



# Your district Your future

## Shaping the future of Stroud District: key issues discussion paper



What will be in the Core Strategy?  
How do we make sure it really  
meets the needs of the Stroud  
district and makes the most of the  
assets we have?  
This paper may help you tackle our  
'20 Questions' questionnaire.



# Key Issues Discussion Paper

## CORE STRATEGY CONSULTATION

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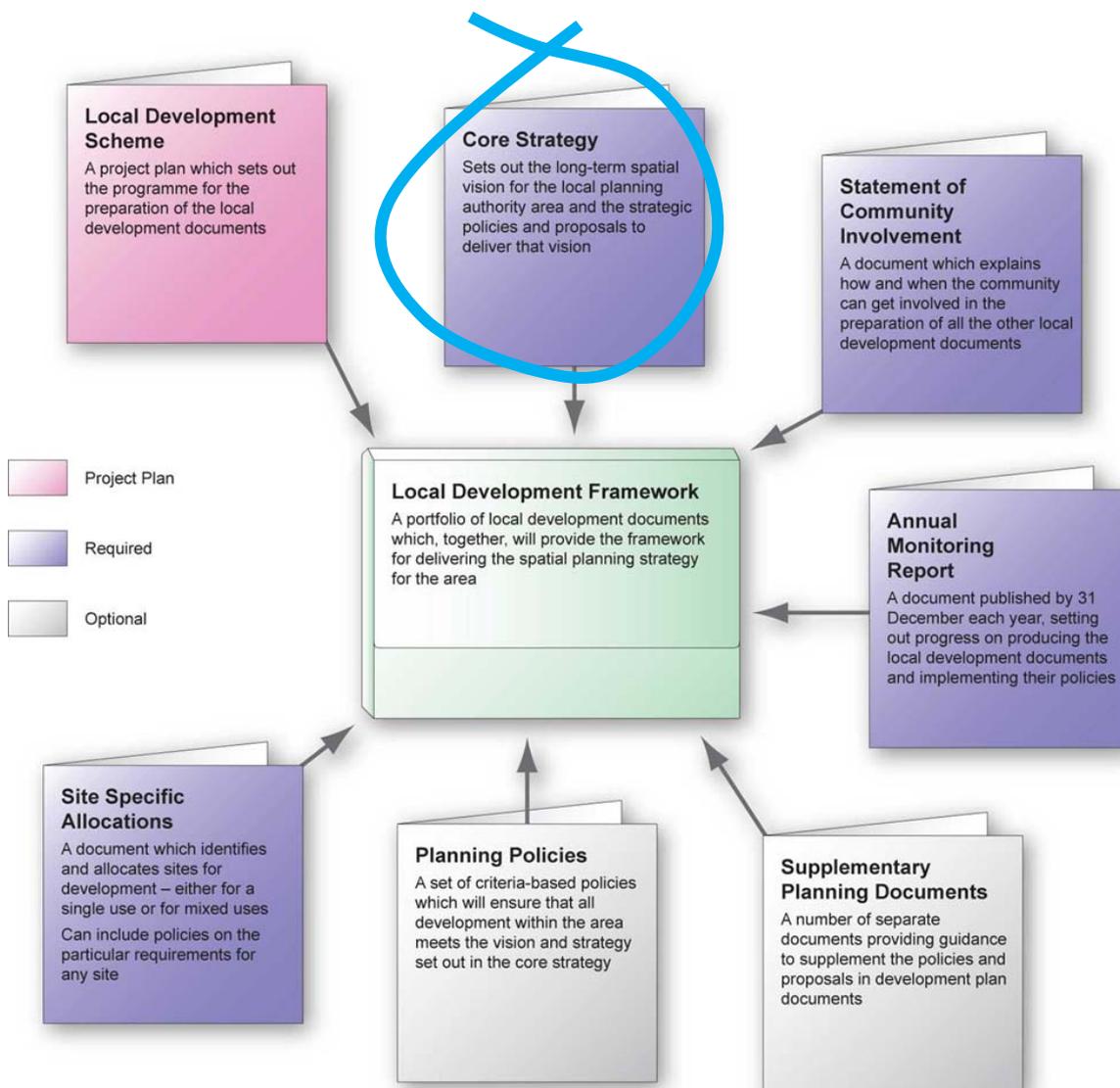
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## What is the Core Strategy?

Stroud District Council is in the early stages of drafting an important new planning framework for the District. Known as the Local Development Framework (LDF), this will eventually supersede the current Local Plan – but unlike the Local Plan, the Local Development Framework is made up of a portfolio of separate planning policy documents, which address different policy topics.

At the centre of this will be the Core Strategy: this is a broad-brush policy document, which will provide an overview of the District and how it should evolve up to 2026. The Core Strategy forms the basis of planning policy decisions for the District, and it will set the context for other more detailed planning policy documents in the future.



## What should be in the Core Strategy?

***So what will be in the Core Strategy? And how do we make sure it really meets the needs of the Stroud district and makes the most of the assets we have?***

The Core Strategy won't be finally adopted until 2011. The Council is still in the very early stages of producing the plan. We are asking for your help in identifying the major issues that are facing the District, and what our options might be for tackling them. We already have some ideas, but are we heading in the right direction? We want your views as residents, employers, land owners and investors in this District.

This discussion paper puts forward a selection of issues, which we think are likely to be at the forefront of planning for a thriving, sustainable and attractive District in the future. We think that these stir up some key questions, which we will need to consider over the coming year, to help the Council formulate effective and relevant planning policies in the Core Strategy and the rest of the Local Development Framework. This paper may help you fill out our '**20 Questions**' questionnaire, where you can tell us what you think:

- Are there other issues we should be looking into?
- What are the most important matters for the Core Strategy to focus on?
- What options do we have for addressing these issues?

Although the process is still in its early days and much has yet to be decided, we do know that the final Core Strategy is likely to be divided up into four broad topic areas:

### 1: Spatial Strategy

This part will paint a broad-brush picture of how much new development should take place across the district over the next 20 years and beyond, and (in very general terms) what should go where.

It will consider the distribution of various kinds of development around the District – setting out, for example, whether there should be an urban focus (e.g. around the Gloucester fringe, Stroud, Stonehouse, Cam & Dursley); whether development should be dispersed around rural settlements; or whether there should be a mixture of the two. It will establish broad principles about acceptable levels of development in the countryside, and may include the definition of settlement boundaries and a settlement hierarchy (main towns, rural service centres, other villages...). As part of this, we'll be looking at questions such as;

- Should there be a review of the defined settlement boundaries?
- Is the settlement hierarchy working well for the District?

## 2: Economy, Employment and Infrastructure

The Core Strategy should set out how the District's economy will be strengthened and supported. It will aid the delivery of required infrastructure and will encourage sustainable forms of transport.

This part of the plan could deal with topics like employment land, town centres and retail, the rural economy and tourism, road and traffic management, public transport and alternatives such as walking and cycling.

## 3: Homes and Sustainable Communities

A key aim for the Core Strategy will be to create sustainable communities – making sure that enough housing and facilities can be provided to meet the community's needs, and that they are located in the right places. It will consider how existing facilities can be protected and promoted.

Under this heading, the plan could cover themes such as housing (including appropriate densities, types, sizes and tenures), provision of affordable housing, provision and access to facilities and services, and how developer contributions could provide support.

## 4: Our Environment and Surroundings

The Core Strategy aims to protect and enhance the natural and built environment of Stroud District. It will also consider more global issues, like how development can help to combat the causes and effects of climate change.

Here, the Core Strategy might look at topics like landscape, cultural and built heritage, green space, design, renewable energy, flood risk, waste management and recycling.

This discussion paper introduces some of the issues and questions around **Economy, Employment and Infrastructure, Homes and Sustainable Communities**, and the District's **Environment and Surroundings**. We have identified a series of 19 Key Issues, which form the basis of the '20 Questions' questionnaire. These are explained in a bit more detail over the following pages, together with some key facts about the District today, which have been drawn from our evidence base.

## Producing the Core Strategy – what happens next?

The Core Strategy won't be finally adopted until 2011. The Council is still in the very early stages of producing the plan. Between now and April next year, there will be ongoing contact with the District's residents and businesses, as well as key stakeholders and interest groups, as we refine the various options, look at alternatives and develop a draft document, known as the "preferred strategy". The draft document will then be published to allow everyone to comment and, if necessary, suggest changes.

- In November this year, we will publish an "alternative strategies" document for consideration, and there will be 6 weeks of public consultation on it.
- In May next year (2010), we will publish a draft document (the "*preferred strategy*") and there will be 6 weeks of public consultation on it.
- In November 2010, the finalised draft will be submitted to the Secretary of State and there will be another 6 weeks of public consultation.
- There will be a Public Examination of the document in June 2011

## How can you get involved? Where can you find more information?

This paper provides background information, designed to be of help when filling out our questionnaire: **'20 Questions that will help to shape the future of Stroud District'**. The questionnaire looks at each of the discussion paper's 19 issues, together with some suggested options for addressing them. It's a simple survey: all you have to do is rate the various options, and tell us which of the issues you think are most or least important. You can also tell us if you think we have missed any significant issues or possible options.

The 20 questions will help the Council to decide what the Core Strategy will say about

- What gets built (and what is unlikely to get built)
- Where things should be built and how land should be used
- How new development should look and how it should function



We need any responses to the questionnaire to be submitted by **Friday 1<sup>st</sup> May**. If you have internet access, you can fill it out online – which will help us to save paper and save time [go to [www.stroud.gov.uk/core](http://www.stroud.gov.uk/core) and follow the links to our consultation portal]. If you use this facility, you can 'pause' part way through and come back to it if you don't want to do it all in one sitting.



If you don't have internet access, please phone 01453 754092 and we can send you a copy, together with a pre-paid envelope for returns. (Please see inside the front cover for contact details for all other Core Strategy matters).

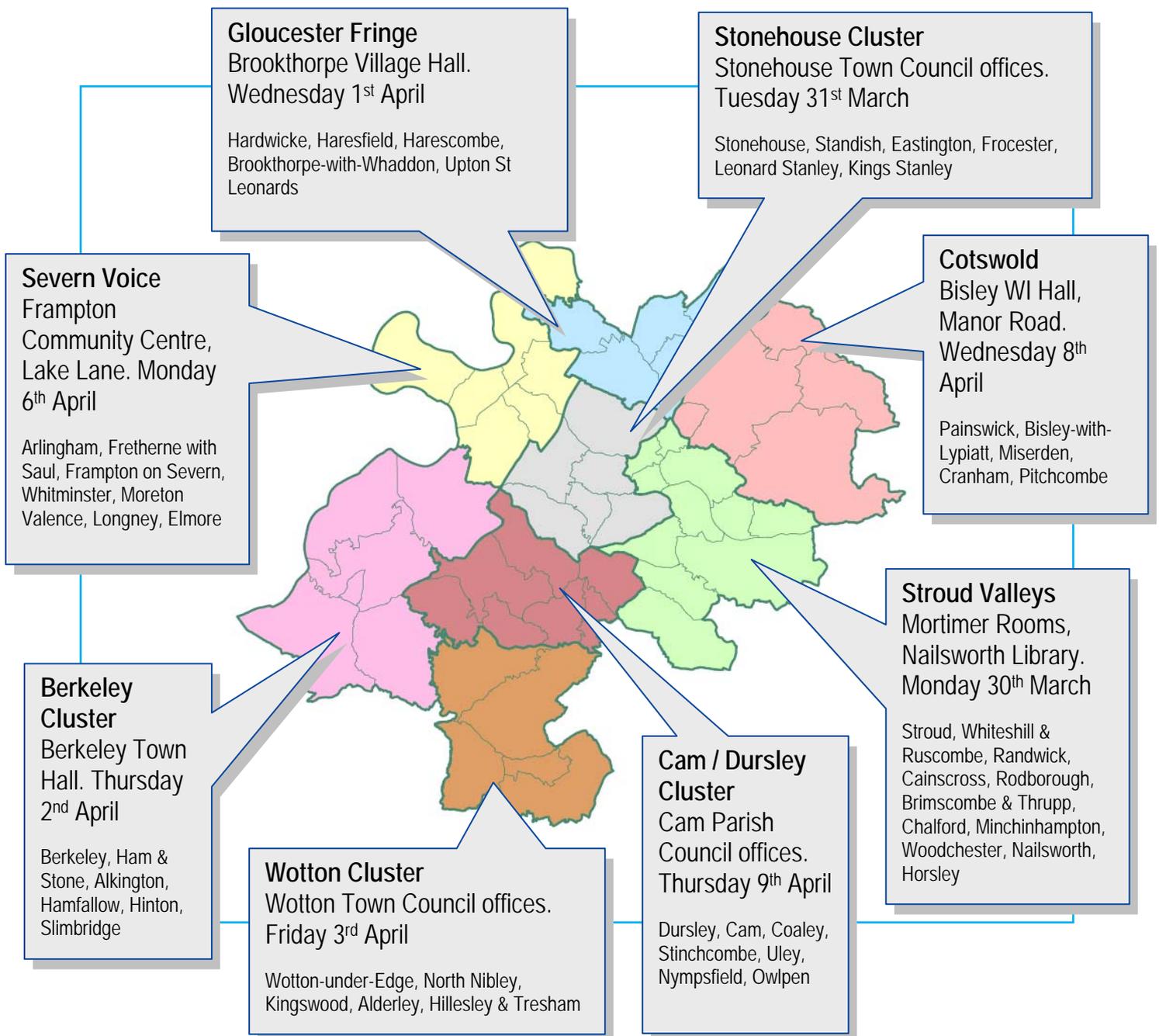
- Register your interest in the Core Strategy: contact us and give us your details, or make sure you have ticked the 'yes please' box at the end of the questionnaire. We can keep you updated and notify you of future rounds of consultation.
- If you want to know how we came up with these issues, there is information on our website about the Core Strategy's **evidence base**:



We have been collecting facts and figures and gathering opinions over a long period of time, and we will continue to do so over the next year. This is what is known as the "evidence base": its what helps us to identify the district's current and future needs, as well as obligations (like having to provide a certain number of new homes over a particular period).

- Come along to one of our **roadshows**. We are holding drop-in sessions and exhibitions around the district during late March and early April. You'll be able to chat to officers working on the Core Strategy and find out more about the issues affecting the district. Copies of all the documents we have published in connection with this consultation will be available to view or take away.

There will be an event in each of these parish clusters. You can come along to any one of these, but we are hoping that this grouping will help to build up a picture of the particular issues and options that most concern different parts of the district. You can drop in at any time between 1.30pm and 7.30pm. Doors shut at 8pm.



## Stroud District today

We have been drawing together facts and figures on a wide range of topics, to build up a picture of the district today and what its current and future needs may be. This 'snapshot' should help to put the key issues facing Stroud District between now and 2026 into context:

- Ours is a rural district with several market towns, each with their own distinct characteristics, assets and issues
- We have a high quality environment; this is a desirable place to live and work
- Our population is ageing; the population is generally affluent, but there are pockets of deprivation
- We have low levels of unemployment, but too few jobs available within the District itself – leading to high levels of out-commuting
- We have a significant shortage of affordable housing
- We have generally good educational standards and a well qualified resident workforce
- There are low levels of crime, but a disproportionate fear of crime
- Our CO<sub>2</sub> emissions are rising
- Public transport is limited across the District
- There is poor accessibility east to west through the District
- Significant growth is occurring along the M5 corridor (focused on Gloucester, Cheltenham and Bristol) – which impacts on Stroud District now and in the future

Several of these general points cut across a variety of different themes. Looking at the evidence base in a bit more detail, the following points help to show how this general picture of the district breaks down:

### Economy

1. Improved access is required to land and premises, particularly to the east of the District.
2. There are not enough jobs within the District to meet the needs of the resident workforce in quantity or skills.
3. The District needs to adapt to changes in economic structure whilst employing the attributes and skills of the workforce.
4. There are high levels of commuting out of and into the District but with a significant net outflow of workers.
5. Infrastructure for industry and commerce is poor – e.g. transport, broadband.
6. The high quality environment constrains the location of development that could generate employment.

## Climate Change (Energy)

7. The Government has set a target to reduce the UK's CO<sub>2</sub> emissions by 80% by 2050 and the district needs to mitigate against likely effects of "Peak Oil".
8. Retro-fitting older buildings to become more energy efficient is not always a viable option and does not produce the best results. This is further complicated by the potential impact that modifications could have on the district's high numbers of historic buildings and historic areas.
9. Too few workers in the construction industry currently have the necessary skills to deliver the carbon reduction agenda and there is a need for training / re-training in modern methods of energy-saving construction.
10. The District's current capacity for renewable and low-carbon energy generation is insufficient to effectively reduce carbon emissions. Increasing our capacity could impact on the district's high quality natural and built environment.
11. There are rising levels of fuel poverty due to rising energy costs.
12. There is a need to minimise the need to travel and transport goods, in order to reduce carbon emissions.

## Rural Issues

13. Affordable housing needs are heightened in rural areas and local home seekers find competing with socially mobile incomers difficult.
14. The district's ageing population is particularly acute in rural areas, where meeting the needs of an elderly population can be especially difficult. More young people than ever are leaving rural areas to seek work and affordable accommodation. This is leading to loss of skills and service users: the sustainability of our villages is declining.
15. Accessibility to jobs and services is more difficult in rural areas, leading to pockets of rural deprivation.
16. Over a prolonged period, changing agricultural technology has been leading to loss of rural jobs and skills.
17. The district faces a dilemma in supporting the need for farm diversification, as new uses often increase the need to travel.
18. Some modern farming practices can undermine environmental quality in ways that differ from traditional land management techniques; some have detrimental visual impacts upon the countryside / landscape.
19. There is increasing pressure for/interest in locally sourced food in the face of globalisation and the environmental impacts of transportation; large scale production could potentially have impacts on current landscape character and local ecology.

## Climate Change (Flooding)

20. With warmer winters and wetter summers there comes an increased risk of extreme weather conditions and flooding, bringing a need to adapt to and mitigate for such events.
21. The district has an abundance of rivers, streams and brooks, as well as the estuarine coastline. Natural watercourses need to be managed, to adapt to and mitigate flood risk.
22. Poor management of drainage systems, ditches, sewers and flood defences etc exacerbates flood risk and requires attention through a Surface Water Management Plan.
23. The location of key infrastructure needs to be flood resilient.
24. Buildings need to be designed to cope with potential flood events.

## Biodiversity

25. The district has a valuable diversity of habitats, which support a particularly diverse range of species. These need to be protected and enhanced, with the aim of strengthening their ability to cope with or adapt to future change (such as changes in land usage, or the gradual migration of species due to changing climatic conditions).
26. The introduction of alien species can spread disease and have a harmful effect on native species and ecosystems.
27. There are knowledge gaps about habitats and species on non-designated and un-protected sites in the district; this needs to be assembled as a complement to existing data, in order to provide a baseline against which future change can be measured.

## Demographics

28. Between 2007 and 2026, the district's population is predicted to rise by between 8.4% and 14.5% (increasing to a figure of between c.123,500 – 126,800). Stroud District needs to find ways to meet the needs of this growing population.
29. The population is also ageing dramatically and there is an increasingly 'dependant population' with differing needs to be met.
30. The district's average household size is decreasing, with a rise in 1 or 2 person households. This presents challenges in meeting the district's housing needs and achieving social cohesion.
31. There is a high level of car ownership in the district (only 16% of households do not have a car, compared to a 20% average in the South West and a 27% average across England). The district's car dependency puts those not owning or having access to a car at a disadvantage, particularly in rural or remote areas, and has significant implications for carbon reduction.

## Health

32. In this district, children's engagement in sports and physical activity is relatively low, below the national average. There is a need to encourage activity opportunities for all in the community.
33. The number of over-65's in this district expected to increase by over 50% by 2026. The district's rapidly ageing population means increasing pressure and changing demands on health care facilities and services.
34. There are increasing costs of getting health care in the face of ever increasing demand for services and rising costs of their provision.

## Open Space

35. Rising interest in and demand for alternative / 'fashion' sports and activities such as festivals and public performance; our public open spaces need to be adaptable and capable of accommodating multiple uses in accessible locations.
36. The district's landscape, particularly in heavily populated parts of the Stroud valleys, means that there are topographic challenges to the provision of large, flat playing surfaces for formal sports and activities. Suitable land is often at a premium and there are competing demands for developable housing / employment sites as well.
37. The need for new burial grounds / cemetery space is increasing in some communities.

## Housing

38. Current figures suggest that approximately 9000 new homes need to be provided across the district between 2006 and 2026. Whilst a significant number of those homes are already committed through planning permissions and existing land allocations, there remains a need to identify land for about 2000 new homes.
39. There is an acute lack of affordable housing in the district, and the problems associated with this shortage are heightened in rural areas.
40. There is a requirement to meet the needs of the gypsy and traveller community in the district.
41. The district's ageing population means that there are increasing demands for accommodation that will meet the particular needs of the elderly.
42. How can housing needs be met without compromising the high quality environment of the District?

## Heritage / Townscape / Landscape

43. Often the land most in demand for new development is also that at the heart of our environmental assets in the built environment (e.g. town centre conservation areas, the 'green edges' of towns and villages, and the industrial valley bottoms, which are rich in industrial heritage).
44. There is increasing pressure/desire for historic buildings to adapt to meet modern demands (e.g. climate change, new activities and uses). We need to find ways to achieve this without compromising the integrity of the historic asset.
45. Statistically, scheduled monuments are at greater risk of loss or damage in the AONB than those in national parks or other protected landscapes; the Cotswold AONB is a living, working landscape, which is subject to modern farming and interventions that can sometimes be damaging to archaeology and above-ground historic relics.
46. New building technologies, improving the sustainability of construction materials and 'greening' the way that buildings function will all inevitably impact on the appearance and composition of 'next generation' buildings in the district. We need to find ways to reconcile this with the traditional architectural character of our buildings, towns and villages, which is such an important part of the district's local distinctiveness and our high quality surroundings.
47. Over the past two or three decades, economic pressures, global markets and the spread of 'anywhere' standard design in many new developments has begun to water down our area's local distinctiveness. The effects are accelerating and we need to consider how the district's 'sense of place' should be maintained and enhanced.
48. The sloping topography and constrained valleys in parts of the district impacts on the design and function of buildings.

## Retail and Tourism

49. Our town centres perform relatively poorly in retail terms.
50. The district has a successful tourism industry, but underperforms considering the quality of our assets and the district's offer.
51. Changing shopping patterns (such as increased use of the internet and the growth of regional shopping centres which encourage greater consumer travel) are impacting on the viability and vitality of the district's retail offer and have implications for how our town centres grow and develop in the future.

## Culture

52. The Stroud area has attracted artists, writers and craftspeople for over a century and today we have an exceptionally rich creative arts scene, which 'punches above its weight' nationally and internationally.

53. Our 'green scene' and our creative arts scene have combined to give our district a unique cultural environment, which is one of the most distinctive qualities we have.
54. Are there adequate cultural facilities to meet local demands or the potential of tourism?

## Education

55. There is a need to modernise and expand facilities to meet modern demands

## Contaminated Land

56. A considerable degree of contaminated land in old industrial areas provides a constraint on development though costs of remediation

## Waste

57. Need to meet requirements for 'Reduce - Re-use – Recycle'

### **Evidence base:**

There is information on the Stroud District Council website about the Core Strategy's 'evidence base'. Some of the documents and sources that have helped to provide these points (including addresses for web-based reference material) can be found on the Local Development Framework pages, accessible via [www.stroud.gov.uk/core](http://www.stroud.gov.uk/core).

## Stroud District tomorrow

### A vision for the future

What do we want tomorrow's Stroud District to be like? It is important to have a vision of the kind of place we want to be living in, working in, or visiting in the future, so that clear objectives can be set for the policies and proposals that will help to shape that place. Imagine Stroud District in 2026:

### A Vision of Stroud District in 2026

Stroud District is located on the edge of the Cotswolds Area of Outstanding Natural Beauty, which overlooks the Severn Vale. We have a Vision that draws upon our special environmental, social and economic qualities.

Our District is living, modern and innovative. We have responded to climate change, reducing our CO2 emissions and adapting our lifestyles to live within our environmental limits.

Our District supports a network of market towns, well connected to their rural hinterlands. Each contributes to our sustainable and thriving local economy. We capitalise on our heritage, skills, and knowledge. We are adaptable and able to respond to changing needs and modern lifestyles.

We enjoy a high quality of life within our vibrant local communities. Our diverse communities have a strong sense of identity and local distinctiveness – from Wotton-under-Edge in the south, to Stroud Town in the centre and Upton St. Leonards in the north. They are all safe and secure places, where vulnerable people are supported.

Every day we see the richness, diversity and beauty of our District. We nurture our historic and cultural heritage, from our arts and crafts, through to the Cotswold Canals and our wool and cloth mills.

We would welcome you to live, work or visit us here. You can then understand and enjoy our District's strengths and qualities.

- You can tell us what you think about this vision in our **20 Questions** questionnaire. Does it reflect the kind of place you would like Stroud District to be in 2026 and beyond?

Over the following pages, we've set out a series of 19 broad issues. In various ways, they all relate to this vision. The 20 Questions questionnaire also includes a range of possible options for addressing each of the 19 issues.

- You can tell us what you think about the 19 key issues in our **20 Questions** questionnaire. Can you think of any other major issues that the Core Strategy should be considering?
- What do you think about the possible options suggested in the questionnaire? Do you have additional ideas?

## Key Issue 1: Improving the image of the District and its towns

- 1.1 Stroud District is a rural district with several market towns – each of which has its own distinct characteristics, assets and issues. The district is diverse and varied, but perhaps lacks either cohesiveness or an overall dominant focus. For visitors, people who don't know the district, and even for some residents, some of our towns have an image problem. Some places are perceived as 'a bit grotty', or 'whacky'. Some of the best bits are hidden away or scattered about and difficult to get at. These perceptions can be damaging – regardless of what the district and its towns actually have to offer. Improving the district's image, helping everyone to see what huge potential we have here, could attract investment, encourage high quality development and make the area even more competitive in business and tourism.
- 1.2 What kinds of things (good or bad) have you heard people say about our area? What kind of image do we actually want Stroud District (and its individual towns) to project? And how can new development help to reinforce this? Please tell us via the **20 Questions** questionnaire.

### Economy, employment and infrastructure

*What sort of image would encourage businesses to invest and expand here, and how can this complement our existing business and tourism bases?*

### Homes and sustainable communities

*How can we ensure that new housing development acts to positively enhance the district's image and distinctiveness, rather than degrading it or making it just like anywhere else?  
Can local facilities, services and community projects help to build a positive and exciting image of our district?*

### Our environment and surroundings

*How should new development be designed and built, so that it projects the right kind of image of our district?*

## Economy, employment and infrastructure

The Core Strategy should set out how the District's economy will be strengthened and supported. It will aid the delivery of required infrastructure and will encourage sustainable forms of transport. This part of the plan could deal with topics like employment land, town centres and retail, the rural economy and tourism, road and traffic management, public transport and alternatives such as walking and cycling.

The following key issues can be grouped under this heading:

- Providing for job opportunities across the district
- Achieving a better transport system to help reduce CO<sub>2</sub> emissions
- Improving the vitality and viability of our town centres
- Developing the tourism potential of the district
- Supporting and capitalising on the district's artistic and cultural assets

However, aspects of each will inevitably cross-link with issues that relate to 'homes and sustainable communities' and 'our environment and surroundings' as well.

### Key issue 2: Providing for job opportunities across the District

- 2.1 Although Stroud District has relatively low levels of unemployment, there are too few jobs within the district itself to meet the needs of the resident workforce. There are high levels of daily commuting out of and into the district, but overall there is a significant net outflow of people working in larger centres like Bristol, Gloucester, Cheltenham and Swindon. Building our employment base would boost our local economy and improve the sustainability of our communities. Reducing the need to commute by car would also help to reduce our CO<sub>2</sub> emissions. So where should we be building new premises for businesses, what should our existing employment land be used for, and what kinds of jobs should we be aiming to encourage?
- 2.2 Stroud District needs to adapt to changes in our economic structure; we need to be able to make the most of the attributes and skills of our workforce. On average, our population is well educated and we have a high proportion of professional and creative workers. Traditional industry and manufacture is declining, while changing agricultural technology has been leading to loss of rural jobs and skills, with some detrimental impacts upon the countryside and landscape. Farm diversification often provides rural jobs, but how should this be balanced against the potential extra traffic these businesses can generate?
- 2.3 A large proportion of the district's current protected employment land lies along the valley bottoms to the east, west and south of Stroud, where sites are constrained and transport and infrastructure are inconvenient for many traditional industries. This is a high quality environment, with many listed buildings and conservation areas, as well as the Cotswold Canals. Many of the district's historic mills are unsuited to modern industry, and some have fallen vacant – but should they be lost to employment-based uses altogether? How do we balance conflicting

demands on our previously developed (“brownfield”) land for both housing and employment sites? Contaminated land in old industrial areas costs a lot to clean up, which means developers often see high-value uses (like housing and retail) as a more profitable option. Many of our current employment sites are on low-lying land, close to rivers; some are already flood-prone and future climate change may increase the risk.

### **Economy, employment and infrastructure**

*Where should new business premises be built, and what kind?  
What sorts of jobs should we be aiming to encourage?*

### **Homes and sustainable communities**

*How do we balance the need for housing land and employment land?  
How can we live and work sustainably?*

### **Our environment and surroundings**

*What impact should climate change and our environment have on how we design and build?*

## **Key issue 3: Achieving a better transport system to help reduce CO<sub>2</sub> emissions**

- 3.1 Stroud District needs to improve its public transport and develop other alternatives, to enable people to use their cars less. The district has a relatively poor public transport system. At best, frequent bus services only run in Stroud urban area on a few main routes. Many communities have only a few services a day or, worse, only a few services a week. Such infrequent services do not serve the everyday needs of a large part of the population, although approximately 20% of the population do not have the use of a car and are reliant to some extent on bus services.
- 3.2 The high level of car ownership and car-reliance in the District has implications for carbon reduction; it also puts pressure on our existing roads and car parks and puts those that do not own or have access to a car at a disadvantage. Accessibility to jobs and services can be difficult in rural areas, leading to pockets of rural deprivation. Children’s engagement in physical activity – including walking or cycling to school – is relatively low in our district. Meanwhile, the average age of the district’s population is rising, and the transport needs of older people need to be addressed.
- 3.3 In terms of rail, there is little service provision for commuters to the larger centres. The Stroud urban area has no station serving it on the Birmingham to Bristol line. The services that do exist are largely based on inter-city connections. There are a number of disused railway halts and stations in the district that have the potential to meet some of the commuting demand and reduce the need to travel by car if they were re-opened. Should the Core Strategy seek to promote their re-opening?
- 3.4 Special cycle provision by way of tracks and trails in the district is limited. There are serious limitations to retro-fitting such facilities into an existing urban framework – both in terms of space and cost. Road conditions for cycling could be improved in a number of ways. For example, by dedicating more road space to cyclists, reducing traffic speeds and giving cyclists more priority

at junctions. Would this be preferable as a means of encouraging greater use of bikes and reducing carbon emissions?

- 3.5 How can we encourage people to leave their cars behind and use other forms of transport, especially for short trips to places of work, education and shopping?

#### **Economy, employment and infrastructure**

*Which alternative forms of transport should we be seeking to encourage, and what sort of new infrastructure is needed to accommodate it?*

*Where should employment land and new business premises be located, to take advantage of sustainable transport opportunities?*

#### **Homes and sustainable communities**

*Where should new homes be built, to take advantage of sustainable transport opportunities?*

*How can community facilities and local services support alternative forms of transport?*

#### **Our environment and surroundings**

*How can new transport infrastructure be accommodated without compromising the district's character, natural environment or built heritage?*

*How can our transport system take advantage of renewable energy sources?*

## **Key issue 4: Improving the vitality and viability of our town centres**

- 4.1 Stroud District is a rural district with several market towns – each of which has its own distinct characteristics, assets and issues. Stroud, the district's largest town, acts as a focus for the northern half of the district, while Dursley serves the south. The market towns of Nailsworth, Stonehouse, Wotton-under-Edge and Berkeley provide additional facilities, while Painswick, Minchinhampton and Cam also have some retail floorspace. All these centres provide services for a wider rural catchment.
- 4.2 As a generalisation, our town centres perform poorly in retail terms and there is a very limited night time economy. They serve relatively small, localised catchments and there is strong competition from centres outside the district (e.g. Cheltenham, Cirencester, Cribbs Causeway) for shopping, cultural and leisure activities. Town centre vitality and viability is also affected by our changing lifestyles and behaviours – such as the rise of internet shopping, car use and accessibility, or shifts in the numbers of people living or working within town centres.
- 4.3 On the positive side, our town centres do have some big assets: farmers markets have been local success stories, while the niche shopping and gourmet culture of Nailsworth in particular draws custom from a wide local and regional catchment. Several of our towns have 'Fair Trade' status and many shops and businesses are supportive of ethical trading and sustainable sourcing. Our town centres benefit from high concentrations of historic buildings (all the town centres are in conservation areas, with the exception of Stonehouse and Cam), which contributes greatly to the character and quality of the townscape; but equally, this can place restrictions on development, floorspace and capacity for change and growth.

### **Economy, employment and infrastructure**

*How do we ensure that facilities and services are accessible to those living in villages and rural areas?*

*Are business premises needed, and what kind? What sorts of jobs should we be aiming to encourage, if any?*

### **Homes and sustainable communities**

*Within and around town centres, is the resident population the right size and mix in order to support and sustain the services and facilities?*

### **Our environment and surroundings**

*How do we accommodate any necessary growth or provision of facilities, without compromising our town centres' character and important historic features?*

*How should we design, build and landscape any new development?*

## **Key issue 5: Developing the tourism potential of the District**

- 5.1 The Stroud district is fortunate enough to host several internationally known attractions such as the Rococo Gardens, Slimbridge Wildfowl and Wetlands Trust, and Berkeley Castle. The contrasting lowland landscape of the Severn vale and the quintessential Cotswold Hills, together with a vibrant schedule of artistic festivals and events within the district and surrounds, draw people to the area, which is well placed for visitors in terms of its proximity to airports and motorways.
- 5.2 To strengthen the Cotswolds brand, we work in partnership with other districts through the overarching Cotswolds and Forest of Dean Tourism organisation and up until 2011 have collectively adopted the destination selling point of "Britain's Rural Capital of Culture", to reflect the sheer range of individualistic and quirky cultural events such as Stroud's International Textile Festival and "Site" exhibitions coordinated by Stroud Valley Artspace.
- 5.3 We know we have some very good accommodation businesses, but are there enough and are they of consistent quality? Do we have the right mix of attractions and activities for all ages or do we need to expand to cover a plethora of markets or else choose a 'specialism' to focus on such as "arts and culture". Are the customer services and skills of the local community supportive of the tourism and leisure industry, and does Stroud portray a strong image as a destination in itself?

### **Economy, employment and infrastructure**

*What sorts of development are needed in order to support and boost the tourism industry?*

*How can 'green' tourism be encouraged, to reduce the impacts of carbon emissions?*

### **Homes and sustainable communities**

*Can facilities that serve the resident community be shared with and supported by visitors, to make them more viable?*

### **Our environment and surroundings**

*How should tourism co-exist with (and capitalise on) our built heritage?*

*How should tourism co-exist with (and capitalise on) our natural environment?*

## Key issue 6: Supporting and capitalising on the District's artistic and cultural assets

- 6.1 Arts and crafts are alive and thriving here – and not just confined to our award-winning “Museum in the Park”. Stroud and the wider district has attracted and inspired artists, craftspeople and writers for over a century. Historically, big names like Laurie Lee and William Morris have been linked with our area, while today we have an exciting and contemporary arts scene, with the likes of Damien Hirst, Cleo Mussi and the Pangolin foundry in residence. As well as local artists, leading international artists choose to show their work here, we have exciting attractions, galleries and exhibitions to visit, a variety of festivals and an innovative performance art scene, craft shops and potteries of real quality and some distinctive and unusual shops.
- 6.2 Additionally, Stroud's strong ‘Green Scene’ gave us Britain's first organic café and first Green mayor; our farmers markets are flourishing – including the multi-award-winning one in Stroud; several high profile locally-based businesses have specialised in green technology and renewable energy.
- 6.3 These ingredients have combined to give us a unique cultural environment, which is one of the most distinctive qualities we have. Our assets are an open secret: internationally renowned contemporary designer Jasper Conran has described Stroud as “the Covent Garden of the Cotswolds”. But how can we really maximise the potential of our artistic and cultural assets for the future? How do we continue to stand out from the crowd, as the rest of the country catches on and catches up with us?

### **Economy, employment and infrastructure**

*What kinds of business premises do we need and where should they go?*

*How do we ensure cultural facilities are adequate to meet local demands or tourism potential?*

### **Homes and sustainable communities**

*Should some form of public art form part of every development scheme?*

*How can the green technologies developed in the district be best utilised in new development?*

### **Our environment and surroundings**

*How can our arts and crafts heritage be best utilised, to further our tourism product and create a stimulating environment for everyone that lives, works or visits the district?*

## Homes and sustainable communities

A key aim for the Core Strategy will be to create sustainable communities – making sure that enough housing and facilities can be provided to meet the community’s needs, and that they are located in the right places. It will consider how existing facilities can be protected and promoted. Under this heading, the plan could cover themes such as housing (including appropriate densities, types, sizes and tenures), provision of affordable housing, provision and access to facilities and services, and how developer contributions could provide support.

The following key issues can be grouped under this heading:

- Meeting the district’s identified future housing needs
- Maintaining and improving the sustainability of our villages
- Meeting the needs of young people
- Meeting the needs of an increasingly elderly population
- Meeting the district’s need for sports facilities
- Achieving social inclusion and active communities

However, aspects of each will inevitably cross-link with issues that relate to ‘economy, employment and infrastructure’ and ‘our environment and surroundings’ as well.

### Key issue 7: Meeting the District’s identified future housing needs

- 7.1 We need to consider the quantity of new housing that needs to be provided and where it should go. But we also need to consider the types of homes that are built, and how the district’s existing housing stock is likely to be affected by future trends: how should we respond to pressure to extend or subdivide existing houses, or to build in large gardens? How can new or existing homes contribute to the reduction of CO<sub>2</sub> emissions?
- 7.2 Stroud District has a growing population and an obligation currently to provide 9100 new homes between 2006 and 2026, and to accommodate gypsy and traveller communities. Whilst a significant number of those homes are already committed through planning permissions and existing land allocations, there remains a need to identify land for about 2000 new homes. The district has a high quality environment and is an attractive place to live; many people live in the district and commute out of it to work. We have an acute lack of affordable housing, which is heightened in rural areas, where local home-seekers can find it difficult to compete with economically mobile incomers. Average household size is decreasing (more single people, couples and smaller families), while the population is also ageing and is increasingly ‘dependant’: so we have a growing need for accommodation that meets the needs of older people and smaller households. But we need to encourage mixed communities that are sustainable and full of life, that are not simply dormitories for commuters and that do not exclude particular social groups.

- 7.3 So where should new housing development be located to meet the needs of the District? How can we do this without compromising the district's high quality built and natural environment? Government advice suggests that housing development should be focused wherever possible on previously developed ("brownfield") land, rather than green field land; but even if brownfield sites were to be targeted first, there is only a limited supply of such land in the district and so use of some greenfield sites is probably inevitable. Moreover, contaminated land in old industrial areas provides a constraint on development because it costs a lot to clean up, and how do we balance the need for new housing with the need for development that generates jobs? Many of our district's brownfield sites are under-used employment sites rather than vacant and derelict. They supply a vital element of land and premises to accommodate employment uses. Many are on low-lying land, close to rivers; some are already flood-prone and future climate change may increase the risk. So should they be used for housing? – if so, where will we accommodate new businesses and employment-generating uses? And what about fulfilling the need for housing (particularly affordable housing) in small villages? Would this justify building on green field land? Should we be planning to disperse new homes around our towns and villages (which may increase car use and commuting) or should there be a more urban focus (around Stroud, Stonehouse, the Gloucester fringe, Cam & Dursley)?

#### **Economy, employment and infrastructure**

*How do we balance the need for housing land and employment land?  
How can we live and work sustainably?*

#### **Homes and sustainable communities**

*Where should new homes be built?  
What kind of homes should they be?*

#### **Our environment and surroundings**

*How do our housing needs affect the design and appearance of our buildings?  
What impact should climate change and our environment have on how we design and build?*

## **Key issue 8: Maintaining and improving the sustainability of our villages**

- 8.1 Villages are no longer the self-contained settlements they once were. The last twenty years have seen an acceleration of changing lifestyles in villages based on greater use of the car and decline of rural public transport, growth of supermarkets and regional shopping centres, the loss of local employment opportunities and displacement of indigenous people by socially mobile newcomers. Government policy has been largely urban focused, seeking development at major towns and market towns to act as hubs to wider areas and to adapt to global economics. An impact of this has been the loss of local services and facilities with young and old people being more adversely affected due to their reliance on others for transport. Poor accessibility to jobs and services leads to pockets of rural deprivation. Alongside this, there is a perceived loss of local character and distinctiveness in many villages where poorly designed "anywhere" housing design has been introduced. Yet, new housing can complement existing villages and provide new life to help rejuvenate declining facilities and services. Provided it is at a scale that integrates with existing development and is well-designed, it also has the ability to enhance village character and distinctiveness.

### **Economy, employment and infrastructure**

*How do we ensure that facilities and services are accessible to those living in villages and rural areas?*

*Are business premises needed, and what kind? What sorts of jobs should we be aiming to encourage, if any?*

### **Homes and sustainable communities**

*Is the resident population the right size and mix in order to support and sustain local services and facilities?*

### **Our environment and surroundings**

*How do we accommodate any necessary growth or provision of facilities within villages, without compromising their character, natural environment or any historic features?*

## **Key issue 9: Meeting the needs of young people**

- 9.1 Stroud District has an ageing population; numbers of children and young people under 20 are expected to rise only slightly between now and 2026. But we need to improve the provision of facilities for young children, teenagers and young adults in the district.
- 9.2 In rural areas, isolation and boredom can be an issue; facilities can be more difficult to access and declining numbers of children and young adults in the district's rural settlements means that there are fewer service users. Right across the district, children's engagement in sport and physical activity (including walking or cycling to school) is relatively low.

### **Economy, employment and infrastructure**

*How can the needs of young people and children help to generate employment in the district; how and where should this be accommodated?*

*What kinds of transport do young people need, and where should new infrastructure go?*

### **Homes and sustainable communities**

*What kinds of facilities should be provided as part of new housing developments?*

### **Our environment and surroundings**

*How should we design, build and landscape any new development, to take account of the needs of young people and children?*

## **Key issue 10: Meeting the needs of an increasingly elderly population**

- 10.1 Although Stroud district's population as a whole is growing, the number of people aged over 65 is rising fastest: between 2007 and 2026, the 65+ population is expected to increase by nearly 60% (from 20,200 to 32,400). Meanwhile, the number of adults of working age (20-64) is only expected to rise by 4.4% (from 63,700 to 66,400) and, within this bracket, the number of people

aged 30-50 may actually fall. That means that almost a third of the adult population in 2026 is likely to be over 65.

- 10.2 Although some over 65s may choose to or need to continue working, our district will have an increasingly dependent population, with differing needs to be met. This will present a long-term challenge to local service providers – in particular in fields of primary health and social care, housing services, public transport infrastructure and community safety. Accessibility to services and facilities is a particular problem for this district. Among over 65s, fuel poverty is a very real issue, as rising fuel costs dominate many household budgets.
- 10.3 For the many over 65s who continue to be economically and physically active, we need to ensure that the district provides accessible opportunities for leisure and work. This can be a particular problem in rural areas, and the steeply sloping topography in many parts of the district can also be an obstacle to accessibility.
- 10.4 As with any sector of the population, levels of affluence, physical and economic activity, independence, social and family support, isolation and vulnerability vary enormously. How can we ensure that Stroud district is a supportive and stimulating place for over 65s, whatever their needs may be?

#### **Economy, employment and infrastructure**

*How can the needs of over 65s help to generate employment in the district; how and where should this be accommodated?*

*What kinds of transport will meet the needs of elderly people, and where should new infrastructure go?*

#### **Homes and sustainable communities**

*What kinds of services, facilities, leisure and cultural opportunities do over 65s need?*

*Where should they be located, so that they are accessible and safe?*

#### **Our environment and surroundings**

*How should we design, build and landscape any new development, to take account of the needs of elderly people?*

### **Key issue 11: Meeting the district's need for sports facilities**

- 11.1 We need to ensure that there is adequate provision for the needs of the district's population. As well as conventional sports, this may include adapting to so-called 'adrenaline sports' and activities. The low levels of participation in sports and physical activity in this district is pretty typical of the rest of the country, but among the district's children and young people, physical activity is below average. We need to provide opportunities for development that will enable all kinds of people, with all kinds of needs and abilities, to take advantage of accessible, good quality sports facilities.
- 11.2 Our public open spaces need to be adaptable and capable of accommodating multiple uses in accessible locations. In terms of providing traditional large, flat playing surfaces for formal sports and activities, the district's landscape presents topographic challenges, particularly in heavily

populated parts of the Stroud valleys. Suitable land is often at a premium and there are competing demands for developable housing / employment sites as well.

### **Economy, employment and infrastructure**

*How do we balance the need for sports grounds with the need for developable employment land?*

*How do we ensure that facilities are accessible and what implications does this have for our transport infrastructure?*

### **Homes and sustainable communities**

*How do we balance the need for sports grounds with the need for developable housing land?*

*What kinds of facilities do we need?*

### **Our environment and surroundings**

*How should the way we design, build and landscape any new pitches and associated buildings be affected by our natural and/or historic environment?*

## **Key issue 12: Achieving social inclusion and active communities, where community initiatives are the norm**

- 12.1 Many people are excluded from activities and opportunities open to mainstream society. Those facing the most severe exclusion often live in areas experiencing multiple deprivation, and consequently suffer from inequalities surrounding issues such as health, housing, employment, education, crime, skills, and access to services. Whilst the district does not suffer widely from deprivation, there are pockets in our main towns and in rural areas where some people face additional challenges such as poor accessibility to jobs, services and facilities. Addressing these issues and assisting community planning can help to ensure that the district is cohesive. It is a place where people are able to be empowered and have a sense of belonging to where they live and to influence how services are delivered there. A sustainable community will offer a sense of community identity and belonging, tolerance, respect and engagement with people from different cultures, background and beliefs. Those living in, working in and visiting the community will exhibit friendly, co-operative and helpful behaviour.

### **Economy, employment and infrastructure**

*How do we ensure that community facilities are accessible and what implications does this have for our transport infrastructure?*

### **Homes and sustainable communities**

*Where should new housing developments and urban expansions be located and how should they be designed to encourage social inclusion and promote a sense of community identity?*

### **Our environment and surroundings**

*How can the planning system help to facilitate community projects and improve community facilities that will enhance and maintain our high quality natural and built environment?*

## Our environment and surroundings

The Core Strategy aims to protect and enhance the natural and built environment of the district. It will also consider more global issues, like how development can help to combat the causes and consequences of climate change. Here, the Core Strategy might look at topics like landscape, culture, built heritage, green space, design, energy provision and supply, flooding, waste management and recycling.

The following key issues can be grouped under this heading:

- Conserving and enhancing Stroud District's countryside and biodiversity
- Protecting and enhancing our historic environment
- Contributing to provision of renewable and low-carbon energy generation
- Minimising waste generation and increasing recycling
- Ensuring that the Cotswold Canals restoration plays a positive role
- Providing resilience to flood risk
- Meeting the district's need for open and green space

However, aspects of each will inevitably cross-link with issues that relate to 'economy, employment and infrastructure' and 'homes and sustainable communities' as well.

### Key issue 13: Conserving and enhancing Stroud District's countryside and biodiversity

- 13.1 The quality of Stroud District's landscape is exceptionally high, and its character is varied. Half the district falls within the Cotswold Area of Outstanding Natural Beauty, which is recognised as a nationally important landscape, while the Severn estuary and its foreshore is an internationally protected wetland and wildfowl habitat. Our area includes over 30 nationally and internationally protected wildlife sites, whose designations recognise their wider-than-local significance and biodiversity value. Together with the district's local nature reserves and identified key wildlife sites (of which there are over 200), these represent a diverse 'mosaic' of natural habitats.
- 13.2 The high quality environment is a great asset for the district, making it a very attractive place to live, work or visit. But it also places constraints on all kinds of development: where it should go, what it should look like, and how it impacts on the surroundings. How do we accommodate modern needs in this environment without changing its character or value? Do we promote conservation where some degree of change could be accepted rather than preservation with no change?
- 13.3 Changes in the way that land is used and managed (whether or not the land is actually built on) can impact on the character and quality of landscapes and ecosystems. Some agricultural practices, such as so-called Bio-crops, cannot be controlled by the planning system. Other issues, such as whether or not the district may need to make new land available for food growing, and the development of land for allotments, glass houses or permanent poly-tunnels can often be controlled through planning and can profoundly affect the character of the landscape and countryside, even in long-range views.

### **Economy, employment and infrastructure**

*Where do we put new development that relates to industry, business premises or infrastructure so that their impact on natural habitats and landscape character is acceptable?*

*How should tourism, rural industries and agriculture impact on landscape and biodiversity?*

### **Homes and sustainable communities**

*Where do we put new housing development or community facilities so that their impact on natural habitats and landscape character is acceptable?*

### **Our environment and surroundings**

*How should our natural environment affect the way we design, build and landscape any new development?*

## **Key issue 14: Protecting and enhancing our historic environment**

- 14.1 Stroud District's built heritage is a huge part of its character, identity and interest. We have nearly 5000 individual listed buildings or structures (many of which are homes and business premises), 41 conservation areas, 14 historic parks or gardens and many sites of archaeological interest.
- 14.2 The high quality environment is a great asset for the district, making it a very attractive place to live, work or visit. But it also places constraints on all kinds of development: where it should go, what it should look like, and how it impacts on the surroundings.
- 14.3 Often the land most under pressure for development is the very land that forms the heart of our historic environment: most of the district's town centres are conservation areas, where there also tend to be high concentrations of listed buildings; while the Cotswold Canals corridor and a large proportion of our current employment sites lie within the Stroud valleys' Industrial Heritage Conservation Area. Major new developments (e.g. housing estates, business parks) and even individual structures like wind turbines can have a massive impact on the character and appearance of historic areas. And how can historic buildings be adapted for new uses, activities or lifestyles, or to meet the demands of climate change, without compromising their integrity, character and historic interest? Should new structures such as wind turbines be accepted in our landscape, as part of the change to a low-carbon society?

### **Economy, employment and infrastructure**

*Where do we put new development that relates to industry, business premises or infrastructure so that their impact on the character, appearance and integrity of our historic built environment is acceptable?*

*How should tourism and business co-exist with (and capitalise on) our built heritage?*

### **Homes and sustainable communities**

*Where do we put new housing development or community facilities so that their impact on the character, appearance and integrity of our historic built environment is acceptable?*

### **Our environment and surroundings**

*How should our historic environment affect the way we design, build and landscape any new development?*

## Key issue 15: Contributing to the provision of renewable and low-carbon energy generation in the District

- 15.1 The Government has set a target to reduce the UK's CO<sub>2</sub> emissions by 80% by 2050. The district's ability to exploit renewable and low-carbon energy sources is a key part of this. Improving renewable energy generation (for both electricity and heat), together with improvements in the energy efficiency of our buildings, will also help the district to become more resilient to the impacts of future fuel costs and fuel scarcity (e.g. arising from 'Peak Oil' scenarios). Around 6% (2,700) of households in Stroud District are in fuel poverty. The pressure is on and mounting for our economy and communities to adapt to a low-carbon future. So, what kinds of opportunities could we accommodate? And where should associated development go?

### **Economy, employment and infrastructure**

*How can renewable energy generation help to create jobs and bring new business to the area?  
How can renewable energy generation be incorporated on employment land and in business premises?*

### **Homes and sustainable communities**

*How can domestic generation be incorporated into housing developments?  
Is there potential for community-based schemes?*

### **Our environment and surroundings**

*How do we accommodate any necessary development and infrastructure, without compromising the district's character, natural environment or built heritage?*

## Key issue 16: Minimising waste generation and increasing recycling

- 16.1 As a society we generate huge amounts of unnecessary waste. The Council already works in partnership with the County Council and other districts in the county to deliver a waste management strategy. This addresses the principals of 'Reduce - Re-use – Recycle'. The Council's waste recycling performance continues to steadily improve year on year; the collection of recyclable materials continues to increase annually and the total amount of waste being landfilled is decreasing in line with this Council's expectations. The Council's current waste recycling level stands at 26% (2nd quarter of 2008/09). Current recycling achievements are due to a combination of a well used 'Kerbside' recycling service and the existence of a supporting 'Bring' bank recycling scheme. So we are making progress. But how can the Core Strategy and the planning system help to make further improvements?

### **Economy, employment and infrastructure**

*How can developments in green technology, waste-disposal and the re-use of waste help to provide employment opportunities in the district?  
What sorts of infrastructure changes/improvements maybe necessary in order to support adaptations and advancements in the way that we handle and process our waste?*

### Homes and sustainable communities

*How can recycling be eased, and waste generation minimised, by the way that we plan new community facilities and housing developments?*

### Our environment and surroundings

*How can the way that buildings are designed or constructed help to minimise waste?*

## Key issue 17: Ensuring that the Cotswold Canals restoration plays a positive role in the District

- 17.1 The Council is committed to progressing the restoration of the historic Stroudwater Navigation and the Thames & Severn Canal, collectively known as the 'Cotswold Canals'. The line of the Cotswold Canals passes right across the district, from Saul in the west to Sapperton in the east. Stroud town and Brimscombe Port are crucial 'staging posts' along the route and the canals corridor includes some of the district's key employment land, although the canals have a predominantly rural character. Parts of the corridor are under intense development pressures, yet the canals have exceptional built heritage, landscape character and biodiversity value. How can we ensure that we make the most of the canal restoration and its regeneration potential, without 'slaying the goose that laid the golden egg'?

### Economy, employment and infrastructure

*How can the canals corridor contribute to improving transport infrastructure?*

*How should we best use existing employment land along the canals corridor?*

*What employment opportunities could the canal and associated development generate?*

### Homes and sustainable communities

*How should the canals contribute to providing accessible leisure and recreation opportunities for residents and visitors?*

*What quantities of housing are appropriate and necessary along the canals corridor?*

### Our environment and surroundings

*How should the exceptional built heritage, landscape character and biodiversity value of the Cotswold Canals corridor affect the location and design of new development?*

*How could the Cotswold Canals project help to secure and revitalise historic mills along the route?*

## Key issue 18: Providing resilience to flood risk

- 18.1 The Core Strategy will need to consider the levels of current and future flood risk, including the consequences of climate change. Specifically, rising sea levels, wetter winters and an increase in the number of severe weather events are likely to impact on our existing and future communities. We will need to consider where new development should go in order to minimise flood risk, and whether there is an acceptable level of risk for some types of development. Although rising sea-levels are difficult to predict, should we start planning what we'd do in the

event that land currently occupied by homes and businesses had to move because of high flood risk?

#### **Economy, employment and infrastructure**

*Where should new employment premises and key infrastructure be built, so that they are resilient to flooding?*

#### **Homes and sustainable communities**

*Where should new homes and community facilities be built?  
Is it ever acceptable to build new homes on floodplains and flood-prone land, and under what conditions?*

#### **Our environment and surroundings**

*How can buildings and spaces be designed so that development is flood-resilient and does not exacerbate flood risk?*

## **Key issue 19: Meeting the district's need for open and green space**

- 19.1 Open spaces are important to our well-being and quality of life; they contribute to the character and appearance of places, they enable us to get out and about and they can help to form or maintain a sense of community. Green open spaces can also be important natural habitats. We need to ensure that there is enough open and green space in our district's towns and villages, that it is of good quality and that it is accessible and useable for everyone.

#### **Economy, employment and infrastructure**

*How do we ensure that our open spaces are accessible and what implications does this have for our transport infrastructure?*

*How do we balance the need for open spaces with the need for developable employment land?*

#### **Homes and sustainable communities**

*How do we balance the need for open spaces with the need for developable housing land?*

*What kinds of uses could our open spaces be put to, and how should they best meet the needs of the community?*

#### **Our environment and surroundings**

*How should our historic environment affect the way we design and landscape our open spaces?*

*How should our natural environment affect the way we design and landscape our open spaces?*

## Glossary of terms associated with the Core Strategy and the Local Development Framework

**The Act:** the Planning and Compulsory Purchase Act 2004.

**Annual monitoring report (AMR):** part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.

**Area action plan:** used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of Development Plan Documents.

**Community strategy:** local authorities are required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental and economic well being of their areas. Through the Community Strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing Community Strategies may be passed to Local Strategic Partnerships, which include local authority representatives.

**Core strategy:** set out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document. Development plan: as set out in Section 38(6) of the Act, an authority's development plan consists of the relevant Regional Spatial Strategy (or the Spatial Development Strategy in London) and the Development Plan Documents contained within its Local Development Framework.

**Development plan documents (DPD):** spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of land, and Area Action Plans (where needed). Other Development Plan Documents, including generic Development Control Policies, can be produced. They will all be shown geographically on an adopted proposals map. Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.

**Issues and Options:** produced during the early production stage of the preparation of Development Plan Documents and may be issued for consultation to meet the requirements of Regulation 25.

**Local development document (LDD):** the collective term in the Act for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

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

**Local development framework (LDF):** the name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones.

**Local development scheme (LDS):** sets out the programme for preparing Local Development Documents. All authorities must submit a Scheme to the Secretary of State for approval within six months of commencement of the Act.

**Local strategic partnership (LSP):** 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):** 5-year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used to bid to Government for funding transport improvements.

**Minerals and waste development framework:** in two-tier areas, counties will be responsible for producing Minerals and Waste Development Frameworks and Schemes. The latter will be the equivalent of the Local Development Scheme.

**Preferred Strategy:** a consultation document produced as part of the preparation of Development Plan Documents, and issued for formal public participation as required by Regulation 26.

**Proposals map:** the adopted proposals map illustrates on a base map (reproduced from, or based upon a map base to a registered scale) all the policies contained in Development Plan Documents, together with any saved policies. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submission proposals map.

**Regional spatial strategy (RSS):** sets out the region's policies in relation to the development and use of land and forms part of the development plan for local planning authorities. Planning Policy Statement 11 'Regional Spatial Strategies' provides detailed guidance on the function and preparation of Regional Spatial Strategies.

**The Regulations:** Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) Regulations 2004.

**Saved policies or plans:** existing adopted development plans are saved for three years from the date of commencement of the Act. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval. The Local Development Scheme will explain the authority's approach to saved policies.

**Site specific allocations:** allocations of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.

**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. The statement of community involvement is not a development plan document but is subject to independent examination.

**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'.

**Supplementary planning documents (SPD):** provide supplementary information in respect of the policies in Development Plan Documents.

**Sustainability appraisal (SA):** tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all local development documents.

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