

# Shaping the Heart of Stroud Neighbourhood Development Plan

## Briefing for Thematic Groups

This briefing covers:

1. Terms of reference
2. Responsibilities
3. Key deadlines
4. Issues to be addressed
5. Policy framework:
  - i. National Planning Policy Framework and National Planning Practice Guidance;
  - ii. Stroud Local Plan
6. Evidence sources
7. Useful Guidance

The briefing is set out in two parts:

Part 1 deals with items numbered 1-3 above and is general and applies to all of the Thematic Groups.

Part 2 deals with items numbered 4-6 above and should be read in the context of what is relevant to the particular area of interest of each Thematic Group. Where possible the relevant issues and policies and evidence are set out under a heading identifying the relevant Thematic Group.

For any queries as to the content please contact Leonora or Hugh

*Briefing prepared by Leonora Rozee with issues section by Hugh Barton  
3.10.14*

## CONTENTS

	<b>page</b>
Part 1	
1. Terms of reference	3
2. Responsibilities	3
3. Key deadlines	3
Part 2	
4. Issues to be addressed	5
5. Policy Framework	
National Planning Policy Framework (NPPF)	8
Planning Practice Guidance (NPPG)	11
Stroud Local Plan	12
6. Evidence sources	12
7. Useful Guidance	14

## **PART 1**

### **1. TERMS OF REFERENCE**

Thematic groups provide the framework for preparing the content of the Plan and it is important that they operate in a coherent manner and maintain a clear audit trail of activity.

Within that context Thematic Groups will determine their own ways of working within the following broad framework:

1. Each Group has a member of the Steering Group who will act as the link between the Thematic Group and the Steering Group and will report on progress to each Steering Group meeting.
2. Each group will identify a leader who will act as the point of contact for the Project Administrator (who works closely with the Chair of the SG with whom any conflicts or unresolved issues will be discussed and referred to the SG as necessary).
3. Each Group will prepare notes of meetings to be submitted to the Project Administrator within 7 days of any meeting of the group. The Project Administrator will circulate the notes to the Steering Group and to other Thematic Groups.
4. Any expenditure by the Thematic groups must be approved by the Project Administrator (who will liaise with Steve Hurrell who is responsible for the budget on behalf of the Town Council).
5. The Project Administrator will co-ordinate and help arrange meetings where necessary but will otherwise not act as the secretariat.

### **2. RESPONSIBILITIES**

Each group is responsible for:

- gathering evidence on the relevant theme/s from existing sources such as STC, SDC and elsewhere;
- assessing where there are gaps in the evidence and advising the Steering Group on how to fill those gaps;
- integrating, analysing and summarising community feedback;
- undertaking specific targeted surveys or interviews relevant to the issues, after consultation with Hugh Barton as advisor;
- identifying the key issues on the relevant theme/s to be addressed in the plan;
- developing and assessing options on the relevant theme/s for addressing the issues identified;
- drafting policies and proposals on the relevant theme/s for the plan.

### **3. KEY DEADLINES**

The first key deadline is a public event on **15th November** at the Subscription Rooms the aim of which is to validate the issues, vision and

objectives. Thematic Groups will be asked to prepare a summary report for it from the work done to date (analysing the issues and identifying workstreams for developing the evidence base) and to help the Steering Group to develop appropriate display material.

The next key deadline will be in February when there is likely to be a major event around policies and proposals.

The final key deadline will be April/May when the final consultation process will take place on the draft plan.

These deadlines related to the approve Project Plan.

## **Part 2**

Where possible this section sets out the information required in a way that is identifiable for each Thematic Group.

The policy section identifies the relevant paragraph of the NPPF and summarises the key policy but the full paragraph should be read prior to developing policies and proposals in the relevant thematic area.

The Planning Policy Guidance section provides the link to the relevant web address for that topic.

The Local plan policies are set out with the relevant link to the policy, a supplied by SDC. Further detail will be provided of the content and key matters which will need to be complied with.

Finally the evidence section provides links to relevant documents and as much information as is currently available. This will be updated as more information comes available.

Any questions on the policy sections should be addressed to Leonora.

#### **4. ISSUES TO BE ADDRESSED**

The following points have emerged from the planning policy context, various discussions and analysis of the situation in the town centre. They are not intended to be definitive or exhaustive, but to be used as triggers to group discussion about priorities, having regard as well to the issues which have been raised in the consultation process carried out over the month between 15<sup>th</sup> September and 13<sup>th</sup> October. Sources of information will vary.

#### **SITES GROUP**

- The Cheapside site and canal frontage
- Cheapside car park
- Empty site between Church car park and top of the High Street
- The Old Convent
- Merrywalks ground level car parks
- Small site at the corner of Ryleaze Road and Brickrow
- Rodborough Field – outside our territory, but dependent on access within it

#### **ECONOMIC GROUP**

- Current mix of retail, hospitality, workshop and office uses in the town centre
- Level of shop/office vacancy
- Footfall weekdays and Saturdays (problem of unbalanced use)
- Economic potential of canal and rail improvements
- Current economic-related proposals

#### **SOCIAL GROUP**

- Identifying all indoor spaces for cultural activities (including education, training, civic, artistic, faith and cultural events), and their level of use/underuse
- Current social composition of people living in the town centre, and the parish, cf. Stroud District
- Housing units available in the town centre, including upper storeys, and level of vacancy
- Current housing proposals

#### **ENVIRONMENTAL GROUP**

- Current levels of biodiversity and tree cover – including Frome Valley, canal corridor
- Maintenance regimes and current use of open spaces
- Views in and out of the town centre to/from the surrounding landscape
- Current proposals, e.g. for canal corridor

#### **AESTHETIC GROUP**

- Listed (and other valued) buildings, their status and condition
- Streets and spaces: current treatment, quality and maintenance
- Issues of noise and air pollution in the public realm
- Current proposals

## **MOVEMENT GROUP**

- Existing network of pedestrian routes, barriers to movement and cul-de-sac areas
- Unsafe or awkward pedestrian routes or road crossings
- Existing provision for cyclists, routes and their quality, and parking
- Existing bus routes and stops, frequencies and levels of use
- Existing traffic circulation pattern, parking provision, and level of use of car parks
- Current proposals

## 5. POLICY FRAMEWORK

This section sets out the key national and local policies that provide the starting point for the NDP – ie there is no need to repeat the policy in the NDP and the NDP policies and proposals must be not in conflict with these policies.

### **National Planning Policy Framework (NPPF)**

The NPPF was published in March 2012 and provides the Government policy framework for planning in England. The introduction to the framework states that “the purpose of planning is to help achieve sustainable development” and that “sustainable development is about change for the better”.

Under a specific neighbourhood Plans section towards the end of the NPPF the following is set out:

### *Neighbourhood plans*

*183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*

- set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

*184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

*185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation*

The framework is divided into 13 sections but the key areas for our NDP are:

## **ECONOMIC GROUP**

**Section 2 “Ensuring the vitality of town centres”:** Para 23 *“Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period”*

**Section 8 Promoting healthy communities:** Para 70 *“To deliver the social, recreational and cultural facilities and services the community needs: plan positively for the provision and use of shared space, community facilities*  
*•• guard against the unnecessary loss of valued facilities and services;*  
*•• ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community;*  
*•• ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

## **MOVEMENT GROUP**

**Section 4 “Promoting sustainable transport”:** Para 29 *“Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.”*

Para 40 *“Local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure, including appropriate provision for motorcycles. They should set appropriate parking charges that do not undermine the vitality of town centres.”*

Section 8 Promoting healthy communities: para 75 *“Planning policies should protect and enhance public rights of way and access.”*

## **SOCIAL GROUP**

**Section 5 “Delivering a wide choice of high quality homes”:** para 47 *“boost significantly the supply of housing”; “identify and update annually a supply of specific deliverable sites”;*

Para 50: *“deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities”*

Para 51: *“identify and bring back into residential use empty housing and buildings”*

**Section 8 Promoting healthy communities:** Para 69 *Planning policies .. should aim to achieve places which promote:*

- opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;*
- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.*

## **AESTHETICS GROUP**

**Section 7 “Requiring good design”:** Para 56 *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

Para 58 *“Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.”*

Para 60 *Planning policies .. should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness”.*

Para 61 *“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment”*

Para 67 *“Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority’s detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts”*

**Section 12 Conserving and enhancing the historic environment** Para 126 *“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.”*

## **COMMUNITY ENGAGEMENT GROUP**

**Section 8 Promoting healthy communities:** Para 69 *“The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. .. create a shared vision with communities of the residential environment and facilities they wish to see. .. aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning.”*

## **ENVIRONMENT GROUP**

**Section 8 Promoting healthy communities:** Para 76 *“Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.”*

**Section 10 Meeting the challenge of climate change:** Para 93 *“Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable*

*and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.”*  
Para 94 *“adopt proactive strategies to mitigate and adapt to climate change ..”*

**Section 11 Conserving and enhancing the natural environment** Para 109  
*“The planning system should contribute to and enhance the natural and local environment by: •• protecting and enhancing valued landscapes, geological conservation interests and soils; •• recognising the wider benefits of ecosystem services; •• minimising impacts on biodiversity and providing net gains in biodiversity where possible”*

Para 117 *“promote the preservation, restoration and re-creation of priority habitats, ecological networks”*

## **SITES GROUP**

**Section 10 Meeting the challenge of climate change:** Para 99 *“New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.”*

**Section 11 Conserving and enhancing the natural environment** Para 111  
*“Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.”*

Para 120 *“To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location.”*

## **PLANNING PRACTICE GUIDANCE**

Planning Practice Guidance is a web based resource launched by the Department of Communities and Local Government in March 2014. The guidance is regularly updated and only accessible on line at <http://planningguidance.planningportal.gov.uk>.

The guidance currently covers a wide range of topics which are added to from time to time. The following links are of potential relevance to our NDP

Advertisements:

<http://planningguidance.planningportal.gov.uk/blog/guidance/advertisements/>

Air quality <http://planningguidance.planningportal.gov.uk/blog/guidance/air-quality/>

Climate Change

<http://planningguidance.planningportal.gov.uk/blog/guidance/climate-change/>

Conserving and enhancing the historic environment

<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>

Design <http://planningguidance.planningportal.gov.uk/blog/guidance/design/>

Ensuring the vitality of towns

<http://planningguidance.planningportal.gov.uk/blog/guidance/ensuring-the-vitality-of-town-centres/>

Flood Risk <http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Health and wellbeing

<http://planningguidance.planningportal.gov.uk/blog/guidance/health-and-wellbeing/>

Housing and the economy

<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/>

<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

Natural Environment

<http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Open space etc

<http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/>

Renewable energy

<http://planningguidance.planningportal.gov.uk/blog/guidance/renewable-and-low-carbon-energy/>

Strategic environmental assessment etc

<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

Transport <http://planningguidance.planningportal.gov.uk/blog/guidance/travel-plans-transport-assessments-and-statements-in-decision-taking/>

Viability <http://planningguidance.planningportal.gov.uk/blog/guidance/viability-guidance/>

## **STROUD LOCAL PLAN**

SDC have sent a schedule of policies from the currently adopted LP and the emerging one which will be sent as an email attachment with this document.

The relevant links to the policies are contained in the email. This also contains links to relevant evidence and useful contacts

## **EVIDENCE SOURCES**

The following sets out a range of evidenced sources that have been brought to my attention or that I am aware of. Also attached is a schedule produce by

Camilla.

This is by no means a definitive list but a starting point for the TG work.

Maps – Hugh Barton has a set of Maps we can use obtained from SDC.

### **ECONOMIC GROUP**

Retails studies done for SDC in relation to recent supermarket applications:

[https://www.stroud.gov.uk/info/planning/retail\\_study.pdf](https://www.stroud.gov.uk/info/planning/retail_study.pdf)

[https://www.stroud.gov.uk/info/planning/retail\\_study\\_apendices.pdf](https://www.stroud.gov.uk/info/planning/retail_study_apendices.pdf)

[https://www.stroud.gov.uk/info/plan\\_strat/Stroud\\_Retail\\_Study.pdf](https://www.stroud.gov.uk/info/plan_strat/Stroud_Retail_Study.pdf)

University of Southampton Report July 2014

<http://thegreatbritishhighstreet.co.uk/pdf/GBHS-HighStreetReport.pdf>

SDC Market Town Studies 2003 – 2006

[http://www.stroud.gov.uk/docs/business/markettowns/market\\_towns.asp](http://www.stroud.gov.uk/docs/business/markettowns/market_towns.asp)

SDC are planning to commission some research on the future role of our various town centres in light of changing and future patterns of retail. Camilla sought an update on this in August and Barry Wyatt at SDC has advised that the work is yet to be commissioned.

### **MOVEMENT GROUP**

Kevin Cranston advises that a Walking and Transport Strategy was produced about 10 years ago (I assume this is a STC document but I have not followed this one up - LR).

### **ENVIRONMENT GROUP**

Stroud Valleys Project carried out a greenspaces survey and footpath survey of Stroud for Stroud Town Council a few years ago – copies at SVP and STC.

### **COMMUNITY ENGAGEMENT GROUP**

A was survey done by STC for people's comments on the town (2009)

<http://www.stroudtown.gov.uk/index.php/news/131-your-comments-our-responses>

### **ALL GROUPS**

The examination library for the Stroud District Plan can be accessed at

<http://www.stroud.gov.uk/docs/lp/library.asp>

Particularly relevant docs in this library are:

Stroud Public Realm Strategy **(CD/D5)**

Stroud Town Centres and Retailing Study **(CD/C1)** and its update Stroud

Town Centres and Retailing Study Review **(CD/C1)**

Stroud District Employment Land Study 2013 **(CD/C4)**

**SDC note that** In terms of consultation different stages of the local plan were

open to public consultation (**Local Plan documents prepared by the Council and subject to public consultation, CD/E1, CD/E2, CD/E3, CD/E4**) and although not specifically related to Stroud town of course cover the area and led to the development of the submission draft (**CD/A1**)

## **USEFUL GUIDANCE**

### **AESTHETICS GROUP**

Trees in hard landscaping – A Guide to Delivery available as free download from <http://www.tdag.org.uk>

Reimagining urban spaces – guide from DCLG

[http://www.rtpi.org.uk/media/11209/re-imagining\\_urban\\_spaces\\_to\\_help\\_revitalise\\_our\\_high\\_streets\\_clg\\_july\\_2012\\_rtpi\\_partner.pdf](http://www.rtpi.org.uk/media/11209/re-imagining_urban_spaces_to_help_revitalise_our_high_streets_clg_july_2012_rtpi_partner.pdf)

Ben Spencer has suggested that we should contact Philip Booth re Asset Mapping

### **ENVIRONMENT GROUP**

Cotswold District Council neighbourhood planning toolkit for local greenspace designation

<http://www.cotswold.gov.uk/residents/communities/neighbourhood-planning/introduction-to-neighbourhood-and-community-led-plans/#lgs>

### **ECONOMIC GROUP**

GFirst have developed a retail toolkit that might be worth looking at

[http://www.cotswoldtv.com/feature\\_player\\_fftv.php?id=1434](http://www.cotswoldtv.com/feature_player_fftv.php?id=1434)

### **SOCIAL GROUP**

Promoting healthy communities

[http://www.theguardian.com/housing-network/2014/sep/03/how-to-design-communities-promote-good-health?CMP=twl\\_qu](http://www.theguardian.com/housing-network/2014/sep/03/how-to-design-communities-promote-good-health?CMP=twl_qu)

Planning Policies identified by Stroud District Council as having relevance to the Stroud town centre neighbourhood development plan		
Adopted Local Plan 2005 <a href="http://www.stroud.gov.uk/info/localplan/2007/Combined.pdf">http://www.stroud.gov.uk/info/localplan/2007/Combined.pdf</a>	Stroud District Local Plan - Submission Draft December 2013 <a href="http://www.stroud.gov.uk/info/plan_strat/Submission_Draft.pdf">http://www.stroud.gov.uk/info/plan_strat/Submission_Draft.pdf</a>	Relevant Bodies
<b>General Policies:</b> GE1 – Effect on Nearby Occupants GE2 - Pollution GE5 – Highway Safety GE7 – Service Amenities and Infrastructure Requirements for Development	<b>Making Places: The Development Strategy</b> CP1 – Presumption in favour of sustainable development CP2 – Strategic Growth and development locations CP3 – Settlement Hierarchy CP4 – Place Making CP5 – Environmental development principles for strategic sites CP6 – Infrastructure and developer contributions	<b>Infrastructure Delivery Plan (including flood defences)</b> <a href="http://www.stroud.gov.uk/docs/planning/planning_strategy.asp#s=sectioncontent2&amp;p=BASE,infra">http://www.stroud.gov.uk/docs/planning/planning_strategy.asp#s=sectioncontent2&amp;p=BASE,infra</a>  <b>Strategic Flood Risk Assessments (Levels 1 and 2)</b> <a href="http://www.stroud.gov.uk/docs/planning/planning_strategy.asp#s=sectioncontent2&amp;p=BASE,environev">http://www.stroud.gov.uk/docs/planning/planning_strategy.asp#s=sectioncontent2&amp;p=BASE,environev</a>  <b>Sequential Testing Doc accompanying Local Plan (April 2014)</b> – justifications for specific allocations: <a href="http://www.stroud.gov.uk/docs/planning/planning_strategy.asp#s=sectioncontent2&amp;p=BASE,environev">http://www.stroud.gov.uk/docs/planning/planning_strategy.asp#s=sectioncontent2&amp;p=BASE,environev</a>
<b>Housing:</b> HN3 – Phasing Policy HN4 – Affordable Housing within Settlement Boundaries HN5 – Affordable Housing Mix and Retention HN7 – Loss of Existing Dwellings HN8 – New Residential Development within settlement boundaries HN9 – Residential Development on Upper Floors in Town Centres HN15 – Sub division of Existing Residential Properties HN16 – Extensions to residential properties HN17 – Creation of Annexes for Dependants	<b>Homes and Communities:</b> CP7 – Lifetime communities CP8 – New housing development CP9 – Affordable housing HC1 – Meeting small-scale housing need within defined settlements HC2 – Providing new homes above shops in our town centres HC3 – Strategic self-build housing provision HC6 – Residential sub-division of dwellings HC7 – Annexes for dependents or carers HC8 – Extensions to dwellings	

<p><b>Employment and Tourism:</b>  EM1 – Sites for Employment Development – Criteria for permission  EM3 – Key Employment Land  EM4 – Protection of Existing Employment Land  EM6 – Extension of employment uses within established sites  EM9 – Expansion of tourist facilities</p>	<p><b>Economy and Infrastructure:</b>  SA1 – SA1b Site Allocations: Cheapside  CP11 – New employment development  EI1 – Key Employment Sites: EK31 Fromeside Industrial Estate  EI2 – Regenerating existing employment sites: ER9 Lodgemore &amp; Fromehall Mills  EI3 – Small employment sites (outside identified employment areas)  EI6 – Protecting individual and village shops, public houses and other community uses  EI7 – Non retail uses in primary frontages  EI8 – Non retail uses in secondary frontages  EI9 – Floorspace thresholds for Impact Assessments  EI10 – Provision of new tourism opportunities  EI12 – Promoting transport choice and flexibility  EI13 – Protecting and extending our cycle routes  EI14 – Provision and protection of rail stations and halts  EI16 – Provision of public transport facilities</p>	<p><b>Stroud District Employment Land Study February 2013</b>  <a href="http://www.stroud.gov.uk/info/planning/Employment_Land_Study_Final_Report.pdf">http://www.stroud.gov.uk/info/planning/Employment_Land_Study_Final_Report.pdf</a></p> <p><b>Stroud Town Centres and Retailing Study July 2010</b>  <a href="http://www.stroud.gov.uk/info/planning/retail_study.pdf">http://www.stroud.gov.uk/info/planning/retail_study.pdf</a></p> <p><b>Stroud Retail Study Update 2013</b>  <a href="http://www.stroud.gov.uk/info/plan_strat/Stroud_Retail_Study.pdf">http://www.stroud.gov.uk/info/plan_strat/Stroud_Retail_Study.pdf</a></p>
<p><b>Town Centres and Retailing:</b>  SH1 – Development within the Primary Shopping Frontages of Stroud Town Centre  SH2 - Development within the Secondary Shopping Frontages of Stroud Town Centre  SH6 – Allocation of Land at Cheapside Wharf for Mixed Use Development  SH15 – Retention of Community Facilities  SH16 – Garden Centres</p>		
<p><b>Transport:</b>  TR1 – Transport Requirements  TR2 – Pedestrian Access and New Development  TR4 – Protection of Cycle Routes  TR6 – Home Zones  TR7 – Bus and Taxi Access  TR8 - Stroud Transport Interchange  TR9 – New Stations and Freight Facilities  TR10 – Protection of Existing Stations  TR12 – Vehicle Parking Standards</p>		

<p><b>Built Environment:</b>  BE5 – Development affecting Conservation Areas  BE6 – Unlisted Buildings in Conservation Areas  BE7 – Changes of Use in Conservation Areas  BE8 – Demolition of Listed Buildings  BE9 – Partial Demolition of Listed Buildings  BE10 – Alterations and Extensions to Listed Buildings  BE11 – Change of Use of Listed Buildings  BE12 - Development affecting the Setting of a Listed Building  BE14 – Protection of Archaeological Remains  BE18 - New and Replacement Shop Fronts  BE20 – Control of security grilles and Shutters</p>	<p><b>Our Environment and surroundings:</b>  CP14 – High Quality Sustainable Development  ES1 – Sustainable Construction and Energy Efficiency  ES2 – Renewable or low carbon energy generation  ES3 – Maintaining Quality of Life within our Environmental Limits  ES4 – Water resources, quality and flood risk  ES5 – Air Quality  ES6 – Providing for biodiversity and geodiversity  ES7 – Landscape Character  ES8 – Trees, hedgerows and woodlands  ES10 – Valuing our historic environment and assets</p>	
<p><b>Natural Environment:</b>  NE3 – Protection of Key Wildlife Sites  NE4 – Development affecting Protected Species  NE5 – Wildlife Corridor Protection  NE6 – Retention of Important Natural Features  NE7 – Protection of Water Based Habitats  NE8 – Protection of Cotswolds AONB  NE11 – Protection of trees and Woodlands</p>	<p>ES11 – Maintaining, restoring and regenerating the District’s Canals  ES12 – Better design of places  ES13 – Protection of existing open space  ES14 – Provision of semi-natural and natural green space with new residential development  ES15 – Provision of outdoor play space  ES16 – Public art contributions</p>	
<p><b>Recreation and Leisure:</b>  RL1 – Protection of Outdoor Playing Space  RL3 – Protection of Playing Fields  RL4 – Protection of Amenity Space  RL5 – Open Space Provision in Association with New Housing  RL8 – Development affecting the Canals</p>		

The following links may also be helpful to you:-

- Flooding and Flood Risk Matters – NPPF and Accompanying Technical Guidance, links to Flood Plain Maps which are regularly updated:

<http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

**Suggested contact details:**

Anita Bolton, Planning Technical Specialist  
Environment Agency, Riversmeet House, Newtown Industrial Estate, Northway Lane,  
Tewkesbury, Gloucestershire GL20 8JG  
Tel: 01684 864529

- Details of Key Wildlife Sites (local designation) referred to in both Plans, including the River Frome Key Wildlife Site which is currently under review:

[www.gcer.co.uk](http://www.gcer.co.uk)

**Suggested contact details:**

Rob Curtis, Biodiversity Information Officer,  
Gloucestershire Centre for Environmental Records, Conservation Centre, Robinswood Hill Country Park, Reservoir Road,  
Gloucester GL4 6SX  
Tel: 01452 389963