sport and recreational opportunities.

There should be no harm to spaces or built facilities which:

- A. contribute to the distinctive form, character and setting of a settlement
- B. create focal points within the built up area
- C. provide the setting for important buildings or scheduled ancient monuments, or are themselves of historic or cultural value
- D. form part of an area of value for wildlife, sport or recreation, including areas forming part of a 'green corridor'.

Local communities through Neighbourhood Development Plans shall designate Local Green Spaces which are of importance to them and are of particular local significance.

4.81 Open space, sport and recreation are important for our quality of life. Sports facilities and outdoor green spaces help us to enjoy more active and healthy lives, whilst also making our local areas more attractive places to live. Maintaining and enhancing recreation opportunities will contribute to opportunities for pursuing healthier lifestyle and improving our local places.

4.82 The current network of open spaces and recreation facilities within Stroud's towns and villages makes a significant contribution to their character and attractiveness. Open space takes many forms including parks, village greens, play areas, sports pitches, allotments, undeveloped parcels of land, semi-natural areas and substantial private gardens. Many provide important recreational and sporting facilities and whatever their size, function and accessibility they all contribute to local amenity and biodiversity. Built facilities, from local sports clubs and community centres

to major leisure centres, also provide a focus for the wider social health and wellbeing of communities. It is important to prevent the loss of open space and built facilities where this would harm their important recreation functions or the character of a settlement or the visual or biodiversity quality of the locality.

4.83 The Council has completed a comprehensive audit of recreation provision across the District which is set out in the Stroud District **Open Space, Green Infrastructure, Sport and Recreation Study**. Having regard to existing provision, local views through surveys and stakeholder engagement and national best practice, this major study has recommended defining new local minimum standards for play, recreation space and built and indoor sports facilities and incorporating these within the Local Plan. The Study has used the Local Plan's 'parish clusters' set out in Chapter 3 to assess provision across the District.

4.84 The Council will have regard to the **Open Space, Green Infrastructure, Sport and Recreation Study** when determining whether development proposals which may affect existing open space and built and indoor sports facilities are acceptable. Applicants are expected to supplement this Study with additional robust assessment work to satisfy the policy criteria if a replacement facility is proposed, to demonstrate the net benefit to the community in terms of recreation opportunities from their proposals.



***NEW* Delivery Policy DHC7**

Provision of new open space and built and indoor sports facilities

New residential development shall be accompanied with additional accessible recreational and natural green space, and built and indoor sports facilities, proportionate to the scale of development. This will be provided in accordance with the following quantity and access standards:

Topic / typology (open space)	Quantity standard	Access standard
Allotments	0.35 ha/1000 population	720m (15 minutes walk time) for parishes with over 1000 people
Community Orchards	0.15 ha/1000 population for new provision only	720m (15 minutes walk time)
Amenity Green Space	0.40 ha/1000 population (sites > 0.15ha)	600m (12-13 minutes walk time)
Parks and Recreation Grounds	1.20 ha/1000 population	600m (12-13 minutes walk time). For parishes with less than 1000 people this could be met by an amenity green space.
Childrens Play Space	0.06 ha/1000 population	480m (10 minutes walk time) for parishes with over 500 people)
Youth Play Space	0.06 ha/1000 population	720m (15 minutes walk time) for parishes with over 1000 people
Natural Green Space (ANGSt)	1.0ha/1000 population for new provision	960m (20 minutes' walk time)
Playing Pitches and Outdoor Sports Facilities (PPS)	0.7ha/1000 population	

Topic / typology (built facilities)	Quantity standard	Access standard
Total open space for new provision	3.92ha/1000	
Indoor swimming pools	9.75 sq.m waterspace/1000 persons	
Sports halls	0.27 courts/1000 persons	
Health & Fitness Suites	6.3 health & fitness stations/ 1000 persons	
Small community hall	1:1,800 people (or 0.55 halls/ 1000 persons)	

Provision should be made on-site where possible and link well with any existing green infrastructure features in the local area and with the wider green infrastructure network. Where the achievement of these standards is unrealistic or inappropriate within the boundaries of the development site, a financial contribution will be secured through a legal agreement or Community Infrastructure Levy in lieu of on-site provision. Where new provision is made, appropriate measures will be sought to ensure the future satisfactory maintenance and management of the open space or facility.

Where application of the standards would deliver a significant surplus in the local area, requirements could be varied, in agreement with the developer, to provide another form of open space to help address a deficiency in the existing provision.

4.85 More people than ever before are participating in both organised and informal recreation activities and there is an increasing awareness of the importance recreation facilities play in the life of the community. The



demand for additional recreation facilities is likely to grow because of greater participation in leisure and increase in the overall population size.

4.86 The Council's **Open Space, Green Infrastructure, Sport and Recreation Study** (2019) identifies new quantity, quality and accessibility minimum standards of provision for the District. Many areas of the District are currently deficient against these standards. New residential development will add to the demand for recreation facilities in an area and needs to be provided in step with new housing.

4.87 Of particular concern in Stroud District is the need to ensure that adequate outdoor playing space for children is provided in association with new residential developments, and that appropriate contributions are made to the provision of larger areas of youth and adult play space which serves the new development. Wherever possible, the provision of outdoor playing space should be made on-site as an integral part of the development. It should be of an appropriate type to serve the needs of the development, and in a location well related to the proposed residential properties. The detailed requirements of any outdoor playing space provision will vary between sites and depend upon the needs of the residential development proposed and the level of existing recreational provision.

4.88 Natural greenspaces are very important to our quality of life. They provide a wide range of benefits for people and the environment. Access to natural greenspaces for fresh air, exercise and quiet contemplation has benefits for both physical and mental health. Natural England Research provides good evidence of reductions in levels of heart disease, obesity and depression where people live close to greenspaces. In addition to their potential ecological value, greenspaces also help us adapt to changes in climate through their role in reducing the risk of flooding, and by

cooling the local environment. Where trees are present they also act as filters for air pollution. Therefore, the Council places emphasis on providing natural and semi-natural open space at the levels set out in the policy; and on providing space that is of high quality, both for biodiversity and as a multifunctional resource for communities. As such the planting will primarily be native species and provide an opportunity to create linked networks of natural spaces. Sites should be easily accessible, welcoming, well maintained and managed, should provide ecosystem services (e.g. urban cooling and shading, flood water retention, carbon storage, climate change alleviation) and should provide a real increase in the quality of life for those living nearby.

4.89 The Council will produce a **Supplementary Planning Document** to provide information on how policies for protecting and enhancing existing open space and recreation provision and for the provision of new facilities will be implemented.

