

CHAPTER 6: TOWN CENTRES AND RETAILING

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	Page	Section	Recommendation (The Bold text is the paragraph or policy in the Local Plan to which the Inspector is referring.)		
	465	6.1	Paragraph 6.1 Introduction Make no modification to the plan in response to these objections	Do not modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.1 of his report
	466	6.2	Paragraph 6.1 Introduction Make no further modifications to the plan in response to this objection	Do not modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.2 of his report
	466	6.3	Paragraph 6.1 Omission Site OS214 Consider including an appropriate policy or text in the Plan once the IPS study is completed.	Do not modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.3. However, whilst the IPS has been completed in relation to the canal corridor it provides only general planning constraints and not site specific briefs. The Council's LDS identifies a need for an early review of canal corridor policies and related sites. Therefore the Council will look at the Capel Mill site as part of the early review contained in the LDS.
	468	6.4	Paragraph 6.4 Gloucestershire County Structure Plan Ensure consistency in the Plan with regard to 'Principal Settlements'	Do not modify the text	Disagree with the reasoning and conclusions of the inspector at paragraph 6.4 of his report to modify the text. The Council has rejected the proposal that Berkeley be designated a Principal Settlement and believes its approach regarding the retail centres hierarchy remains consistent with the adopted Structure Plan. Therefore no changes to the text are necessary.
M/06/02/T	469	6.5	Paragraph 6.5 Need for New Retail Development Modify the supporting text at Paragraph 6.5.1c in accordance with PRO162 Paragraph 6.5.1c	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.5 of his report to modify the text

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			<p>Delete <i>"The close proximity of Wotton-under-Edge to Dursley limits Wotton's potential catchment area and its overall function"</i></p>		
M/06/03/T	469	6.5	<p>Paragraph 6.5 Need for New Retail Development Modify the supporting text at Paragraph 6.5.1d. In accordance with PRO163</p> <p>Paragraph 6.5.1.d Delete In the first sentence, <i>"the District's town centres serve local catchment areas due to their location, limited size and the dominance of Stroud and Dursley"</i>.</p> <p>Delete In the second sentence Paragraph 6.5.1d The only retailers likely to be attracted to these towns 'would' be independent retailers...</p> <p>Insert 'will'</p>		Agree with the reasoning and conclusions of the inspector at paragraph 6.5 of his report to modify the text
M/06/04/T	470	6.6	<p>Paragraph 6.5 Need for New Retail Development</p> <p>Paragraph 6.5.6 That the plan is amended by deleting Paragraph 6.5.6</p>	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.6 of his report to modify the text
M/06/05/T	470	6.6	Paragraph 6.6 Retail Strategy for Stroud Town Centre	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.6 of his report to modify the text

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			Paragraph 6.6.3 That the plan is amended by deleting Paragraph 6.6.3		
M/06/06/T	470	6.6	Paragraph 6.6 Retail Strategy for Stroud Town Centre Paragraph 6.6.2 Reword <i>“Retailing in Stroud town centre is characterised by small units, which reflects its predominant historic composition, selling comparison goods and operated by independent retailers. The Regeneration Strategy is having a positive effect on the town centre. One of its strengths is the presence of independent retailers, some of whom offer products not found in the larger centres and which enhance the nature of the retail offer available. Evidence of improvement includes the number of national retailers moving into the town centre, expanding the range of goods available further. The introduction of a regular Farmers’ Market has also been successful.”</i>	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.6 of his report to modify the text
M/06/07/T	471	6.7	Paragraph 6.8 Changes of Use in Stroud Town Centre, Paragraph 6.8.1 Modify in accordance with PRO164 & PRO165 as follows (d) Modify by deleting Tables 6.1 and 6.2	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.7 of his report to modify the map

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M/06/08/M	471	6.7	<p>Paragraph 6.8 Changes of Use in Stroud Town Centre, Policy S1</p> <p>Modify the map as follows</p> <p>(a) Delete 68/69 High Street from the primary frontage.</p> <p>(b) Include 24 High Street within the primary frontage.</p> <p>(c) Include the flank frontage of No. 22 High Street and 10 and 12 Union Street within secondary frontage.</p>	Modify the map	Agree with the reasoning and conclusions of the inspector at paragraph 6.7 of his report to modify the map
M/06/09/M	473	6.8	<p>Paragraph 6.8 Changes of Use in Stroud Town Centre, Policy S2</p> <p>That the plan is amended by including both sides of Russell Street and part of London Road up to No.54 on the South side and No.6 of the shopping parade on the north side in the secondary frontage.</p>	Modify the map	Agree with the reasoning and conclusions of the inspector at Paragraph 6.8 of his report to modify the map
M/06/10/T	474	6.9	<p>Paragraph 6.8 Changes of Use in Stroud Town Centre</p> <p>Paragraph 6.8.3</p> <p>Modify of the supporting text in accordance with additional suggested changes proposed by the Council which are: <i>“Residential uses may also be acceptable in some buildings in addition to that which may be allowed at first floor level throughout the town centre and covered by Policy H15. Normal requirements for amenity space and car parking will be relaxed in town centre residential development proposals”</i></p>	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.9 of his report to modify the text

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M/06/11/T M/06/11/P	475	6.10	<p>Paragraph 6.9 Development Proposals in Stroud Town Centre</p> <p>Paragraph 6.9.1 Add “Where there is complex mixture of uses and/or where sensitive sites are involved a development brief should be prepared and agreed prior to the granting of planning permission”.</p> <p>Otherwise modify in accordance with suggested changes referred to in paragraph 6.10.2. of the inspectors report</p> <p>6.10.2 The town centre boundary has now been clearly defined and Prime Shopping Frontages and Secondary Shopping Frontages are shown on the Stroud Town Centre Inset Map to which the Council has accepted suggested revisions; and to which I have recommended revisions in dealing with Policies S1 and S2 above. Both Policy S4 and paragraph 6.9.1 have been altered to delete reference to development briefs and paragraph 6.9.2 which referred to the scale of major development, has been deleted.</p>	<p>Modify the text</p> <p>and</p> <p>Modify the Policy</p>	<p>Agree with the reasoning and conclusions of the inspector at paragraph 6.10 of his report to modify the text</p>
M/06/12/P	476	6.11	<p>Paragraph 6.9 Development Proposals in Stroud Town Centre Policy S5</p> <p>Policy S5 Reword <i>The bus station site, on Merrywalks, Stroud, is allocated for mixed use. Any development proposal should include a cinema. Other acceptable uses in addition to a cinema are likely to be within Use Classes A1, A3 and D2. In</i></p>	<p>Modify the Policy a</p>	<p>Agree with the reasoning and conclusions of the inspector at paragraph 6.11 of his report to modify the policy</p>

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			<p><i>conjunction with the development of this site, a Section 106 Legal Agreement will be sought covering the following issues:-</i></p> <ol style="list-style-type: none"> 1. <i>Ensuring pedestrian links to the town centre.</i> 2. <i>Contributions to improved public transport and cycle access to the site and</i> 3. <i>Associated off-site highway improvements.</i> 		
M/06/13/T	476	6.11	<p>Paragraph 6.9 Development Proposals in Stroud Town Centre</p> <p>Add new paragraph 6.9.3.a</p> <p><i>The Slad Brook is culverted through this site. This is a constraint on the recolonisation of the Brook by the European Otter – a UK priority species. The Gloucestershire Biodiversity Action Plan seeks the national re-colonisation of otters to the watercourses of Gloucestershire. Redevelopment on this site should, therefore, include the investigation of opportunities for providing access along the Slad Brook by otters.”</i></p>	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.11 of his report to modify the text
M/06/14/T	478	6.12	<p>Paragraph 6.9 Development Proposals in Stroud Town Centre</p> <p>Policy 5A Make no modifications to the Plan in response to these objections, but put into effect the Further Suggested Change, to delete the reference to a development brief, suggested by the Council.</p>	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.12 of his report to modify the text

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	480	6.13	Paragraph 6.9 Omission Site OS215 That no amendment is made to the plan	Do not modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.13 of his report
M/06/15/T	480	6.14	Paragraph 6.9 Development Proposals in Stroud Town Centre Insert new paragraph 6.9.6a as follows: “The Far Hill car park is bordered to the north west by the Painswick Stream and to the south by the Stroudwater Canal. These watercourses form part of a critical dispersal route for otters – a UK priority species. Painswick stream is the only route whereby otters can successfully recolonise the Painswick Valley. The Gloucestershire Biodiversity Action Plan seeks the natural re-colonisation of otters to the watercourses of Gloucestershire. The development of this site should, therefore, seek to avoid disruption to this critical otter dispersal route.”	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.14 of his report to modify the text
M/06/16/T	482	6.15	Paragraph 6.10 Dursley Town Centre Make no further modifications to the plan in response to these objections	Paragraph 6.10 Dursley Town Centre Paragraph 6.10.4 Delete all of Paragraph 6.10.4 Insert The Dursley Town Centre Regeneration Strategy, published May 1997, set out a number of proposals to aid the regeneration of the town including the redevelopment of the	Although the inspector made a formal recommendation not to modify this paragraph, PRO166 has not been considered alongside his reasoning therefore the words are inserted to update the plan.

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				Castle Street and Rackfield Street site for a supermarket. This proposal and other land use proposals - the redevelopment of Bymacks for employment and housing and traffic relief provisions - have been incorporated into the Plan. The Vale Vision Group is in the process of producing a new strategy for Dursley Town Centre that will supersede the 1997 Strategy	
	483	6.16	Paragraph 6.11 Retailing in Dursley Town Centre Make no modification to the plan in response to this objection	Do not modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.16 of his report
M/06/17/P	483	6.17	Paragraph 6.12 Development Proposals in Dursley Town Centre Modify the Policy S7 to reflect the decision to delete Policy T13, abandoning the Dursley Relief Road, and substitute a reference to the Link Road and make consequential modifications to the reasoned justification.	Modify the policy	Agree with the reasoning and conclusions of the inspector at paragraph 6.17 of his report to modify the policy
M/06/18/T	483	6.17	6.12 Development Proposals in Dursley Town Centre Paragraphs 6.12.1 and 6.12.2 Delete reference to Dursley Relief Road	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.17 of his report to modify the text

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M/06/19/P M/06/19/T M/06/19/M	488	6.18	<p>Paragraph 6.12 Development Proposals in Dursley Town Centre, Policy S8</p> <p>(a) Delete this policy and supporting text from the Plan in accordance with suggested changes proposed by the Council.</p> <p>(b) Council to consider the need for supporting text elsewhere in the chapter to deal with rear servicing.</p>	<p>Modify the policy</p> <p>Modify the text</p> <p>Modify the Plan</p>	Agree with the reasoning and conclusions of the inspector at paragraph 6.18 of his report to delete the policy and supporting text. Reference to rear servicing already exists in paragraph 6.12.3.
	490	6.19	<p>Paragraph 6.14 Omission Site OS217</p> <p>That no amendment is made to the plan the Plan in response to this objection, but see my recommendation at section 4.6 of the Employment chapter of this report.</p>	Do not modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.19 of his report
	490	6.20	<p>Paragraph 6.14 Omission Site OS218</p> <p>Make no modification to the plan in response to this objection</p>	Do not modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.20 of his report
M/06/20/T	491	6.21	<p>Paragraph 6.14 Retailing in Other Town Centres, Policy S9</p> <p>Make no modifications to the Plan in response to these objections, but modify in accordance with Proposed Changes 169 and 170.</p> <p>Modify Paragraph 6.14.5 The Prime Shopping Frontages in each settlement are “<i>shown on the Dursley, Stonehouse and Nailsworth Town Centre Inset maps, and Wotton-Under-Edge Inset Map</i>”</p> <p>Delete Table 6.3: Primary Shopping Frontages</p> <p>Modify Paragraph 6.14.6</p>	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.21 of his report to modify the text

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			after "or group of frontages", Delete "listed in Table 6.3 in relation to " and Add "shown on the Nailsworth Town Centre Inset Map"		
M/06/21/T	492	6.22	Paragraph 6.14 Retailing in Other Town Centres, Policy S10 Make no modifications to the Plan in response to these objections, but modify in accordance with Proposed Changes 169 (deletion of Table 6.3) and 170 refers to paragraph 6.14.6 after 'group of frontages' Modify as outlined in M/06/20/T	Modify the text	Agree with the reasoning and conclusions of the inspector at paragraph 6.22 of his report to modify the text
	493	6.23	Paragraph 6.14 Retailing in Other Town Centres, Policy S11 Make no modification to the plan in response to these objections	Do not modify the Policy	Agree with the reasoning and conclusions of the inspector at paragraph 6.23 of his report
	494	6.24	Paragraph 6.15 Developments Attracting Large Numbers of People Make no modification to the plan in response to these objections	Do not modify the Policy	Agree with the reasoning and conclusions of the inspector at paragraph 6.24 of his report
	496	6.25	Paragraph 6.16 Local Shopping Centres Community Facilities and Individual Village Shops Make no modification to the plan in response to these objections	Do not modify the Policy	Agree with the reasoning and conclusions of the inspector at paragraph 6.25 of his report
	496	6.26	Paragraph 6.16 Local Shopping Centres Community Facilities and Individual Village Shops Make no modification to the plan in response to these objections	Do not modify the Policy	Agree with the reasoning and conclusions of the inspector at paragraph 6.26 of his report
	497	6.27	Paragraph 6.17 Loss of Individual and Village	Do not modify the Policy	Agree with the reasoning and conclusions of the

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			Shops, Public Houses and other Community Uses Make no modification to the plan in response to these objections		inspector at paragraph 6.27 of his report
	498	6.28	Paragraph 6.18 Garden Centres Make no modification to the plan in response to these objections	Do not modify the Policy	Agree with the reasoning and conclusions of the inspector at paragraph 6.28 of his report
	499	6.29	Paragraph 6.19 Retailing from Filling Stations Paragraph 6.19.1 Make no modification to the plan in response to this objection	Do not modify the Policy	Agree with the reasoning and conclusions of the inspector at paragraph 6.29 of his report
	499	6.30	Paragraph 6.20 Class A3 Food and Drink Uses Deletion of Policy S17 Make no modification to the plan in response to these objections	Do not modify the Policy	Agree with the reasoning and conclusions of the inspector at paragraph 6.30 of his report
M/06/22/T				Paragraph 6.12 Development Proposals in Dursley Town Centre Paragraph 6.12.1 Delete the second sentence. Insert a new sentence instead in accordance with PRO168 <i>The redevelopment of Bymacks is dealt with as a mixed use allocation within the Housing chapter</i>	While the inspector made no formal recommendation the words are inserted to remove a superfluous part of the plan and update the text
M/06/23/T				Retailing in Other Town Centres	While the inspector made no formal recommendation the words are inserted to remove a superfluous part of the plan and

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				Paragraph 6.14.3 Insert in the second sentence after 'hot food and drink,' <i>either for the consumption on or off the premises,</i>	update the text as a result of the changes to the use classes order which come into effect on the 21 st April 2005
M/06/24/T M/06/24/P				Replace in the plan any reference to the description of uses classes in both text and policy from retail (Use Class A1) to Financial and Professional Services (Use Class A2), (Use Class A3), to <i>retail (Use Class A1) to Financial and Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3), Public Houses and Bars (Use Class A4), and Hot Food Takeaways (Use Class A5),</i> and Replace A1, A2, A3, with A1, A2, A3, A4 or A5	While the inspector made no formal recommendation the words are inserted to update the text as a result of the changes to the use classes order which come into effect on the 21 st April 2005