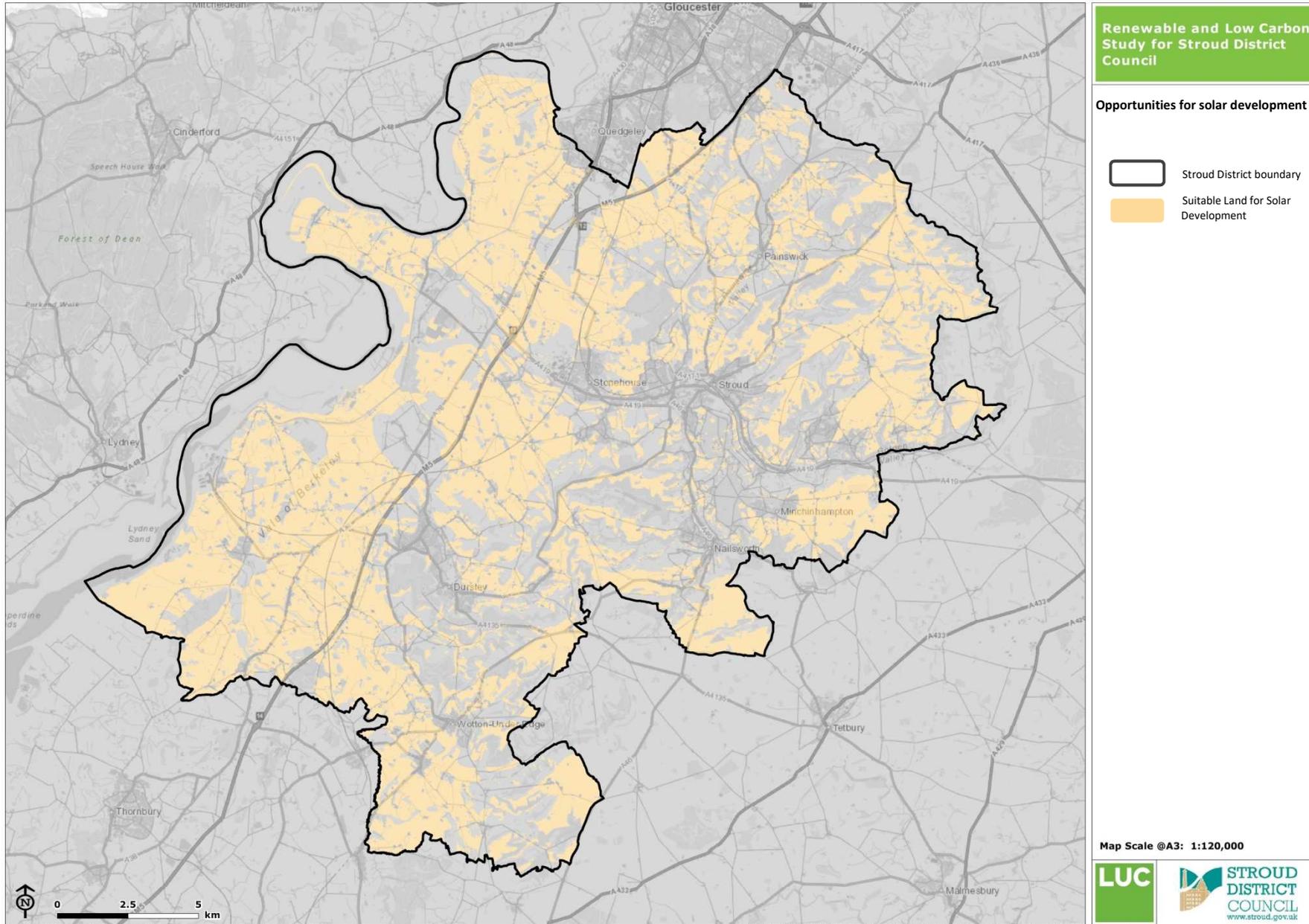


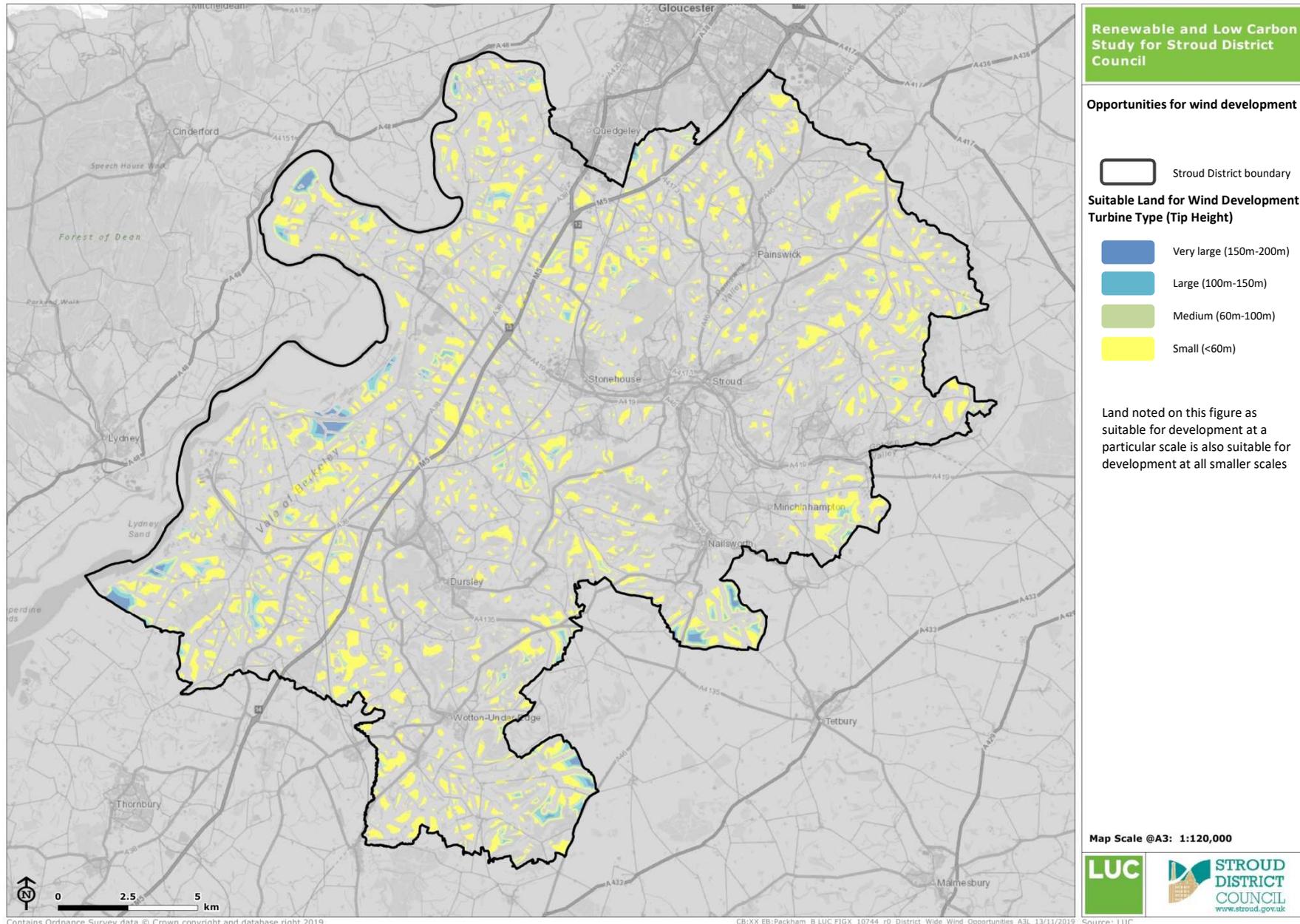
Suitable areas for renewable energy (solar and wind)



◀ Opportunities and constraints for solar energy developments in Stroud District.



Suitable areas for renewable energy (solar and wind)



◀ Opportunities and constraints for wind energy developments in Stroud District.



Parking standards for vehicles and cycles

Vehicle parking:

1. General vehicle parking standards for Planning Use Classes are not specified by the Local Plan. The number of parking spaces will be a matter for negotiation and assessed according to individual circumstances. The proposed provision will need to be demonstrated to be suitable based on the following
 - i. The accessibility of the development.
 - ii. The type, mix and use of the development.
 - iii. The availability of and opportunities for public transport.
 - iv. Local car ownership levels.
 - v. The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
2. Opportunities to improve the sustainable accessibility of the site, and for shared mobility solutions to reduce local car ownership, will be prioritised ahead of provision of parking above Policy levels as measures to accommodate travel demand for new development. Provision of excessive parking levels at new development will not be supported due to the risk of encouraging unnecessary car travel where viable sustainable alternatives exist.
3. All car parking spaces (except disabled) shall be a minimum of 2.4m x 4.8m, with a minimum aisle width of 6m.
4. When required, lorry parking spaces will range between 13.5m x 6.3m to 17.5m x 7.4m depending on the types of vehicles anticipated.
5. Parking levels for mixed use development will be assessed as a sum of the parking requirements of the individual elements of the scheme based on the standards, with consideration of the potential for linked trips, i.e. one trip accessing two or more parts of the development, to reduce the overall parking demand. This also applies to ancillary uses such as an office use within an industrial development, or a bar open to non-residents within a hotel.
6. Parking Management Plans will be required for mixed use developments to demonstrate how the parking resource will be managed across the whole site to ensure that excess levels of parking are not available to an individual land use which could provide an incentive for private car use over sustainable travel. An appropriate balance will be sought between unallocated and allocated parking, with the aim of minimising the level of parking required for the development overall.
7. The requirement to provide appropriate levels of parking apply to new developments or extensions and to changes of use. When considering an extension to an existing use the opportunity to reduce parking levels will be considered.
8. For residential development the allocated parking spaces shall be provided within easy walking distance of the dwellings they intend to serve.

Disabled parking bays:

- a) Disabled parking bays (dpb) should be provided in relation to publicly accessed parking at a ratio of 1 dpb per 10 conventional parking bays.
- b) Disabled parking bays should be large enough to facilitate access by wheelchair users, i.e. 3.6m x 4.8m, especially in public car parks. Only where space is limited will a smaller space (minimum 3.0m x 4.8m) or two adjoining spaces (of 2.4m x 4.8m each with a shared space between of 1.2m) be acceptable. A standard of 2.4m x 4.8m can be provided where the long side is left open for access.
- c) The disabled car parking bays should be located close to an entrance to the building, with the route from the space to the building capable of use by a



disabled person. This may require the provision of ramps (maximum gradient 1:20) and convenient handrails.

- d) For pedestrian areas, bays should be within 50m of the destination.
- e) Each bay should have a zone for transfer from car to wheelchair.
- f) Each transfer zone should either serve two bays or be positioned in the corner of a parking area to avoid abuse by other drivers.
- g) Bays and transfer zones should be clearly marked and should display the British Standard “Disabled” symbol, both on the road surface and on a discreet, but clearly visible, signpost or wall.
- h) The bay should be level, without camber or flanking upstand kerbs.
- i) No bay, or access to it, should be so restricted in height as to make it inaccessible for cars carrying wheelchairs on roof racks.

Ultra Low Emissions Vehicles (ULEV):

The Office of Low Emissions Vehicles started a consultation in July 2019 on policies for electric charging points for residential and non-residential properties. At the time of writing, these policies are not adopted by the Government. Stroud District Council seeks to maximise opportunities to secure ULEV infrastructure through planning policy to assist meeting carbon neutrality objectives. ULEV policy will be whichever is the greater requirement of adopted government policy, or:

- Every new **residential** building with an associated car parking space will have a charge point. This also applies to buildings undergoing a material change of use to create a dwelling.
- Every **residential** building undergoing major renovation with more than 10 car parking spaces to have cable routes for electric vehicle chargepoints in every car parking space.
- Every new **non-residential** building including buildings undergoing major renovation with more than 10 car parking spaces to have one chargepoint and cable routes for an electric vehicle chargepoint for one in five spaces.
- Every existing **non-residential** building with more than 20 car parking spaces should have at least one chargepoint from 2025

To be classified as a chargepoint for the purpose of policy compliance, each chargepoint must be a minimum 7kW and be at least Mode 3 or equivalent. It is recognised that innovations are coming to market that use different types of chargers and charging speeds, such as wireless and ultra-rapid charging, although these are unlikely to be used in residential settings. Policy specifically allows for equivalence with Mode 3 chargepoints to allow for future innovation to not be excluded where it provides an equal or better facility.

Cycle parking:

A minimum of 2 cycle parking spaces must be provided at any new non-residential development, however small. Transport Assessments will need to demonstrate that levels of cycle parking are appropriate to the development being proposed.

In addition to the required level of parking provision (which should be under cover and secure), strategically significant developments (i.e. those included in Table A) should also provide showers and lockers for cyclists.

The Council may also seek shower and/or locker facilities in other developments that generate large numbers of employees.

In town centres developers have the option of paying commuted sums in lieu of the required provision, for public cycle parking to be provided by the District Council, although there must be a demonstrable solution to the required level of spaces being provided prior to grant of planning permission.

The location of cycle stands shall be as close as possible to the destination served, in secure positions or open positions where surveillance by staff or the general public is a deterrent to theft. At any site where 10 or more spaces are provided, the stands should be located under cover, be lit and appropriately signed. The detailed design and lighting of such facilities must have regard to the locality and to the proposed development. In residential development garages and rear garden space (for sheds etc.) will be acceptable as cycle storage provision. In flats developments secure communal space should be provided. Where, due to specific circumstances, e.g. small development, access restrictions etc., the amount of car parking is reduced or waived, no reduction shall be made in the number of cycle spaces to be provided.



Table A:

Minimum cycle and motorcycle parking standards

Land Use	Parking standard
A1 Food retail	1/60 sq m
A1 Non-food retail	1/120 sq m
A2 Professional services	1/166 sq m
A3 Public House/Restaurant	1/26 sq m
B1 (a) and (b) Office and R&D	1/166 sq m
B1 (c) /B2 Industrial	1/330 sq m
B8 Warehousing/distribution	1/330 sq m
C1 Hotel	0.15/employee
C1 Hostel	0.15/employee
C2 Hospital	0.15/employee
C2 Nursing Home	0.15/employee
C2 Boarding School	0.15/employee + 0.15/student
C3 Dwelling houses/flats	1/dwelling
C3 Sheltered Housing	0.15/employee
D1 Doctor's/Vet's Surgery/Health Centre	0.15/employee
D1 School/Crèche/Day Centre	0.15/employee + 0.15/student
D1 Higher/Further Education	0.15/employee + 0.15/student
D1 Art Gallery, museum, library	1/300 sq m public area + 0.15/employee
D1 Public Hall/Place of Worship	1/20 seats or 1/26 sq m
D2 Cinema, Concert Hall, Night Club	1/20 seats or 1/26 sq m
D2 Leisure/Sports Centre/Fitness Club	1/66 sq m

Definitions (Table A):

- Floorspace figures (in sq m) refer to Gross Floor Area.
- Employees refers to the total of full-time equivalent employees, e.g. a person employed half-time would count as 0.5.



Changes to the Policies Map

Employment:

- Amend boundary of Key Employment Site **EK17** Renishaw New Mills, Kingswood (**Policy EI1**)
- Remove **EK20** Orchestra Works, Kingswood from **Policy EI1** and identify instead as Regenerating Employment Site **ER10** (**Policy EI2**)
- Amend boundary of Regenerating Employment Site **ER9** Lodgemore & Fromehall Mills (**Policy EI2**)
- Add Ham Mills, Thrupp (site allocation SA1c in adopted Local Plan) as Regenerating Employment Site **ER3** (**Policy EI2**)
- Delete Regenerating Employment Sites **ER4** Dockyard Works, and Dudbridge Industrial Estate **ER5** (**Policy EI2**)

Retail and town centres:

- Include as new **Local Centres** (**Policy CP12**): Great Oldbury; Hunts Grove; Sharpness new settlement; Whaddon; Wisloe new settlement
- Rename Primary Retail Frontages as **Primary Shopping Areas** (**Policy CP12**)
- Include Secondary Retail Frontages (Stroud Town Centre) within Stroud's **Primary Shopping Area** (**Policy CP12**)

Rail:

Identify Sharpness railway branch line as subject to proposals for rail improvements (**Policy EI14**)

Walking and cycling routes:

Identify walking and cycling routes (**Policy EI13**):

- Eastington-Stroud-Chalford route
- Eastington-Stonehouse-Nailsworth route
- Cam-Dursley-Uley route
- Wotton-Kingswood-Charfield route

Settlement development limits:

Amend settlement development limits at the following settlements (as **Appendix A**):

- | | | |
|--------------|-------------------|---------------------|
| • Berkeley | • Hillesley | • Newtown |
| • Cam | • Horsley | • South Woodchester |
| • Cambridge | • Kings Stanley | • Stonehouse |
| • Coaley | • Kingswood | • Stroud |
| • Dursley | • Leonard Stanley | • Uley |
| • Eastington | • Middledyrd | • Whitminster |
| • Hardwicke | • Miserden | |

Site allocations:

- Delete all strategic site allocations within the adopted (2015) Local Plan
- Add strategic site allocations, as identified in **Chapter 3 | Making Places**
- Add local site allocations, as identified in **Chapter 3 | Making Places**
- Add safeguarded area **PS05a** in Minchinhampton, as identified in **Chapter 3 | Making Places**
- Add strategic site allocation **G2**, as identified in **Chapter 3 | Making Places**: land safeguarded to help meet Gloucester's future housing needs, if required.

Mitigation areas:

Identify catchment zones for Rodborough Common SAC; the Severn Estuary SAC, SPA and Ramsar; and the Cotswolds Beechwoods SAC (**Policy ES6**)

Renewable energy:

Add landscape sensitivity to solar and wind renewable energy (**Policy ES2**)



Glossary

Unfortunately, the complexity and technical nature of the planning system can be a barrier to people becoming involved, particularly the use of acronyms and confusing terminology. Whilst at Stroud District we endeavour to keep our documents as clear and understandable as possible, there is still likely to be some content that is unfamiliar or for which further clarification is required. In order to provide some assistance, we have included a glossary of key technical terms below. The Planning Portal on the web also provides a comprehensive list of planning terms and definitions.

Key Terms:

Adoption - the final confirmation of a development plan or local development document status by a local planning authority (LPA).

Accessibility - the degree to which a place, environment or service is available to as many people as possible.

Accessible Natural Greenspace Standards (ANGst) – are a set of national benchmarks for ensuring access to a variety of greenspaces near to where people live.

Active travel – Making journeys by physically active means, like walking or cycling.

Affordable Housing Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

Affordable housing for rent: meets all of the following conditions:

(a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price

for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

(b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Aged or veteran tree - A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Agricultural (Forestry or Other Rural Occupational) Dwelling - A dwelling which is subject to a planning condition or legal agreement restricting occupation to someone employed, or was last employed, in agriculture, forestry or other appropriate rural employment.



Allocated – land which has been identified in the development plan for a specific form of development.

Amenity – A positive element or elements that contribute to the overall character or enjoyment of an area by people. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

Amenity Green-space - Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality. It often provides opportunities for activities such as sports, and can serve other purposes such as reducing the noise from a busy road or providing shelter from prevailing winds.

Ancient and Semi Natural Woodland (ASNW) - ancient woodland is land that has had a continuous woodland cover since at least 1600 AD, and may be ancient semi-natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally; or plantation on ancient woodland sites where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century. The location of ancient woodlands over 2 ha in area is recorded in the National Inventory of Ancient Woodlands, which is maintained by Natural England.

Ancillary Use/Operations – A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.

Appeal - The process whereby a planning applicant can challenge an adverse decision, including a refusal of permission. Appeals can also be made against the failure of the planning authority to issue a decision within a given time, against conditions attached to permission, against the issue of an enforcement notice and against refusals of listed building and planning permission for relevant demolition in a conservation area.

Archaeological Interest - There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Area of Outstanding Natural Beauty (AONB) - An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB's represent the nation's finest landscapes. AONB's are designated by Natural England.

Article 4 Direction - a direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Aquifer – underground layers of water-bearing permeable rock or drift deposits from which groundwater can be extracted for human use may be extracted by means of wells or boreholes. Aquifer designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Best and Most Versatile Agricultural Land - Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Best Available Techniques (BAT) - In terms of assessing the potential effects of pollution, a system that aims to balance the costs to the operator against the benefits to the environment.

Best Practicable Environmental Option (BPEO) - the waste management option that provides the most benefit or least damage to the environment as a whole, at an acceptable cost, in both the short and long term. For example, recycling versus landfill.

Biodiversity - the range of life forms which constitute the living world, on land, in water and in the air, the habitats in which they live and the relationship between them.

Biodiversity Net Gain – is an approach to development that leaves biodiversity in better state than before. Where development has an impact on biodiversity it encourages developers to provide an increase in appropriate natural habitat and ecological features over and above that being affected in such a way it is hoped that the current loss of biodiversity will be halted and ecological networks can be restored.

Brief / Planning Brief - A planning brief can include site-specific development briefs, design briefs, development frameworks and master plans that seek to positively shape future development.



Broadband - Fast, always-on internet connection.

Brownfield Land - previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. (does not include agricultural buildings). See also previously developed land (PDL). Brownfield sites may require remedial works prior to redevelopment becoming possible.

Built Environment – comprises human-made surroundings that provide the setting for human activity, ranging in scale from buildings and parks or green space from neighbourhoods to cities. It can often include their supporting infrastructure, such as water supply, or energy networks. The built environment is a material, spatial and cultural product of humans that combine physical elements and energy in forms for living, working and playing on a day-to-day basis.

Bulky Goods – are durable goods (see below) that are too large and/or heavy to be taken away by shoppers and usually have to be delivered (e.g. furniture/ fridges/freezers/cookers/building materials).

Census - a ten-year population count carried out by the Office for National Statistics (ONS).

Change of Use - the use of a building or other land for a different purpose. In considering a change of use it is normally necessary to establish whether the change is 'material' and whether by virtue of the provisions of relevant planning legislation development requiring planning permission is involved.

Changing Places toilets - a fully accessible toilet with a height adjustable changing bench, a hoisting system, a peninsular toilet, and enough space for the disabled person, his/her wheelchair and two carers.

Character - A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Circular Economy - A circular economy is a systemic approach to economic development designed to benefit businesses, society, and the environment. In contrast to the 'take-make-waste' linear model, a circular economy is regenerative by design and aims to gradually decouple growth from the consumption of finite resources.

Climate Change - climate change refers to the build-up of man-made gases in the atmosphere that traps the sun's heat, causing changes in weather patterns on a global scale. The effects include changes in rainfall patterns, sea level rise, potential droughts, habitat loss, and heat stress. Climate change adaptation is adjustment to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Community and Cultural Facilities – services available to residents in the immediate area that provide for the day-to-day health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. Includes village halls, post offices, doctors and dentists' surgeries, recycling facilities, libraries and places of worship.

Community Infrastructure Levy (CIL) - levy on development to fund infrastructure to support housing and economic growth.

Commuted Payment/Sum – either a payment made by a developer to the local planning authority (usually secured by means of a planning obligation/s106 legal agreement) to fund provision of a facility needed to serve a development, but to be built or provided elsewhere or in some way other than by the developer, or a one off payment by a developer to another body to enable it to adopt a facility.

Comparison Goods – household or personal items which are more expensive and (often) larger than convenience goods and are usually purchased after comparing alternative models/types/styles and price of item (e.g. clothes, furniture, electrical appliances). Such goods generally are used for some time.

Conditions - clauses attached to a planning permission considered necessary, relevant, enforceable, precise and reasonable to enable a development to proceed where it might otherwise be necessary to refuse permission.

Conservation Area – is an area of special historic and/or architectural interest which is designated by the local planning authority as being important to conserve and enhance. Special planning controls apply within these areas.

Conservation Area Statements - the central consideration in designating a conservation area is primarily the relationship between buildings, and the spaces between them, rather than the individual buildings. An historic street pattern, village green, archaeological features, along with walls, railings, paving, street



furniture and trees and hedges can all be important to the place's character. The Conservation Area Statement is prepared to assist with the management of the Conservation Area. It identifies the features that give the area its special character and appearance, provides best-practice advice and contains management proposals. It is a material consideration when considering planning proposals.

Construction Environmental Management Plan – sets out the framework and requirements for the management of environmental impacts associated with the construction phase of the project

Contaminated Land - defined in section 78A of the Environmental Protection Act 1990 as 'any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that -

- (a) significant harm is being caused or there is a significant possibility of such harm being caused; or
- (b) pollution of controlled waters is being, or is likely to be, caused'.

Convenience Goods – items bought for everyday needs and can include food and other groceries, newspapers, drink and tobacco and chemist's goods. Generally, such goods are used or consumed over a relatively short period of time.

Conversions - the physical work necessary to change the use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats, apartments or maisonettes.

Cotswold Canals Project - a project to restore and connect two waterways – the 29 mile (46 km) Thames & Severn Canal and the 7 mile (13 km) Stroudwater Navigation. When restored, the Cotswold Canals will form a continuous waterway from Saul Junction on the Gloucester & Sharpness Canal to the River Thames at Lechlade.

Curtilage – the area of land associated with a building. The curtilage of a dwelling house is normally its garden and the curtilage of a commercial building is its ancillary open areas such as for parking / services and landscaping.

Cycle Network - an integrated network of both on-and off-road routes to facilitate an easier and safer journey for cyclists.

Demand Responsive Transport - A local transport service tailored to passenger needs, operating not unlike a taxi service. Usually provided where there are infrequent bus services, such as rural areas.

Density - In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Design and Access Statements (DAS) - A report accompanying and supporting a planning application. DAS provides a framework for applicants to explain how a proposed development is a suitable design response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users. The access component of the DAS relates to access to the development and does not extend to the internal treatment of individual buildings. It needs to cover both vehicular and transport links and inclusive access. The statement should provide information on consultations carried out such as with community groups or technical specialists including highway engineers or urban designers. The DAS must explain relationships with the existing highway network including paths.

Designated heritage asset - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Design Statements - a document that describes the distinctive characteristics of the locality, and provides design guidance to shape the form and character of new development.

Design Code or Framework - a set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such a masterplan or a design and development framework for a site or area.

Development – defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land' (see also Permitted Development).

Development Brief – outlines the type of development preferred on a site and is often used on sites to encourage development. On large sites the brief may set out very general development principles and on smaller sites it may specify uses,



massing of buildings and any particular uses essential to securing planning permission.

Development Limits - the 'line' that distinguishes between those parts of a settlement where development is acceptable in principle and those parts outside the settlement where more restrictive policies towards development apply. Settlement development limits are designated for the settlements set out in the hierarchy.

Development Management – is the process through which the local planning authority determines whether applications for consent should be granted (often subject to conditions or a legal agreement) or refused. It also involves the planning enforcement function and giving advice on planning matters.

Development Management Policies – criteria-based policies which are used to ensure that development proposals meet planning objectives.

Development Plan – document setting out the local planning authority's policies and proposals for the development and use of land and buildings in their area. It is the starting point for the determination of planning applications. Local plans and neighbourhood plans form part of the development plan.

District Heating Systems - are a system for distributing heat generated in a centralised location for residential and commercial heating requirements such as space heating and water heating. The heat is often obtained from a cogeneration plant burning fossil fuels but increasingly biomass, although heat-only boiler stations, geothermal heating and central solar heating are also used, as well as nuclear power.

Durable Goods - those bought on an infrequent basis (e.g. clothes, furniture, electrical goods, DIY equipment).

Dwelling and Dwelling house - A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building for example.

Early Engagement - a very early stage for consultation and community involvement, when interested parties can comment on aspects of the local authority's spatial planning.

Ecological Statement / Assessment - Ecological statements and assessments allow suitably qualified people to monitor the current and changing conditions of any ecological resources on a site from which the importance, quantity and movement of those resources can be judged without bias. Usually it comprises a phase 1 habitat survey that maps an area under consideration based on the habitats present. It is a tool to inform on the need for further survey; as a baseline to record an area's current state; or to help in the impact assessment of a development. Such a survey improves the understanding about the structure and function of the biodiversity on a site in order that any such wildlife interest can be protected or enhanced. Such information allows any developments to be fully assessed prior to a planning decision being made.

Ecological networks - the joined up natural infrastructure of existing and future habitat needed to allow populations of species and habitats to survive in fluctuating conditions. A landscape that species can move through easily allows recolonisation of areas after disturbance events and can help prevent local extinctions. They generally link sites of biodiversity importance. In the long term as our climate change, well connected habitats offer opportunities for populations to move as conditions become more or less suitable.

Ecosystem Services –the many and varied benefits to humans provided by the natural environment and from healthy ecosystems. Such ecosystems include, for example, agroecosystems, forest ecosystems, grassland ecosystems and aquatic ecosystems all found within the District. The benefits people obtain from ecosystems include food, water, flood and disease control and recreation for example.

Employment Land - land used, with planning permission, or allocated in a development plan for employment uses.

Enabling Development – is development which enables the Council to secure a planning benefit which would not otherwise be immediately forthcoming.

Environmental Impact Assessment (EIA) – A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Environmental Net Gain – This is still being developed as a concept but is likely to come forward in the next decade(s). It follows the same ideas as biodiversity net gain but requires developers to deliver a wider range of environmental benefits over



and above the full environmental impact of the proposed development (e.g. Air, Water, flood risk management).

Equalities and Diversity - term used in the United Kingdom to define and champion equality, diversity and human rights as defining values of society. Equality is about ensuring everybody has an equal opportunity, and is not treated differently or discriminated against because of their characteristics. Diversity is about taking account of the differences between people and groups of people, and placing a positive value on those differences.

Evidence Base – is the information and data gathered by local authorities to justify the “soundness” of the policy approach, including physical, economic, and social characteristics of an area.

Exception Test – is used to ensure that any development permitted in flood risk areas is in exceptional circumstances only. It is in addition to the initial Sequential Test that accords with NPPF.

Flood plain - Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

Flood Risk Assessment – is an assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Frontage - the ground floor public front of a building usually facing onto a street or pedestrianised area.

Geographical Information Systems (GIS) – A computer software system to record, store, process, and analyse overlays of information linked to geographic areas.

Gloucestershire Clinical Commissioning Group (GCCG) - established as part of the major changes to the NHS. Clinical Commissioning Groups and is responsible for commissioning or buying health and care services including: Elective care; Rehabilitation; Urgent and emergency care; Most community health services; Mental health and learning disability services; and Primary care services.

Greenhouse Gas (GHG) - is a gas in an atmosphere that absorbs and emits radiation within the thermal infra-red range. This process is the fundamental cause of the greenhouse effect.

Green Infrastructure (GI) - is a network of high quality green spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors (sometimes referred to as blue infrastructure), allotments and private gardens.

Greenfield Land – is land (or a defined site) usually farmland, that has not previously been developed.

Ground Water Source Protection Zones – is an integral part of land surface zoning within the Environment Agency’s Policy and Practice for the Protection of Groundwater. Groundwater provides a third of our drinking water in England and Wales, and it also maintains the flow in many of our rivers. Groundwater sources include wells, boreholes and springs used for public drinking water supply. The zones show the risk of contamination from any activities that might cause pollution in the area and in general the closer the activity, the greater the risk.

Gypsies & Travellers - Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.

Gypsy & Traveller Accommodation Assessment (GTAA) – is a document that identifies the accommodation requirements of Gypsies and Travellers.

Habitat Regulations Assessment (HRA) – refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it. European Sites and European Offshore Marine Sites identified under these regulations are referred to as ‘habitats sites’ in the National Planning Policy Framework. All plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a habitat site, require consideration of whether the



plan or project is likely to have significant effects on that site. This consideration – typically referred to as the ‘Habitats Regulations Assessment screening’ – should take into account the potential effects both of the plan/project itself and in combination with other plans or projects.

Health Impact Assessment - a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population

Heritage Asset – a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)

High Hedges - High Hedges are dealt with under Part 8 of the Anti-Social Behaviour Act 2003. The role of the local authority is not to mediate or negotiate between the complainant and the hedge owner but to adjudicate on whether - in the words of the Act - the hedge is adversely affecting the complainant's reasonable enjoyment of their property. In doing so, the authority must take account of all relevant factors and must strike a balance between the competing interests of the complainant and hedge owner, as well as the interests of the wider community.

Highway - A publicly maintained road, together with footways and verges.

Historic Environment – All aspects of the environment that result from the interaction between people and places through time, including surviving physical remains of past human activity, whether visible, buried or submerged, and landscape and planted or managed flora

Housing Needs Survey or Housing Needs Assessment (HNA) – an assessment of housing needs in the local area. This plays a crucial role in underpinning the planning policies relating to affordable housing and housing location.

Independent Living - Stroud District Council's sheltered housing service has recently been renamed to reflect the fact that residents are leading increasingly independent lives, and many of them no longer want or need the type of service traditionally associated with sheltered accommodation.

Industrial symbiosis - the interaction and association between various companies and industries in which by-products and waste materials can form the raw materials and resources for other industry.

Infill Development – small scale development filling a gap within an otherwise built up frontage.

Infrastructure – the network of services to which it is usual for most buildings to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.

Key Employment Site – is a Stroud District Local Plan designation for sites that will be retained for B and E(g) Class Uses. (See also Use Classes Order).

Landscape Character Assessment - identifies areas with similar features or qualities, mapping and classifying them and describing their character. It is based on an understanding of landscape character and of the natural, historic and aesthetic factors that combine to create local distinctiveness.

Legal Agreement – see section 106 Agreements (s106).

Lifetime Accommodation - Accommodation that is designed to support the changing needs of individuals and families at different stages of life. It is about flexibility and adaptability to encourage a better living environment, with designs that work well for all people throughout their lifetime. Wherever we live – whether in ordinary housing or specialist housing – our homes have a powerful influence on our capacity to remain independent, socially involved and enjoy a good quality of life.

Listed Building – a building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings.

Local Development Order - allows local planning authorities to introduce local permitted development rights.

Local Enterprise Partnership (LEP) – A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Listing – Local listing is a non statutory process for identifying buildings, sites or monuments as ‘local heritage assets’. Whilst local listing provides no additional planning controls, the fact that an asset is on a local list means that its conservation



as a heritage asset with local significance is an objective of the NPPF and a material consideration when determining the outcome of a planning application.

Local Nature Partnership (LNP) – A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Nature Recovery Strategy (LNRS) – The Environment Bill will require a LNRS which will map the most valuable sites and habitats for wildlife in an area and identify where nature can be restored. Nature will be linked with spatial planning and it could see the creation of wildflower habitat for pollinators, green spaces for people or new woodlands and wetlands which are important for both healthy communities and to tackle climate change.

Local Nature Reserve – is an area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

Local Plan – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. The Plan is the starting point for considering whether planning applications should be approved.

Local Planning Authority (LPA) - is the local authority or council that is empowered by law to exercise statutory town and country planning functions for a particular area of the United Kingdom.

Local Strategic Partnership (LSP) – are partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single non-statutory, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.

Local Transport Plan (LTP) – is a five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.

Local Wildlife Site – a Gloucestershire wildlife habitat identified and designated as being of particular local interest or importance but is not of sufficient national merit to be declared as an SSSI.

Major Development – in respect of residential is 10 or more dwellings or a site area of 0.5 hectares or more. For other uses- the floorspace to be built is 1000 square metres or more, or where the site area is 1 hectare or more. This definition does not apply to development within an AONB.

Major Infrastructure Projects - major or 'nationally significant' infrastructure projects for energy, transport, water and waste.

Market Town - Small to medium-sized country towns that are rural service, social and economic centres to rural hinterlands. Most also hold or used to hold a regular market.

Masterplan - in broad terms, it describes how an area will be developed. Its scope can range from strategic planning at a regional scale to small scale groups of buildings. Commonly, it is a plan that describes and maps an overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and it is intended to provide a structured approach to creating a clear and consistent framework for development. Whereas a development plan sets out the scale and type of development, and the key characteristics of a locality, a masterplan is generally employed where there is a greater degree of certainty regarding the development of a specific site, and is linked to social and economic analysis and a delivery strategy. Although a masterplan may specify more detailed governing principles such as building heights, spaces, movement, landscape type and predominant uses, it does not necessarily preclude a degree of flexibility in designs within the plan.

Material Consideration - A matter relevant to planning that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Ministry of Housing, Communities and Local Government (MHCLG) - The Ministry of Housing, Communities and Local Government's (formerly the Department for Communities and Local Government) job is to create great places to live and work, and to give more power to local people to shape what happens in their area. MHCLG is a ministerial department, supported by 12 agencies and public bodies.

Mitigation Measures - any works or actions required to be carried out by developers to reduce the impact of the development on the surrounding environment or to



address particular environmental effects which would otherwise make that development unacceptable.

Mixed use (or mixed use development) - Provision of a mix of complementary uses, such as residential, community, certain employment uses and leisure uses, on a site or within a particular area.

Modal Shift - a change in the means of transport, for example from use of cars to public transport, particularly applied to all travellers within an area or those travelling to a specific type of facility or destination.

Monitoring – a regular collection and analysis of relevant information in order to assess the outcome and effectiveness of policies and proposals and to identify whether they need to be reviewed or altered.

National Planning Policy Framework (NPPF) - this sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

National Planning Practice Guidance (NPPG) – this adds further context to the National Planning Policy Framework and the two documents should be read together.

Nationally Significant Infrastructure Projects (NSIP) – are major infrastructure developments, such as proposals for power plants, large renewable energy projects, new airports and airport extensions, major road projects etc.

Natural Capital - the stock of natural resources which includes geology, soils, air, water and all living organisms. Some natural capital assets provide people with free goods and services, often called ecosystem services.

Nature Recovery Network - is a joined-up system of places important for wild plants and animals, on land and at sea. It allows plants, animals, seeds, nutrients and water to move from place to place and enables the natural world to adapt to change. It provides plants and animals with places to live, feed and breed.

Neighbourhood Plans - Parish councils can use neighbourhood planning powers to establish general planning policies for the development and use of land in a neighbourhood. Neighbourhood plans form part of the development plan.

Non-Conforming Uses - established industrial/commercial uses which cause a particular nuisance to neighbours (through either the activities undertaken or the amount or type of traffic generated).

Objectives and Indicators - Objectives are achievement goals, and indicators are measures that show whether or not objectives are being achieved. They can be used to help show whether planning policy is effective, or in helping to conduct a Sustainability Appraisal.

Open Space - All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building - dwelling as it was built, or as it existed on the 1st July 1948.

Park and Ride - a motorist leaving vehicles at a car park, typically at the edge of a town, and making the journey to the centre by a connecting bus or rail service. The term is also used for facilities to encourage this.

Passive Solar Energy - energy provided by a simple architectural design to capture and store the sun's heat. An example is a south facing window in a dwelling.

Permaculture - The development of agricultural ecosystems intended to be sustainable and self-sufficient.

Permitted Development – comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.

Phase 1 Habitat Survey - is designed to map an area under consideration based on the habitats present. In a Phase 1 habitat survey, habitats are assigned a type in accordance with guidance set down by the Joint Nature Conservation Committee (JNCC); primarily this refers to the landscape structure and vegetation present.

Phasing or Phased Development - The phasing of development into manageable parts. For example, an annual rate of housing release for a large development that may need to be controlled so as to avoid destabilising housing markets and causing low demand and/or seeking any housing is balanced with local employment opportunity and infrastructure provision in a timely manner.

Photovoltaic Cells - technological component of solar panels that capture energy from the sun and transform it into electricity for use in homes and businesses



Pitch / plot - area of land on a site / development generally home to one licensee household. Can be varying sizes and have varying caravan occupancy levels. Can also be referred to as a plot or yard, particularly in relation to Travelling Showpeople.

Plan-led system - The principle that the decisions upon planning applications should be made in accordance with the adopted development plan, unless there are other material considerations that may indicate otherwise.

Planning Condition - A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligations – A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Permission - Formal approval sought from a local planning authority allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or be sought in detail through full planning applications.

Place Making - capitalises on a local community's assets, inspiration, and potential, ultimately creating good public spaces that promote people's health, happiness, and wellbeing. Place making is both a process and a philosophy.

Playing Field - The whole of a site which encompasses at least one playing pitch as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Playing Pitch Strategy (PPS) - provides a robust audit and assessment evidence base of open space and sport and recreation areas set within a Green Infrastructure network, enabling a coherent strategy approach to policy and development. Its objectives are (i) Protect the existing open space network; (ii) Enhance and improve the accessibility and quality of existing provision; (iii) Provide new open space to expand the network strategically; (iv) Create multifunctional strategic hubs of open space; and (v) Work together to protect, deliver and effectively manage open space, green infrastructure, sport and recreation provision across the District. The Stroud PPS covers the sports of football, cricket, rugby and hockey and other sports making use of playing pitch areas such as lacrosse, softball, and associated facilities for tennis and bowls. Consideration is given to the provision of all facilities – both grass

and artificial grass- that allow these sports to be played, The PPS is one of a suite of reports covering Stroud District, as part of a wide assessment of Green Infrastructure, Open Space, Sport and Recreation within the District. The others are the Open Space and Green Infrastructure Study and the Indoor/Built Sports Facility Needs Assessment.

Pollution - Anything that adversely affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously Developed Land (PDL) – is defined as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings;
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Prior Approval - A procedure where permission is deemed granted if the local planning authority does not respond to the developer's application within a certain time. Often relating to telecommunication or agricultural developments.

Policies Map - an obligatory component of a local plan (formerly referred to as a Proposals Map) showing the location of proposals in the plan on an Ordnance Survey base map.

Protected Species - any species (of wildlife etc.) which, because of its rarity or threatened status is protected by statutory legislation.



Public Art - Permanent or temporary physical works of art visible to the general public, whether part of a building or free-standing. For example, sculpture, lighting effects, street furniture, paving, railings and signs.

Public Open Space (POS) - Space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).

Public Realm - any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.

Ramsar Sites - a term adopted following an international conference, held in 1971 in Ramsar in Iran, to identify wetland sites of international importance, especially as waterfowl habitat.

Registered Providers - independent housing organisations, including trusts, co-operatives and companies, registered under the Housing Act 1996.

Register of Historic Parks & Gardens - a non-statutory list of parks and gardens of special historic interest maintained by English Heritage.

Renewable Energy and Low Carbon Energy – Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Retail and Leisure Impact Assessment – an assessment which may be required in connection with retail and leisure development outside town centres assessing the impact on existing investment in the town centre or catchment area and the impact on town centre vitality and viability.

Regionally Important Geological & Geomorphological Sites (RIGS) - commonly referred to by their acronym RIGS are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology) in the United Kingdom. RIGS may be designated for their value to science, and to geological heritage in general, and may include cultural, educational, historical and aesthetic resources.

Rural Diversification - The expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities, for example new income generating enterprise like renewable energy, tourism and food processing).

Rural Exception Site - Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

SANG/Suitable Alternative Natural Greenspace – is the term given to green space that is of a quality and type suitable to be used as mitigation to a wildlife international site. Its role is to provide alternative open space to divert visitors from visiting a protected international site. SANG provides mitigation for the potential impact of residential development. The effectiveness will depend upon location and high quality design providing a more attractive space to users than the protected area(s) and of a kind that currently the protected area(s) provides.

Scheduled Ancient Monument – ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State.

Section 106 Agreements (s106) - allow a Local Planning Authority to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue (often to fund necessary improvements elsewhere).

Self build and Custom build - Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Semi-natural & natural green space - this type of open space includes woodlands, urban forestry, scrubland, grasslands (e.g. commons and meadows), wetlands, nature reserves and wastelands with a primary purpose of wildlife conservation and biodiversity within settlements. The approach is to provide easily accessible, natural



and semi-natural green space for communities which, as well as its intrinsic value for biodiversity, also provides a range of other ecosystem functions and benefits.

Sequential Approach/Test - a planning principle that seeks to identify, allocate or develop certain types or locations of land before others.

Sequential Test (Flooding) - a test carried out in accordance with NPPF to demonstrate that certain land is appropriate to develop as has less flood risk, after alternative sites have been ruled out.

Setting - The place or way in which something is set, for example the position or surroundings of a listed building.

Settlement Hierarchy - a settlement hierarchy ranks settlements according to their size, function and their range of services and facilities. When coupled with an understanding of the possible capacity for growth, this enables decisions to be taken about the most appropriate planning strategy for each settlement.

Shoreline Management Plan (SMP) - A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

Significance (for heritage policy) - The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Special Scientific Interest (SSSI) - site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status.

Soundness - to be considered sound, a Development Plan Document must be positively prepared, justified, effective and consistent with national policy.

Spatial Planning - brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function geographically.

Spatial Strategy - a 'spatial' vision and strategy specific to the area.

Strategic Assessment of Land Availability (SALA) – a District-wide assessment of land availability for housing, employment and community uses

Strategic Environmental Assessment (SEA) - a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use which have a significant effect on the environment.'

Strategic Flood Risk Assessment (SFRA) - provides information about flood risk throughout the area of the local planning authority (LPA), either individually or combined with neighbouring LPAs. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas. Stroud District has published level 1 and level 2 SFRA's.

Strategic Housing Market Assessment (SHMA) - an assessment of housing need and demand within a housing market area.

Strategic Road Network - The major road network is defined by the Department for Transport as the network of motorways, trunk roads and principal roads that serve the country's strategic transport needs. Motorways and trunk roads (nationally significant A-roads) managed by the Highways Agency make up approximately 20% of the national major road network. The remaining 80% of the major road network consists of principal roads—other A-roads managed by the local highway authority. For the purposes of this Local Plan we have accepted this definition which includes both major and principal roads.

Statement of Community Involvement (SCI) - sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions.

Supplementary Planning Document (SPD) - additional advice issued by the local planning authority to explain how policies will be implemented. It is a material consideration when adopted and is subject to community and stakeholder consultation. It must be linked to policies or proposals in the Local Plan but are not part of the development plan.

Supplementary Planning Guidance (SPG) - additional advice issued by the local planning authority to explain how policies will be implemented. Replaced by Supplementary Planning Documents (SPD).



Sustainability Appraisal (SA) - an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Development – is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

Sustainable Drainage System (SuDS) – efficient drainage system which seeks to minimise wastage of water including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

Sustainable Transport – are all forms of transport which minimise emissions of carbon dioxide and pollutants. It can refer to public transport, car sharing, walking and cycling as well as technology such as electric and hybrid cars and biodiesel.

Sustainable Transport Modes - Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Sustrans - is a charity which promotes sustainable transport. The charity is currently working on a number of practical projects to encourage people to walk, cycle and use public transport, to give people the choice of "travelling in ways that benefit their health and the environment.

Town Centre - Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport Assessment - A Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or re-development, with an agreed plan to mitigate any adverse consequences. The purpose of Transport Assessment is to provide enough information to understand how the proposed

development is likely to function in transport terms. Assessing the transport impacts in a systematic manner contributes towards understanding how more sustainable travel patterns might be achieved through changing travel behaviour. The preparation and detail of a Transport Assessment will vary depending on the location, scale and nature of the proposed development. Transport Assessment should, where appropriate, propose a package of measures designed to promote access to the site by walking, cycling and public transport, while reducing the role of car access as much as possible.

Transport Nodes - identified locations that provide greater integration of land uses with transportation requirements, particularly focusing on public transport networks.

Travel Plan – All developments which generate significant amounts of movement should be required to provide a Travel Plan. A Travel Plan is a strategy for managing multi-modal access to a site or development, focusing on promoting access by sustainable modes. The main objective of a travel plan is to reduce the number of single occupant car trips to a site. A successful travel plan will give anyone travelling to or from a business or organisation a choice of travel options and encourage them to use the more sustainable ones. Travel plans can be used to ensure that infrastructure and transport services (e.g. buses/minibuses) are provided as part of a development to ensure that the travel requirements of occupiers and visitors to a development can be met. Effective travel plans will include measures to restrain and manage parking on the site. The travel plan will include a set of agreed targets for the percentage of journeys to the site by car driver alone and details of action to be taken if the travel plan fails to achieve its aims and objectives. Travel plans benefit the community by helping to reduce traffic congestion and pollution for local residents. They can be used to help identify problems that are occurring (e.g. commuter parking taking place on residential streets) and include measures to address such problems. They benefit organisations by reducing the space that has to be allocated on site to car parking, encouraging healthier travel options for the workforce, widening the range of travel options available to the site and improving access to the site for a wider range of users.

Travelling Showpeople - members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their families or dependants more



localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

Tree Preservation Order (TPO) - statutory protection for individual trees, groups, areas or woodlands. Any works to preserved trees require the consent of the local planning authority.

Urban Design – understanding the relationship between different buildings; between buildings and the streets, squares, parks, waterways and other spaces which make up the public domain; the nature and quality of the public domain itself; the relationship of one part of a village, town or city with another part; and the pattern of movement and activity which is thereby established.

Urban Fringe - the boundary between built up areas and the open countryside.

Urban Regeneration – is a process for enhancing the quality of life in urban areas through improvements in the vitality and viability of its activities and the quality of its environment together with a reduction in the disparities between areas and groups within the urban community.

Use Classes Order – is a statute that groups uses into various categories and which specifically states that permission is not required to change from one use to another within the same class. Class A 1/2/3 are effectively replaced with the new Class E(a,b,c). A4/5 uses are not covered by the new Class E and become defined as ‘*Sui Generis*’. B1 Business is effectively replaced with the new Class E(g). Uses B2 and B8 remain valid. D1 is split out and replaced by the new Classes E(e-f) and F1. D2 is split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined ‘*Sui Generis*’ uses.

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)

- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes
- **F1 Learning and non-residential institutions** – Use (not including residential use) defined in 7 parts:
 - **F1(a)** Provision of education
 - **F1(b)** Display of works of art (otherwise than for sale or hire)
 - **F1(c)** Museums
 - **F1(d)** Public libraries or public reading rooms
 - **F1(e)** Public halls or exhibition halls
 - **F1(f)** Public worship or religious instruction (or in connection with such use)
 - **F1(g)** Law courts
- **F2 Local community** – Use as defined in 4 parts:
 - **F2(a)** Shops (mostly) selling essential goods, including food, where the shop’s premises do not exceed 280 square metres and there is no other such facility within 1000 metres
 - **F2(b)** Halls or meeting places for the principal use of the local community
 - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
 - **F2(d)** Indoor or outdoor swimming pools or skating rinks

‘*Sui generis*’ is a Latin term that, in this context, means ‘in a class of its own’. Certain uses are specifically defined and excluded from classification by legislation, and therefore become ‘*sui generis*’. These are:

- theatres
- amusement arcades/centres or funfairs



- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- ‘Alkali work’ (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – from 1 September 2020, previously Class A4
- drinking establishments with expanded food provision – from 1 September 2020, previously Class A4
- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – from 1 September 2020, previously Class A5
- venues for live music performance – newly defined as ‘Sui Generis’ use from 1 September 2020
- cinemas – from 1 September 2020, previously Class D2(a)
- concert halls – from 1 September 2020, previously Class D2(b)
- bingo halls – from 1 September 2020, previously Class D2(c)
- dance halls – from 1 September 2020, previously Class D2(d)

Other uses become ‘*sui generis*’ where they fall outside the defined limits of any other use class.

Viability - an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project. Essentially it is the ability to attract investment and business.

Vitality - in the context of planning, vitality refers to the capacity of a place to grow or develop its likeliness and level of economic activity.

Waste Hierarchy - A framework for securing a sustainable approach to waste management. Waste should be minimised wherever possible. If waste cannot be avoided, then it should be re-used; after this value recovered by recycling or composting; or waste to energy; and finally landfill disposal.

Water Framework Directive – is legislation that aims to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater.

Wildlife Corridor - Areas of habitat connecting wildlife populations.

Windfall Sites – Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Zero-carbon Home - Over a year, the net carbon emissions from all energy use in the home are zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.

Image credits and information

Front cover:

Credit: Martin Fry. View from Sesley Common.

1. Setting the scene

Page 4:

Ham Mill at Thrupp, one of many former historic industrial and sites within the Stroud valleys that are awaiting regeneration and redevelopment.

Page 8:

- [1] © Nick Turner. Stroud farmers market.
- [2] Frampton on Severn
- [3] The Severn estuary
- [4] Stroud town centre
- [5] © Countryside Agency / Jo Ward

Page 13: 40 Key Issues

- [1] *Credit: Assael Architecture.* This scheme for Ham Mill, Thrupp, was granted Planning Permission in 2017. Site section.
- [2] *Credit: Assael Architecture.* This scheme for Ham Mill, Thrupp, was granted Planning Permission in 2017. Street scene.
- [3] *Credit: Tomas Millar.* Architectural practice Millar Howard Workshop is one of many creative industries, particularly in the Stroud Valleys, now putting former industrial buildings to new use as modern work space.
- [4] Young people grow up and need homes too.
- [5] Wotton-Under-Edge, the town centre is a focus for the rural communities around it.
- [6] Residents have begun to move into new social rented and shared-ownership Council homes in Stroud this year. New homes have been built to replace old, poorly insulated concrete section houses.
- [7] New energy efficient homes being built in Leonard Stanley, to replace older concrete section Council homes.
- [8] Littlecombe (Dursley) in 2017.

Page 15: 40 Key Issues

- [9] Solar panels on a traditional stone roof.
- [10] Stonehouse railway station. Is there potential to improve links to Bristol, South Wales and the Midlands?
- [11] A new build home in Frampton-on-Severn. Modern oak framing techniques can be extremely energy efficient, whilst reflecting the architectural heritage of the Gloucester Vale.
- [12] Extracts from the Stroud Industrial Heritage Conservation Area character appraisal.
- [13] Westmorland Gloucester Services, designed by Glenn Howells Architects with AFL Architects, won several Royal Institute of British Architects (RIBA) awards in 2016.
- [14] Rural Suds Project: Stroud District Council is pioneering an approach to natural flood management in the River Frome catchment.
- [15] The Severn Estuary is subject to multiple national and international landscape and habitat designations. Impacts on the estuarine environment of leisure use and development need to be managed and mitigated.
- [16] © Nick Turner. Block Party at Stroud Fringe Festival. The District, and Stroud Town in particular, has a great deal of artistic and cultural capital.
- [17] Some of the Neighbourhood Development Plans (NDPs) adopted so far.
- [18] © Nick Turner.
- [19] Caring for the Commons 'til the Cows Come Home. The Rodborough Common Mitigation Strategy helps to deliver infrastructure and mitigation measures, funded through a charge levied on some new development within the Common's catchment area.
- [20] Rush Skate Park, Brimscombe Port.
- [21] The Cotswold Canals restoration project.

2. Making Places | the development strategy

Page 17:

View towards Painswick, "Queen of the Cotswolds"

Page 38: Economy and jobs

- [1] *Credit: Megan Crouse.* Millar Howard Workshop.
- [2] Littlecombe (Dursley) in 2017.
- [3] © Renishaw.
- [4] *Credit: SpaceHoppers Co-Working*
- [5] Discover Stroud District www.visitthecotswolds.org.uk

Page 39:

Aerial view of Oldends Lane, Bonds Mill and the Stroudwater Business Park, off the A419 at Stonehouse

Page 42: Our town centres

© Nick Turner. Stroud town centre

Page 44:

- [1] © Nick Turner. Dursley town centre.
- [2] Stonehouse town centre
- [3] Stroud Valley Artspace (SVA)
- [4] © Nick Turner. Stroud's night time economy.
- [5] © Nick Turner. Stroud's Farmers Market
- [6] © Nick Turner. Stroud's Farmers Market
- [7] © Nick Turner. Wotton-Under-Edge town centre.

Page 46:

© Nick Turner. Nailsworth town centre.

Page 48: Local green spaces and community facilities

- [1] Brimscombe Port, one of the Draft Plan's proposed site allocations



- [2] A restored section of The Stroudwater Navigation – part of the Cotswolds Canals project
- [3] Horsley Play Project, completed two years ago, was first dreamed up several years earlier by local parents. Working with the Parish Council, they secured funding from several sponsors to update facilities and re-landscape the space, so that it now caters for a wider age range, as well as providing enhanced habitats for wildlife.
- [4] *Credit: Rob Thorne.* Paragliders over Selsley Common.
- [5] *© Countryside Agency / Nick Turner.* Walkers on the Cotswold Way.
- [6] The cricket ground at Cam Everlands.

Page 60: Core policy CP5

Aerial view of development at Hunts Grove, a significant strategic growth location

Page 62: Core Policy CP6

© Nick Turner. Development on Ebley Road, viewed from Selsley Common

3. Making Places | Shaping the future

Page 63:

© Nick Turner. Picnic on Selsley Common. A view over the Severn Vale.

Page 65:

- [1] *© Nick Turner.* Saul Junction.
- [2] *© Nick Turner.* Bourne Mill, Brimscombe.
- [3] *© Nick Turner.* Cyclist on Stinchcombe Hill
- [4] *Credit: Martin Fry.* Cowslips on Selsley Common
- [5] *© Nick Turner.* Cotswold Way fingerpost.
- [6] *© Nick Turner.* Dursley town centre.
- [7] *© Nick Turner.* Stroud Fringe Festival

The Stroud Valleys

- The Shambles market in Stroud
- Dunkirk Mills, industrial heritage nestled in the Stroud valleys
- Victorian and Edwardian expansion in one of Stroud's suburbs
- Festival art, outside the Subscription Rooms
- Stroud Fringe Festival
- View over Brimscombe and Thrupp from Rodborough Common

Stonehouse cluster

- Red brick from the town's brick works gave Stonehouse a distinctive character
- New homes at Great Oldbury
- St Cyr's church on the Stroudwater Navigation
- Stonehouse is one of the District's major employment hubs
- Westfield Bridge, Eastington
- Cottages on the Stroudwater Canal at Ryeford, with the Cotswold Escarpment beyond

Cam & Dursley

- View of Cam
- Cam & Dursley station
- Dursley's historic market house
- Uley
- Typical Georgian windows in Dursley
- View towards Dursley from Uley Bury

Gloucester's rural fringe

- Timber frame is typical of the Gloucester vale vernacular
- Cricket in Upton St Leonards
- The architecture of Gloucester Services on the M5 is a striking but sympathetic addition to the local landscape
- Hunts Grove
- Apple orchards characterise Gloucester's rural hinterland
- *Credit: Christopher Hargraves.* Haresfield Beacon

Berkeley cluster

- High Street, Berkeley
- Sharpness Docks
- Purton Hulks, a fascinating ships 'graveyard' on the estuary foreshore
- Gloucestershire Science & Technology Park and Berkeley Green University Technical Collage form an exciting employment and education hub at the former nuclear power station site
- The Gloucester & Sharpness Canal
- Cottages at Slimbridge are typical of the local vernacular

The Severn Vale

- The estuary near Framilode
- Cottages on the Stroudwater Canal are typical of the local vernacular
- Saul Junction
- Timber frame and brick at Frampton-on-Severn

- House at Framilode Basin
- Aerial view of Frampton-on-Severn

Wotton cluster

- Timber frame at Wotton Under Edge
- New Mills at Kingswood is a significant local employer
- North Nibley
- The Tyndale Monument towers above the Cotswold escarpment at North Nibley
- A stone cottage with brick window arches in North Nibley
- *© Nick Turner.* Wotton-Under-Edge town centre

Cotswold cluster

- Bisley
- A mix of sash windows and wooden casements in a stone walled cottage
- Distinctive estate architecture in Miserden
- Cotswold horses
- Lichen and moss on a dry stone wall
- *Credit: Martin Fry.* View over Painswick

4. Homes and Communities

Page 222: modern houses picking drawing influences from industrial heritage at former railway land in Nailsworth

5. Economy and Infrastructure

Page 248: *© Nick Turner.* Dursley town centre.

6. Our Environment and Surroundings

Page 273: listed cottages in Sheepscombe undergoing conservation and renovation

7. Delivery and monitoring

Page 191: Lawnside in Nailsworth, under construction.

8. Appendices

Page 195: *© Nick Turner.* Wotton-Under-Edge town centre



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