
Stroud District Local Plan:

Schedule of additional modifications [Minor Modifications]

November 2015

Schedule of additional modifications (“Minor Modifications”).

This schedule has been prepared to accompany the Report to Council that recommends the adoption of the Stroud District Local Plan.

In addition to the Main Modifications that have been widely consulted upon and have been recommended by the Inspector through the examination process, a small number of minor amendments to the text, illustrations and mapping of the Submission Draft Plan have been identified. The Council is able to make minor amendments to the Plan upon adoption, known as “Additional Modifications”¹, that are not within the scope of the examination.

Most of these additional modifications were provided to the Inspector, prior to the July consultation on further post-submission proposed changes, to enable him to assess whether they constituted “Main” or “Minor” Modifications*. The Inspector concurred that they did not constitute “Main Modifications” and so they were not included in the consultation at that time.

All the changes itemised in this schedule are minor amendments that do not modify the Plan’s policy intent or effect, nor the underlying strategy.

The necessary amendments fall into three main categories:

- i. to correct typographical or graphic errors, improve grammar/spelling, and improve comprehension and legibility
- ii. factual updates
- iii. consequential changes, arising directly from Main Modifications, to make the Plan internally consistent

The changes are listed in the order in which they appear in the Plan, and numbered “**AM 01**” (Additional Modification 01) to “**AM 31**”.

(The particular minor amendments that were previously reviewed by the Inspector are identified with an asterisk in column 1).*

¹ Examining Local Plans Procedural Practice, The Planning Inspectorate, December 2013 (3rd Edition v.2) (para 4.7 and 5.2)

Schedule of additional modifications (“Minor Modifications”)

Change number	Paragraph / Policy	Proposed Change
Chapter 1: Setting the Scene – why do we need a plan?		
AM 01	Paragraph 1.5 – 1.7	<p><u>Update:</u></p> <p>“The current last Stroud District Local Plan was adopted in 2005. Although many of the policies in this <u>the 2005</u> plan remain relevant today, the plan it only sought to identify development needs for the period to 2011.</p> <p>National policy, contained within the National Planning Policy Framework (NPPF), requires local plans to be kept up to date. There is now a requirement to plan for current and future development needs over at least a 15 year time horizon.</p> <p>Local Plans can be reviewed in whole or in part. The intention of this new Local Plan is to replace in one document the current adopted <u>2005</u> Local Plan. However, the planning system allows for further additional development plan documents to be prepared, if required, and when these are adopted they will become part of the Local Plan. The District Council does not, currently, envisage producing any further development plan documents, but this will be kept under review.”</p>
AM 02	Paragraph 1.16	<p><u>Update:</u></p> <p>“...a list of the evidence base is set out in an appendix and can be found on the Council’s website.”</p>
AM 03	After paragraph 1.30 Key issues	<p><u>Consequential change to be consistent with Inspector’s recommended main modifications:</u></p> <p>Update figures in Key issue 1:</p> <p>“Projections suggest that at least 9,500 <u>11,400</u> new homes need to be provided across the District between 2006 and 2031. Whilst a significant number of these homes are already built or committed through planning permissions, there remains a need to identify land for about 2,400 <u>3,600</u> new homes.”</p>
AM 04	After paragraph 1.30	<p><u>Consequential change to be consistent with Inspector’s recommended main modifications:</u></p>

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	Key issues	Update figures in Key issue 41: “Projections suggest a need to plan for around 6,200 between 6,800 and 12,500 net new jobs (2006-2031) and a need to provide about 37 58 ha of additional employment (B1-B8 land from 2012 2006 to 2031, based upon past take-up rates.”
AM 05*	After paragraph 1.30 Key issues	<u>Typographic error:</u> In sub-heading before Key issue 50: “Achieving a better transport system to help help reduce CO ₂ emissions.”
Chapter 2: Making Places: The Development Strategy		
AM 06	Paragraph 2.10	<u>Consequential change to be consistent with Inspector’s recommended main modifications:</u> Update figures in bullet points 2 and 3 (description of the development strategy): <ul style="list-style-type: none"> • “It supports the provision of 6,200 between 6,800 and 12,500 net jobs with new employment land allocations and support for further town centre and retail floorspace to meet needs up to 2031” • “It addresses the District’s housing need through the planned provision of at least 9,500 11,400 new homes up to 2031”
AM 07	Sub title before paragraph 2.21	<u>Consequential change to be consistent with Inspector’s recommended main modifications:</u> Update figure in sub-title: “The development strategy needs to establish just how and where at least 9,500 11,400 dwellings are to be located across the District by 2031”
AM 08	Supporting text for Core Policy CP1 Paragraph 2.64 – 2.65	<u>Update:</u> “ Following the publication of t The National Planning Policy Framework (NPPF), planning authorities with plans in preparation need to ensure that requires Local Plans are to be based upon and reflect the presumption in favour of

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		<p>sustainable development, with clear policies that will guide how the presumption should be applied locally.</p> <p>The Planning Inspectorate considers that this model wording will, if incorporated into a draft Local Plan submitted for examination, be an appropriate way of meeting this expectation.</p>
AM 09	Paragraph 2.69	<p><u>Consequential change to be consistent with Inspector’s recommended main modifications:</u></p> <p>“The strategy for delivering the residual requirement for the period 20132015-2031 is to concentrate...”</p>
Chapter 3: Making Places: Shaping the future of Stroud District		
AM 10*	Vision Diagram 1.0	<p><u>Mapping error:</u></p> <p>Amend map to remove the erroneous identification of Brimscombe as a “location for a new or expanding local centre” (pink circle with dark pink dashed outline)</p>
Chapter 3: Making Places: Shaping the future of the Stroud Valleys		
AM 11*	Vision Diagram 1.1	<p><u>Mapping error:</u></p> <ul style="list-style-type: none"> • Amend map and key to remove the erroneous identification of Brimscombe as a “location for a new or expanding local centre” (pink circle with dark pink dashed outline) • Amend key to remove Brimscombe from the list of “local service centres” and add Brimscombe to the list of “settlements with limited facilities”
Chapter 3: Making Places: Shaping the future of the Gloucester fringe		
AM 12*	Paragraph 3.39	<p><u>Grammar correction:</u></p> <p><u>Guiding Principles</u> for the Gloucester Fringe (2nd point):</p> <p>“2. The Gloucester fringe will continue to be a main focus for employment provision: to protect and enhance the employment “hub” at Hardwicke; and to strengthen links to strategic employment opportunities at Waterwells,</p>

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		Kingsway and other sites on the southern edge of Gloucester City.”
Chapter 3: Making Places: Shaping the future of the Berkeley cluster		
AM 13	Paragraph 3.48	<p><u>Terminology correction:</u></p> <p>“...The closure of BNFL Berkeley Nuclear Power Station has had an impact on local employment opportunities...”</p>
AM 14	Supporting text to Policy SA5: after 3.55	<p><u>Typographic correction:</u></p> <p>Further to MM 076, delete text to remove repetition:</p> <ul style="list-style-type: none"> • A management plan for protecting the natural environment (focussed on the interest features of the SAC/SPA/Ramsar site), particularly with regard to recreational pressure; • A non-breeding bird survey of the Sharpness Docks site in order to identify any parts of the site which currently constitute important habitat for the SPA/Ramsar site bird populations and set out any necessary mitigation; A management plan for protecting the natural environment (focussed on the interest features of the SAC/SPA/Ramsar site), particularly with regard to recreational pressure; • A non-breeding bird survey of the Sharpness Docks site in order to identify any parts of the site which currently constitute important habitat for the SPA/Ramsar site bird populations and set out any necessary mitigation;
Chapter 3: Making Places: Shaping the future of the Severn Vale		
AM 15*	Paragraph 3.60	<p><u>Spelling error:</u></p> <p>replace transversed with traversed</p>
Chapter 3: Making Places: Shaping the future of the Wotton cluster		
AM 16	Paragraph 3.68	<p><u>Typographic error</u></p> <p>“...but the town itself is still commercially active itself.”</p>

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Chapter 3: Making Places: Shaping the future of the Cotswold cluster		
AM 17*	Paragraph 3.75	<p><u>Factual update:</u></p> <p>Update the data used in Cotswold Cluster ‘<u>Where are we now</u>’?:</p> <p>“...There has certainly been a decline in village services in modern times and a common perception is that second homes and holiday homes are affecting rural communities’ vitality (although in fact numbers are not extraordinarily high, being only 0.27% <u>vacant and second homes account for over 8.7%</u> of the total households in these parishes according to the 2001 <u>2011</u> census, <u>around double the District average</u>) ...”</p> <p>“...Painswick and Pitchcombe have a high proportion of pensioner households: 37% and 38% of all their households, respectively (2001 census)...”</p> <p><u>“...A very high proportion (29%) of residents are retirement aged, while 42% of all households in these parishes are headed by people aged 65 and over (2011 census)....”</u></p>
Chapter 5: Homes and Communities		
AM 18	Paragraph 4.10 Supporting text for Core Policy CP8	<p><u>Factual update:</u></p> <p>“The Council is producing <u>has produced</u> a new Strategic Housing Market Assessment (SHMA) with adjoining Gloucestershire authorities, which will identify <u>identifies</u> the needs for market and affordable housing in the District for the Plan period.”</p>
AM 19*	Policy HC1	<p><u>Typographic error:</u></p> <p>First sentence of Policy HC1, replace “with” with “<u>will</u>”.</p>
AM 20*	Paragraph 4.55	<p><u>Grammar error:</u></p> <p>replace compliments with <u>complements</u></p>

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AM 21*	Paragraph 4.56	<p><u>Grammar/typographical error:</u> replace & with and</p>
AM 22	Paragraph 4.57 -4.58	<p><u>Legislative update:</u> "...Current Planning Circular 03/2005 advice establishes that, in terms of use class, live/work units are to be permitted under the principle of sui generis. It states: <i>'Live/work units are often purpose-built premises, or purposely converted into such units. They are clearly a mix of residential and business uses which cannot be classified under a single class within the Use Classes Order and would therefore be sui generis.'</i> Therefore a Any live/work proposal will need to be considered on its own merits, rather than as a residential or employment proposal..."</p>
Chapter 5: Economy and Infrastructure		
AM 23	After paragraph 5.3 SO3	<p><u>Consequential change to be consistent with Inspector's recommended main modifications:</u> Add EI2a (Former Berkeley Power Station) to the list of policies designed to help deliver SO2. Amend explanatory text to read: "...Meanwhile, EI2 and EI2a identify sites where the current employment potential and economic output could be boosted through targeted regeneration and mixed-use redevelopment..."</p>
AM 24	Paragraph 5.7	<p><u>Factual update:</u> Further amend first sentence (subsequent to MM 095) to read: "The Local Plan will seek to deliver new and improved transport infrastructure, maximising the use of potential links to rail, other public transport systems and the strategic road network (managed by both the Highways Agency England and the Local Highway Authority)."</p>

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AM 25*	SO4 Fig.7 (map)	<u>Factual update:</u> Amend “New M5 MSA due to be built” to “M5 Motorway Service Area (MSA)” on map and change key accordingly.
AM 26	Supporting text to Policy CP13. After paragraph 5.23	<u>Factual update:</u> Further amend this new paragraph (subsequent to MM 100) to read: “The Highways Agency England operates, maintains and improves the strategic road network in England. The Local Highway Authority (LHA) manages and maintains roads within Gloucestershire (outside the strategic road network) and provides public transport and promotes safe and sustainable travel. In addition the Highways Agency England and LHA considers, and provides advice, on the impact that development may have on the highway. The Council, in cooperation with both the Highways England Agency and Local Highway Authority, produced Transport Assessments in March & <u>and</u> November 2014 to accompany the Local Plan...”
Chapter 6: Our environment and surroundings		
AM 27	Policy CP15	<i>Further minor changes to Core Policy CP15 (subsequent to MM 117). Criteria 5 and 6 clarify the intention of the policy and make it internally consistent (in relation to points v and vi); minor changes to grammar and punctuation are also sought, to improve clarity and legibility:</i> "In order to protect the separate identity of settlements and the quality of the countryside (including its built and natural heritage), proposals outside identified settlement development limits will not be permitted except where these principles are complied with: 1. It is essential to the maintenance or enhancement of a sustainable farming or forestry enterprise within the District; and/or 2. It is essential to be located there in order to promote public enjoyment of the countryside and support the rural economy through employment, sport, leisure and tourism; and/or 3. It is a ‘rural exception site’ where development is appropriate, sustainable, affordable and meets an identified local need; and/or

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		<p>4. It is demonstrated that the proposal is enabling development to maintain a heritage asset of acknowledged importance-; <u>and/or</u></p> <p>5. <u>It is a replacement dwelling; and/or</u></p> <p>6. <u>It will involve essential community facilities.</u></p> <p>Where development accords with any of the four principles listed above, development will only be permitted in the countryside if:</p> <ul style="list-style-type: none"> i. it does not have an adverse impact on heritage assets and their setting; ii. it does not lead to excessive encroachment or expansion of development away from the original buildings; iii. It proposes <u>in the case of proposals</u> to re-use an existing building or buildings, where these are appropriately located and are capable and worthy of conversion. Any such conversion will involve a building that positively contributes to an established local character and sense of place. In the case of replacement buildings they must bring about environmental improvement; or iv. in the case of extensions to buildings, <u>it</u> does not result in inappropriate increases in the scale, form or footprint of the original building; or v. in the case of replacement dwellings, <u>the proposal</u> must bring about environmental improvements; and not result in inappropriate increases in the bulk, scale, form or footprint of the original building; or vi. in the case of new buildings for essential community facilities, they cannot be accommodated within the identified settlement development limits or through the re-use/replacement of an existing building."
Chapter 8: Appendices and maps		
AM 28*	Appendix 4: Glossary	<p>Add:</p> <p><u>Active travel – A concept of travel that includes only those forms of transport that require active use of the human body as a transport machine. Examples include walking and cycling, as these burn off energy in contrast to sedentary forms of travel, such as driving or getting the bus. People who already walk or use a bicycle as a primary mode of</u></p>

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		<u>transport may do so for environmental, health or practical reasons.</u>
AM 29*	Appendix 4: Glossary	Add: <u>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.</u>
AM 30*	Appendix 4: Glossary	Add: <u>Lifetime Communities – Planning to create liveable places for people of all ages and abilities during their lifetime. Those communities should offer everyone the best possible chance of health, well-being, social, economic and civic engagement regardless of age.</u>
AM 31	Appendix 4: Glossary	<u>Consequential change to be consistent with Inspector’s recommended main modifications:</u> Delete the following definition as it is no longer relevant to amended policy ES1: ZCNDB – Non residential or ‘non domestic’ buildings in the UK account for 17% of our carbon emissions. It is vital therefore that new non domestic buildings achieve high sustainability standards, and offer efficient, comfortable and healthy spaces for their occupants. The Government has therefore set a target that all new non-domestic buildings to be zero carbon.