

Appendix 2

Core Policy CP1

Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole: or
2. Specific policies in that Framework indicate that development should be restricted.

Core Policy CP2

Strategic Growth and Development Locations

Stroud District will accommodate at least 11,400 additional dwellings, 950 additional care homes bedspaces (2013-31) and 58 hectares of additional employment land for the period 2006-2031.

Location	Employment	Housing
Hunts Grove Extension		750
Quedgeley East	13 ha	
North East Cam	12 ha	450
Sharpness	17 ha	300
Stroud Valleys	Intensification	450
West of Stonehouse	10 ha	1,350

Outside of strategic sites, development will take place in accordance with the settlement hierarchy set out in this Plan.

Housing development will take place within settlement development limits, B class employment development will take place within designated employment areas and retail development will take place in accordance with the Retail Hierarchy.

Limited development will take place outside of these designated areas and in accordance with other policies of the Plan.

Stroud District Council will give due consideration to the need to assist other local planning authorities in this housing market area in meeting their unmet objectively assessed development and infrastructure needs, including through an early review of this Local Plan, to ensure that any shortfalls that may arise in the delivery of housing and employment growth (as identified through the other authority's local plan process) are provided for in sustainable locations.

Core Policy CP3

Settlement Hierarchy

Proposals for new development should be located in accordance with the District's settlement hierarchy. This will ensure that development reduces the need to travel and promotes sustainable communities based on the services and facilities that are available in each settlement. The use of previously developed land and buildings will be encouraged.

Accessible Local Service Centres – First Tier

Cam and Dursley, Stonehouse, Stroud

These are the District's main towns. They are the primary focus for growth and development to safeguard and enhance their strategic roles as employment and service centres. They will continue to provide significant levels of jobs and homes, together with supporting community facilities and infrastructure to meet their economic potential in the most sustainable way.

Local Service Centres – Second Tier

Berkeley, Frampton on Severn, Hunts Grove (anticipated) Minchinhampton, Nailsworth, Wotton Under Edge

These market towns, large villages and planned urban extension have the ability to support sustainable patterns of living in the District because of their current levels of facilities, services and employment opportunities. They have the potential to provide for modest levels of jobs and homes in order to help sustain and, where necessary, enhance their services and facilities, promoting better levels of self containment and viable, sustainable communities.

Accessible Settlements with Limited Facilities – Third Tier

Amberley, Bisley, Brimscombe, Chalford, Coaley, Eastington, Hardwicke, Horsley, Kings Stanley, Kingswood, Leonard Stanley, Manor Village, Newton/Sharpness, North Nibley, North Woodchester, Oakridge Lynch, Painswick, Slimbridge, Uley, Upton St. Leonards, Whiteshill, Ruscombe, Whitminster

These villages possess a limited level of facilities and services that, together with improved local employment, provide the best opportunities outside the Local Service Centres for greater self containment. They will provide for lesser levels of development in order to safeguard their role and to provide through any Neighbourhood Plans some opportunities for growth and to deliver affordable housing.

Accessible Settlements with Minimal Facilities – Fourth Tier

Box, Brookthorpe, Bussage, Cambridge, Eastcombe, France Lynch, Middleyard, Newport, Nymphsfield, Randwick, Selsley, South Woodchester, Stinchcombe, Stone, Thrupp

Accessible Settlements with minimal facilities are defined as settlements with a very limited range of employment, services and facilities. Small villages have a low level of services and facilities and few employment opportunities. Development will be limited to that needed to help

meet the housing needs of settlements and to improve employment opportunities, services and facilities. As such there is some limited scope for development within these settlements, should this be required to meet specific needs identified by these communities in any Neighbourhood Plans.

Unclassified – Fifth Tier

Arlingham, Cranham, Haresfield, Hillesley, Longney, Saul, Sheepscombe

These remaining settlements have a lack of basic facilities to meet day to day requirements. However, there could be scope for very limited development, should this be required to meet a specific need identified by these communities in any Neighbourhood Plans.

Core Policy CP4

Place Making

All development proposals shall accord with the Mini-Visions and have regard to the Guiding Principles for that locality, as set out in this Plan and shall be informed by other relevant documents, such as any design statements adopted as Supplementary Planning Documents. Proposals will be expected to:

1. Integrate into the neighbourhood (taking account of connectivity, be located close to appropriate levels of facilities and services, reduce car dependency, improve transport choice, support local community services and facilities and meet local employment or housing requirements in terms of mix, tenure and type).
2. Place shape and protect or enhance a sense of place; (create a place with a locally-inspired or distinctive character – whether historic, traditional or contemporary – using appropriate materials, textures and colours, locally-distinctive architectural styles, working with the site topography, orientation and landscape features; as well as protecting or enhancing local biodiversity, the historic environment and any heritage assets).
3. Create safe streets, homes and workplaces (where buildings are positioned with landscaping to define and enhance streets and spaces, assist finding your way around with focal points or landmarks, provide permeability, reduce car domination of the street and reduce vehicle speeds, provide shared or social spaces on the streets (where appropriate), create safe well managed attractive public and private amenity spaces, and provide adequate external storage space for waste bins, recycling materials and bicycle storage).

Core Policy CP6

Infrastructure and Developer Contributions

The Council will work with partners to ensure that infrastructure will be in place at the right time to meet the needs of the District and to support the development strategy. This will be achieved by:

1. The preparation and regular review of the Infrastructure Delivery Plan (IDP) for the District that will set out the infrastructure to be provided by partners, including the public sector and utilities.
2. Securing contributions to all aspects of land use, infrastructure and services that may be affected by development, in accordance with the District Council's identified priorities and objectives for delivering sustainable communities.
3. The preparation of a Community Infrastructure Levy (CIL) charging schedule that sets out the level of developer contributions towards new or upgraded infrastructure to support the overall development strategy.
4. Negotiating appropriate planning obligations to mitigate any adverse impacts of proposed development – while avoiding duplication of payments made through CIL.

Where implementation of a development would create a need to provide additional or improved infrastructure and amenities, would have an impact on the existing standard of infrastructure provided, or would exacerbate an existing deficiency in their provision, the developer will be expected to make up that provision for those local communities affected. Where the developer is unable to make such provision, the Council will require the developer to make a proportionate contribution to the overall cost of such provision through a legal agreement and/or Community Infrastructure Levy.

Various types of contribution will be used, including the following:

1. In-kind contributions and financial payments.
2. Phased payments and one-off payments.
3. Maintenance payments.
4. Pooled contributions.
5. A combination of the above.

In determining the nature and scale of any provision, the Council will have regard to viability considerations and site specific circumstances.

Core Policy CP7

Lifetime Communities

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

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

Proposals will need to demonstrate how the factors below have informed the development proposal:

- A. Lifetime accommodation.
- B. Contribution to meeting the needs of those with an existing long standing family, educational or employment connection to the area.

Core Policy CP8

New Housing Development

New housing development must be well designed to address local housing needs, incorporating a range of different types, tenures and sizes of housing, to create mixed communities. New developments should take account of the District's housing needs, as set out in the Strategic Housing Market Assessment.

Residential development proposals will need to:

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

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

Core Policy CP9

Affordable Housing

There is an overall unadjusted need for affordable housing of 446 dwellings per annum.

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

All residential proposals of at least four dwellings (net) or capable of providing 4 dwellings (net) covering a net site area of at least 0.16 ha will provide at least 30% of the net units proposed as affordable dwellings, where viable.

On sites capable of providing less than four dwellings (net) a financial contribution to affordable housing of at least 20% of total development value will be expected (where viable) and will usually be secured through a s.106 agreement or any equivalent future legal mechanism.

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

Core Policy CP14

High Quality Sustainable Development

High quality development, which protects, conserves and enhances the built and natural environment, will be supported. Development will be supported where it achieves the following:

1. Sustainable construction techniques, including facilities for the recycling of water and waste, measures to minimise energy use and maximise renewable energy production.
2. No unacceptable levels of air, noise, water, light or soil pollution or exposure to unacceptable risk from existing or potential sources of pollution. Improvements to soil and water quality will be sought through the remediation of land contamination, the provision of SuDS and the inclusion of measures to help waterbodies to meet good ecological status.
3. Adequate water supply, foul drainage and sewage capacity to serve the development and satisfactory provision of other utilities, transport and community infrastructure.
4. No increased risk of flooding on or off site, and inclusion of measures to reduce the causes and impacts of flooding as a consequence of that development.
5. An appropriate design and appearance, which is respectful of the surroundings, including the local topography, built environment and heritage.
6. Re-use of previously developed land and/or the adaptation of existing buildings that make a positive contribution to the character of the site and surroundings, unless demonstrably unviable.
7. No unacceptable adverse affect on the amenities of neighbouring occupants.
8. Contribute to the retention and enhancement of important landscape & geological features, biodiversity interests (including trees, hedgerows and other natural features).
9. Contribute to a sense of place both in the buildings and spaces themselves and in the way in which they integrate with their surroundings including appropriate landscaping, biodiversity enhancement, open space and amenity space.
10. A design and layout that aims to assist crime prevention and community safety, without compromising other design principles.
11. Efficiency in terms of land use, achieving higher development densities in locations that are more accessible by public transport and other non-car modes and where higher densities are compatible with the character of the area and the setting of the development.
12. It is not prejudicial to the development of a larger area in a comprehensive manner.

13. Safe, convenient and attractive accesses on foot and by cycle and suitable connections with existing footways, bridleway, cycleways, local facilities and public transport.
14. It is a location that is near to essential services and good transport links to services by means other than motor car.

Major development should contribute to the provision for allotments and/or community gardens where there is an identified need.

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements and relevant technical reports. It is important that the applicant provides clear and informative plans, elevations and street scenes and, where required, Masterplans, Development Briefs, Concept Statements and Design Codes to show how these criteria have been taken into account where necessary.

Delivery Policy HC1

Meeting Small-Scale Housing Need within Defined Settlements

Within defined settlement development limits, permission will be granted for residential development or redevelopment, providing all the following criteria are met:

1. the proposed housing is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located and the density proposed is at as high a level as is acceptable, in terms of townscape, street scene and amenity;
2. where appropriate, schemes should include a variety of dwelling types and sizes, which meet identified local needs;
3. on edge of settlement sites, the proposal would not appear as an intrusion into the countryside and would retain a sense of transition between the open countryside and the existing settlement's core;
4. it would not cause the loss of, or damage to, any open space which is important to the character of the settlement;
5. it would not result in the loss of locally valued habitat which supports wildlife;
6. any natural or built features on the site that are worthy of retention are incorporated into the scheme;
7. an appropriate area of private amenity space is provided for the occupiers of each dwelling house. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided;
8. it is not subject to any other over-riding environmental or other material planning constraint;
9. have a layout, access and parking appropriate to the site and its surroundings.

Delivery Policy EI11

Promoting Sport, Leisure and Recreation

Planning applications for new sports, cultural, leisure and recreational facilities, or improvements and extensions to existing facilities, will be permitted provided:

1. the proposals are connected to and associated with existing facilities, they are located at a site that relates well to the settlement hierarchy in the District or they are intended to meet specific rural needs that cannot be appropriately met at settlements within the settlement hierarchy;
2. the development would not harm the character, appearance and amenities of the area;
3. the development can be made readily accessible to adequate bus, cycling and walking links, for the benefit of non-car users;
4. cycle/vehicle access and on-site cycle/vehicle parking would be provided to the adopted standards;
5. adequate access to and between the facilities would be provided for people with disabilities;
6. any biodiversity interest is enhanced by taking opportunities to create a network of multi-functional green spaces, which support the locality's natural and ecological processes;
7. it is not subject to any other overriding environmental or other material planning constraints.

Delivery Policy EI12

Promoting Transport Choice and Accessibility

Delivering Transport Infrastructure

Where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking, cycling and rail facilities within the District and the provision of an integrated public transport network across the District. Developers must take account of the proposals included within Stroud Infrastructure Delivery Plan and the Gloucestershire Local Transport Plan. In appropriate circumstances, new development will be required to contribute towards these schemes. Contributions, where reasonable and viable, will be sought towards these strategic transport infrastructure schemes from major development proposals throughout the plan period. Proposals which are likely to prejudice the future development of strategic transport infrastructure will not be permitted.

Enhancing Accessibility

All development proposals should have full regard to the traffic impact on the local highway network. Major development proposals, or those that are likely to have a significant impact on the local transport network, will be required to submit a Transport Assessment as well as a Travel Plan, to demonstrate that they have fully considered access by all modes of transport. The Travel Plan shall set out targets and measures for addressing travel demand through a package of measures, maximising accessibility by sustainable transport modes, minimising traffic generation and mitigating the effects of additional traffic through a package of multi-modal measures which minimise the distance people have to travel. Any planning permission will require full implementation of the Travel Plan.

Parking Standards

Vehicular parking standards for new development should be provided in accordance with adopted standards, as set out in Appendix 2 of this Local Plan, or where the developer can adequately justify their own parking provision with evidence accompanying any planning application. Evidence will need to demonstrate that the level would not have a detrimental impact on the local road network.

Delivery Policy EI13

Protecting and Extending our Cycle Routes

The Council will encourage proposals that develop and extend our cycle network. Major development should provide new cycle routes within the development and connect to nearby established cycle routes.

Development will not be permitted where it significantly harms an existing cycle route or prejudices the future implementation of the following routes:

1. The Eastington to Chalford cycle route.
2. The Eastington to Nailsworth cycle route.
3. The Cam and Dursley cycle route (and any proposed future extension to Uley).
4. The National Cycle Network Route 41 (Bristol to Stratford), and Route 45 (Salisbury to Chester) which cross the District and connecting routes to and from the Stroud Valley Pedestrian Cycle Trail and the Cam and Dursley cycle route.
5. Any other part of the cycle network highlighted through the Local Transport Plan.

Delivery Policy ES1

Sustainable Construction and Design

Sustainable design and construction will be integral to new development in Stroud District. All planning applications should include evidence that the matters below will be addressed:

1. Maximising energy efficiency and integrating the use of renewable and low carbon energy (i.e. in the form of an energy strategy).
2. Minimisation of waste and maximising the recycling of any waste generated during construction and in operation.
3. Conserving water resources and minimising vulnerability to flooding.
4. Efficiency in materials use, including the type, life cycle and source of materials to be used.
5. Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting.
6. Consideration of climate change adaptation.
7. Applications for all development will need to be accompanied by a Stroud District Sustainable Construction Checklist.

All development will be built in accordance with the approved plans and the Sustainable Construction Checklist.

Delivery Policy ES3

Maintaining Quality of Life within our Environmental Limits

Permissions will not be granted to any development which would be likely to lead to, or result in unacceptable level of:

1. noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect;
2. environmental pollution to water, land or air and an unacceptable risk to the quality and quantity of a water body or water bodies;
3. noise sensitive development in locations where it would be subject to unacceptable noise levels;
4. increased risk of flooding on or off site, and no inclusion of measures to reduce the causes and impacts of flooding;
5. a detrimental impact on highway safety;
6. an adverse effect on contaminated land where there is a risk to human health or the environment.

Delivery Policy ES4

Water Resources, Quality and Flood Risk

The Strategic Flood Risk Assessments (SFRA 1 and 2) will be used to inform the location of future development within the District.

In considering proposals for development the District Council will weigh up all of the relevant policy issues when giving full consideration to the sequential test and implementing the "Exception Test" where necessary. Applications will be supported by Flood Risk Assessments where appropriate that demonstrate the development will be safe, not increase flood risk elsewhere, and maximise opportunities to reduce flood risk.

New developments shall incorporate appropriate Sustainable Drainage Measures (SuDs) in accordance with National Standards for Sustainable Drainage Systems. This should be informed by specific catchment and ground characteristics, and will require the early consideration of a wide range of issues relating to the managements, long term adoption and maintenance of SuDs.

For developments in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required.

Applications and proposals which relate specifically to reducing the risk of flooding (e.g. defence/alleviation work, retro-fitting of existing development, off site detention/retention basins for catchment wide interventions) will be encouraged.

New development in areas with known ground and surface water flooding issues will seek to provide betterment in flood storage and to remove obstructions to flood flow routes where appropriate.

Development will:

1. Conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors.
2. Open up any culverted watercourse where safe and practicable to create an asset of community value.
3. Improve water efficiency through incorporating appropriate water conservation techniques including rainwater harvesting and grey water recycling.
4. Discharge surface run-off, not collected for use, to one or more of the following, listed in order of priority:
 - a. discharge into the ground (infiltration); or, where not reasonably practicable
 - b. discharge into a surface water body; or, where not reasonably practicable

- c. discharge to a surface water sewer, highway drain, or other drainage system; or, where not reasonably practicable
 - d. discharge to a combined sewer.
6. Connect to the main foul sewer network where possible.
 7. Use the natural environment including woods and trees to deliver sustainable water issue solutions.

Delivery Policy ES6

Providing for Biodiversity and Geodiversity

European Sites

Development will safeguard and protect all sites of European and Global Importance, designated as Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites. Development must not result in significant adverse effects on these internationally important nature conservation sites, either alone or in combination with other projects and plans. The Council will expect development proposals to demonstrate and contribute to appropriate mitigation and management measures to maintain the ecological integrity of the relevant European site(s).

With specific regard to recreational impacts, the Council will use core catchment zones that identify potential impact areas which extend beyond the relevant European site itself. Development proposals within such areas will take account of any relevant published findings and recommendations. There will be further assessment work on a Severn Estuary SPA and SAC that shall include recreational pressure.

National Sites

Nationally important sites, including Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR), will be safeguarded from development, unless the benefits of the development can be demonstrated to outweigh the identified national importance of the nature conservation interest or scientific interest of the site.

Local Sites

Local sites, including Local Nature Reserves (LNR), Key Wildlife Sites (KWS) and Regionally Important Geological and Geomorphological Sites (RIGS) will be safeguarded from development, unless the benefits of the development outweigh the nature conservation or scientific interest of the site. Where development is considered necessary, adequate mitigation measures or, exceptionally, compensatory measures, will be required, with the aim of providing an overall improvement in local biodiversity and/or geodiversity. Opportunities will be sought to access and enhance the value of such sites for educational purposes, particularly in relation to promoting public awareness as well as appreciation of their historic and aesthetic value.

New Development and the Natural Environment

All new development will be required to conserve and enhance the natural environment, including all sites of biodiversity or geodiversity value (whether or not they have statutory protection) and all legally protected or priority habitats and species. The Council will support development that enhances existing sites and features of nature conservation value (including wildlife corridors and geological exposures) that contribute to the priorities established through the Local Nature Partnership. Consideration of the ecological networks in the District that may be affected by development should take account of the Gloucestershire Nature Map, river systems and any locally agreed Nature Improvement Areas, which represent priority places for the conservation and enhancement of the natural environment. In this respect, all developments should also enable and not reduce species' ability to move through the environment in response to predicted climate change, and to prevent isolation of significant

populations of species.

The District will have a number of undesignated sites, which may nevertheless have rare species or valuable habitats. Where a site is indicated to have such an interest, the application should observe the precautionary principle and the Council will seek to ensure that the intrinsic value of the site for biodiversity and any community interest is enhanced or, at least, maintained. Where an impact cannot be avoided or mitigated (including post-development management and monitoring), compensatory measures will be sought. The Council may, in exceptional circumstances, allow for biodiversity offsets, to prevent loss of biodiversity at the District Level

Protected Species

Development proposals that would adversely affect European Protected Species (EPS) or Nationally Protected Species will not be supported, unless appropriate safeguarding measures can be provided (which may include brownfield or previously developed land (PDL) that can support priority habitats and/or be of value to protected species).

Delivery Policy ES7

Landscape Character

Within the Cotswolds Area of Outstanding Natural Beauty (AONB), or on land that may affect its setting, priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Major development will not be permitted unless it is demonstrated to be in the national interest and that there is a lack of alternative sustainable development sites.

In all locations development proposals should conserve or enhance the special features and diversity of the different landscape character types found within the District. Priority will be given to the protection of the quality and diversity of the landscape character. Development will only be permitted if all the following criteria are met:

1. The location, materials, scale and use are sympathetic and complement the landscape character; and
2. Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future.

Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.

The Stroud District Landscape Assessment will be used when determining applications for development within rural areas.

Delivery Policy ES8

Trees, Hedgerows and Woodlands

Development should seek where appropriate to enhance and expand the District's tree and woodland resource.

Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of protected trees, hedgerows, community orchards, veteran trees or woodland (including those that are not protected but are considered to be worthy of protection) will not be permitted.

Where the loss of trees is considered acceptable, adequate replacement provision will be required that utilise species that are in sympathy with the character of the existing tree species in the locality and the site.

Delivery Policy ES10

Valuing our Historic Environment and Assets

Stroud District's historic environment will be preserved, protected or enhanced, in accordance with the principles set out below:

1. Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance, using appropriate expertise. This can be a desk based assessment and a field evaluation prior to determination where necessary and should include the Gloucestershire Historic Environment Record.
2. Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the District's heritage assets, especially those elements which contribute to the distinct identity of the District. These include:
 - A. the 68 sites of national archaeological importance (which are designated as Ancient Monuments), and undesignated archaeology of national significance, and the many buildings that are Listed as having special architectural or historic interest;
 - B. the stone, bronze, iron age and roman settlements and remains; the medieval settlements including Berkeley Castle; historic houses; historic parks; gardens and villages;
 - C. the townscapes of the larger towns such as Stroud where the industrial heritage influenced its historic grain, including its street layouts and plot sizes;
 - D. the District's historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley.
3. Proposals will be supported which protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets, such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.
4. Proposals will be supported which protect and, where appropriate, enhance key views and vistas, especially of the spires and towers of historic churches and mills.
5. Any harm or loss would require a clear and convincing justification to the relevant decision-maker as to why the heritage interest should be overridden.

A full programme of work shall be submitted with the application, together with proposals to mitigate any adverse impact of the proposed development, and where appropriate, be implemented through measures secured by planning condition(s) or through a legal agreement.

Delivery Policy ES12

Better Design of Places

The District Council will require the layout and design of new development to create well designed, socially integrated, high quality successful places, where people enjoy living and working, with legible and well planned routes, blocks and spaces, integrated residential, commercial and community activity, safe attractive public spaces and pedestrian/cycle routes without traffic conflict, secure private areas, better designed buildings and landscaped spaces.

New development should be designed to offer flexibility for future needs and uses taking into account demographic and other changes. The Council will expect the improvement of existing buildings to meet changing needs and to sustain the District's housing and commercial building stock.

All new development must be based on thorough site appraisal including reference to any Design Statements, Design Codes, Neighbourhood Plans, Secured by Design standards and be sensitive to its context as well as contributing to sustainable living.

'Design Quality', reflected a thorough understanding of the site context, must be demonstrated as part of any proposal. The Council will require the submission of a Design and Access Statement which clearly demonstrates the design and suitability of the proposal in its local context where necessary.

Delivery Policy ES14

Provision of Semi-Natural and Natural Green Space with New Residential Development

Strategic and major residential development shall be accompanied with additional accessible natural green space, proportionate to the scale of development. This will be provided to achieve the following target rates:

- Provision of at least 2ha of accessible natural green space per 1,000 population;
- Provision of at least one accessible 20 hectare site within two kilometres of home;
- Provision of one accessible 100 hectare site within five kilometres of home;
- No person should live more than 300m (or 5 minutes walk) from their nearest area of natural green space of at least 2 hectares in size.

All strategic scale residential development will be expected to have a network of such spaces.

Delivery Policy ES15

Provision of Outdoor Play Space

Proposals for new residential development shall provide appropriate public outdoor playing space, to achieve a standard of 2.4ha per 1,000 population. The standard can be subdivided into the following categories:

- Youth and Adult Facilities including Multi Use Games Area at 1.6ha per 1,000 population;
- Playing Pitches 1.2ha per 1,000 population (sitting within the Youth and Adult Facilities Standard);
- Equipped Play Space for Children and Young People at 0.2 - 0.3ha per 1,000 population;
- Local Area of Play (LAP) / Local Equipped Area for Play (LEAP) / Neighbourhood Equipped Area for Play (NEAP) at 0.4 – 0.5ha per 1,000 population.

Public Open Space should be usable and easily accessible to the dwellings it is intended to serve by a good quality pedestrian and cycle route.

Where achievement of this standard is unrealistic or inappropriate within the boundaries of the development site, a financial contribution will be sought in lieu of on-site provision. When new provision is provided, appropriate measures will be sought to ensure the future satisfactory maintenance and management of the open space.

Site distance thresholds are set out in Supplementary Planning Guidance, 'Residential Development Outdoor Play Space Provision'.