

## Stroud District Local Plan – Pre-Inquiry Changes (June 2001)

PIC Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Pre-Inquiry Changes	Reason for Change
PIC008	H2 Hg9	<p><u>Land at former Lansdown Kennels and Dairycrest Factory, Lansdown, Stroud (Hg9)</u> (Approximately 2.9 hectares) Indicative capacity of 80 dwellings</p> <p>Additional Obligations:-</p> <ul style="list-style-type: none"> <li>Opening up of culverted Slad Brook</li> <li>Contribution towards improvement of existing footpath and/or provision of new cycleway to enable access to Stroud Town Centre</li> <li>Provision of equipped toddlers' play area (LAP) and its maintenance.</li> </ul>	<p><u>Land at former Lansdown Kennels and Dairycrest Factory, Lansdown, Stroud (Hg9)</u> (Approximately 2.9 hectares) Indicative capacity of <del>80</del> 60 dwellings</p> <p>Additional <del>Obligations:-</del> <b>Provisions:-</b></p> <ul style="list-style-type: none"> <li>Opening up of culverted Slad Brook</li> <li>Contribution towards improvement of existing footpath and/or provision of new cycleway to enable access to Stroud Town Centre</li> <li>Provision of equipped toddlers' play area (LAP) and its maintenance.</li> </ul>	To reflect Council's resolution.
PIC009	H2 Hg11A	<p><u>Rooksmoor Mill, Bath road, Stroud (Hg11A)</u> (Approximately 0.9 hectares) Indicative capacity of 30 dwellings</p> <p>Additional Obligation:</p> <ul style="list-style-type: none"> <li>Provision of new pedestrian and cycle bridge across Nailsworth Stream to connect with the Stroud/Nailsworth cycleway.</li> </ul>	<p><del><u>Rooksmoor Mill, Bath road, Stroud (Hg11A)</u> (Approximately 0.9 hectares) Indicative capacity of 30 dwellings</del></p> <p><del>Additional Obligation:</del></p> <ul style="list-style-type: none"> <li><del>Provision of new pedestrian and cycle bridge across Nailsworth Stream to connect with the Stroud/Nailsworth cycleway.</del></li> </ul>	Site deleted due to concerns raised by Environment Agency and Highway Authority.
PIC010	H2 Hg14A	<p><u>Ashway House (Hg14A)</u> (Approximately 1.0 hectare) Indicative capacity of 30 dwellings</p> <p>Additional Obligations:-</p> <ul style="list-style-type: none"> <li>Provision of equipped toddlers' play area (LAP) on-site and its maintenance.</li> <li>Provision of highway safety measures for pedestrians crossing Cashes Green Road.</li> </ul>	<p><u>Ashway House (Hg14A)</u> (Approximately 1.0 hectare) Indicative capacity of <del>30</del> 40 dwellings</p> <p>Additional <del>Obligations-</del> <b>Provisions:-</b></p> <ul style="list-style-type: none"> <li><del>Provision of</del> equipped toddlers' play area (LAP) on-site and its maintenance.</li> <li><del>Provision of</del> highway safety measures for pedestrians crossing Cashes Green Road.</li> </ul>	Indicative capacity increased as a consequence of urban capacity study.
PIC011	H2 Hg15B		<p><u>The Grove, Wycliffe College, Stonehouse</u> (Approximately 0.56 hectares) Indicative capacity 10 dwellings</p>	New allocation.

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			<b>Additional provisions:</b> <ul style="list-style-type: none"> <li>• Management plan for protected woodland to rear</li> </ul>	
PIC012	H2 Hg15C		<u>Garage and Plumbers' Yard, Gloucester Road, Stonehouse</u> Approximately 0.50 hectares) Indicative capacity 20 dwellings	New allocation.
PIC013	H2 Hg16A		<u>Rear of the George Inn, A46 Nailsworth</u> Approximately 0.25 hectares Indicative capacity 25 dwellings	New allocation.
PIC014	H2 Hg18A		<u>Former Bakery, and Builders' Yard, High Street, Wotton-under-Edge</u> Approximately 0.48 Hectares Indicative capacity 25 dwellings	New allocation.
PIC015	H2 Hg18B		<u>Knapp Lane/Fountain Crescent, Wotton-under-Edge</u> Approximately 0.92 hectares Indicative capacity 25 dwellings  <b>Additional provision:</b> <ul style="list-style-type: none"> <li>• Provision of equipped toddlers' play area (LAP) and its maintenance</li> </ul>	New allocation.
PIC016	H2 Hg26	<u>Land to north-east of Cotswold Mead, Painswick (Hg26)</u> (Approximately 2.0 hectares) Indicative capacity 10 dwellings  Additional Obligations:- <ul style="list-style-type: none"> <li>• Allowance for a nursing home on-site.</li> <li>• Extension to 30 mph speed limit.</li> <li>• Street lighting.</li> <li>• Provision of a full width footpath and link to north.</li> <li>• Traffic calming gateway features.</li> </ul>	<u>Land to north-east of Cotswold Mead, Painswick (Hg26)</u> (Approximately 2.0 hectares) Indicative capacity <del>10 dwellings</del> <b>Nursing Home Complex together with 20 associated ancillary dwellings.</b>  Additional Obligations:- <ul style="list-style-type: none"> <li>• <del>Allowance for a nursing home on-site.</del></li> <li>• Extension to 30 mph speed limit.</li> <li>• Street lighting.</li> <li>• Provision of a full width footpath and link to north.</li> <li>• Traffic calming gateway features.</li> </ul>	To reflect the Council's resolution.

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PIC017	5.9.21a – Hg9 Lansdown Kennels	Form and Layout - The development should reflect the locally distinctive development in the Slad Road/Lansdown area, in terms of both layout and design of buildings. The development should take advantage of the slope in this sensitive location at the beginning of the Slad Valley. The Slad Brook at the bottom of the site should be opened up with public open space created along one side of the brook.	Form and Layout - The development should reflect the locally distinctive development in the Slad Road/Lansdown area, in terms of both layout and design of buildings. The development should take advantage of the slope in this sensitive location at the beginning of the Slad Valley. The Slad Brook at the bottom of the site should be opened up with public open space created along one side of the brook. <b>An area of informal public open space should also be provided at the southern end of the site to help retain the openness of the landscape and safeguard biodiversity in this location.</b>	To reflect the Council's resolution.
PIC018	5.9.21b	Density - The overall density of the site will be affected by the gradient and ground conditions of the higher slope which will mean that there will be a lower density at the southern end of the site. The development should have a higher density near Lansdown Road. As the site is close to the town centre, reduced parking standards are applicable, which will enable high density development to be accommodated more readily.	Density - The overall density of the site will be affected by the gradient and ground conditions of the higher slope which will mean that there will be a lower density <b>at towards</b> the southern end of the site. The development should <del>have a higher density</del> <b>be concentrated</b> near Lansdown Road. As the site is close to the town centre, reduced parking standards are applicable, which will enable high density development to be accommodated more readily.	To reflect the Council's resolution.
PIC019	5.9.21f	Landscape - Careful consideration should be given to the landscaping of the eastern boundary with the open part of the Slad Valley. Substantial landscaping should be provided here, and along the re-opened Slad Brook.	Landscape - Careful consideration should be given to the landscaping of the eastern boundary with the open part of the Slad Valley. Substantial landscaping should be provided here, <b>and</b> along the re-opened Slad Brook <b>and as part of the public open space at the southern end of the site. In these areas existing vegetation where its retention is considered to be in the interests of landscape or wildlife should be incorporated into any landscaping scheme.</b>	To reflect the Council's resolution.
PIC020	5.9.21h	Recreation –The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Stroud Parish is slightly below the Council's adopted standard. The scale of development proposed is of sufficient size to generate a need for a toddlers' play area (e.g. LAP)	Recreation –The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Stroud Parish is slightly below the Council's adopted standard. The scale of development proposed is of sufficient size to generate a need for a toddlers' play area (e.g. LAP) on-	To reflect the Council's resolution.

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		on-site. This facility should be located in an area of the development site which can be easily and safely accessed by the new residents and also be well surveyed from the new dwellings. A financial contribution will be sought in respect of the future maintenance of this facility. The development should also satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.	site. This facility should be located in an area of the development site which can be easily and safely accessed by the new residents and also be well surveyed from the new dwellings. A financial contribution will be sought in respect of the future maintenance of this facility. <del>The development should also satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.</del> In consideration of the significant on-site requirements for public open space and toddlers' play area no contributions are sought towards off-site facilities.	
PIC021	5.9.24a – Hg11A Rooksmoor Mill	Form and Layout - The historic mill buildings to the south of the existing access and the house adjacent to it should be retained and refurbished, and also set the character of the development on the remainder of the site. The improvement of current access into the site may require the demolition of part of the buildings to the north of it. This should however, be kept to the minimum required.	<del>Form and Layout - The historic mill buildings to the south of the existing access and the house adjacent to it should be retained and refurbished, and also set the character of the development on the remainder of the site. The improvement of current access into the site may require the demolition of part of the buildings to the north of it. This should however, be kept to the minimum required.</del>	Allocation deleted.
PIC022	5.9.24b	Density - The development capacity of the site is affected by the need to retain existing historic buildings, a buffer strip along the stream that marks the western boundary of the site, and the existing vegetation along the Bath Road frontage. The development should contain a mixture of small houses and flats.	<del>Density - The development capacity of the site is affected by the need to retain existing historic buildings, a buffer strip along the stream that marks the western boundary of the site, and the existing vegetation along the Bath Road frontage. The development should contain a mixture of small houses and flats.</del>	Allocation deleted.
PIC023	5.9.24c	Affordable Housing - At least 6 units of affordable housing should be provided within the site.	<del>Affordable Housing - At least 6 units of affordable housing should be provided within the site.</del>	Allocation deleted.
PIC024	5.9.24d	Access - The existing access from the A46 Bath Road into the site is poor with a badly laid out junction onto the highway and restricted visibility, particularly to the south. The public highway in this area is narrow with	<del>Access - The existing access from the A46 Bath Road into the site is poor with a badly laid out junction onto the highway and restricted visibility, particularly to the south. The public highway in this area is</del>	Allocation deleted.

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		little opportunity to amend the current alignment. The access situation should be improved, either moving the current access further north, which would require the demolition of some buildings to the north, or alternatively, a new access point may be possible in the northern part of the site. This may, however, be constrained by differences in site and road levels and existing trees along the road frontage.	<del>narrow with little opportunity to amend the current alignment. The access situation should be improved, either moving the current access further north, which would require the demolition of some buildings to the north, or alternatively, a new access point may be possible in the northern part of the site. This may, however, be constrained by differences in site and road levels and existing trees along the road frontage.</del>	
PIC025	5.9.24e	Transportation - Improved public access should be provided through the site and to the Stroud-Nailsworth cyclepath. A new public foot and cycle bridge should also be provided over the stream.	<del>Transportation – Improved public access should be provided through the site and to the Stroud-Nailsworth cyclepath. A new public foot and cycle bridge should also be provided over the stream.</del>	Allocation deleted.
PIC026	5.9.24f	Landscape - The existing streamside trees should be retained, as well as those along the Bath Road frontage. If tree removal is required to provide a new access, this should be kept to a minimum so as not to alter significantly the existing character of the road frontage. Some opening up of the existing tree canopies and new planting should be provided to create a more interesting and diverse habitat particularly along the stream. Nature conservation should be a consideration in the design and layout of the site, and particular attention should be given to enhancing the streamside habitat for priority species such as the otter and the water vole.	<del>Landscape – The existing streamside trees should be retained, as well as those along the Bath Road frontage. If tree removal is required to provide a new access, this should be kept to a minimum so as not to alter significantly the existing character of the road frontage. Some opening up of the existing tree canopies and new planting should be provided to create a more interesting and diverse habitat particularly along the stream. Nature conservation should be a consideration in the design and layout of the site, and particular attention should be given to enhancing the streamside habitat for priority species such as the otter and the water vole.</del>	Allocation deleted.
PIC027	5.9.24g	Archaeology - There are no site-specific archaeological issues in relation to this site.	<del>Archaeology – There are no site-specific archaeological issues in relation to this site.</del>	Allocation deleted.
PIC028	5.9.24h	Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Woodchester Parish is significantly below the Council's adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a	<del>Recreation – The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Woodchester Parish is significantly below the Council's adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in</del>	Allocation deleted.

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		contribution towards the improvement of facilities off-site.	<del>terms of a contribution towards the improvement of facilities off-site.</del>	
PIC029	5.9.24i	Community Facilities - A contribution towards education provision may be sought.	<del>Community Facilities - A contribution towards education provision may be sought.</del>	Allocation deleted.
PIC030	5.9.28b – Ashway House – Hg14A	Density – A development capacity of approximately 30 dwellings is proposed for this site, which equates to an overall site density of 30 dwellings per hectare. The application of an average density to this site will be influenced by the conversion potential of the existing Ashway House and the number of units it is able to accommodate.	Density – A development capacity of approximately <del>30</del> <b>40</b> dwellings is proposed for this site, which equates to an overall site density of <del>30</del> <b>40</b> dwellings per hectare. The application of an average density to this site will be influenced by the conversion potential of the existing Ashway House and the number of units it is able to accommodate.	Indicative capacity increased as a consequence of urban capacity study.
PIC031	5.9.30j – Hg15B The Grove		<b>Form and Layout - The site appropriate for built development correlates with the site of the former Listed Building. The area has an attractive setting, with an open aspect to the south across Wycliffe College school grounds, and views to Selsley beyond. The northern part of the site contains a protected woodland. Property frontages should face southwards to maintain the open character of the site, and high enclosures, such as boundary walls and fences are not considered appropriate.</b>	New allocation.
PIC032	5.9.30k		<b>Density - The extensive areas of protected vegetation across the site constraints the area for development, although a high density built form is envisaged set within an established landscape. A curved terrace, to maximise the views from the site and provide an attractive frontage in long distance views towards the site, may be appropriate,,</b>	New allocation.
PIC033	5.9.30l		<b>Access - Access should be provided via Brown’s Lane and Pearcroft Road. Pedestrian improvements between the site and Horsetrough roundabout may be required.</b>	New allocation.

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PIC034	5.9.30m		<b>Transportation</b> - The site is within walking distance of the amenities/facilities and bus routes along Stonehouse High Street. These are considered adequate to serve the site and therefore no financial contribution towards the improvement of existing bus services/facilities will be sought.	New allocation.
PIC035	5.9.30n		<b>Landscape</b> - The site is heavily constrained by the Tree Preservation Orders that cover the site. A management plan should be prepared for the woodland block to the rear of the site, incorporating the enhancement of the site for wildlife purposes. Tree surgery may also be required on the other protected trees.	New allocation.
PIC036	5.9.30o		<b>Archaeology</b> - As the site contained a former Listed Building, an archaeological evaluation will be required before a definite assessment of archaeological potential can be made.	New allocation.
PIC037	5.9.30p		<b>Recreation</b> - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Stonehouse Town is significantly below the Council's adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy policy R5 in terms of a contribution towards the improvement of facilities off-site.	New allocation.
PIC038	5.9.30q		<b>Community Facilities</b> - The Local Education Authority has advised that financial contributions towards education provision will be sought.	New allocation.
PIC039	5.9.30r – Hg15B Garage and Builders Yard		<b>Form and Layout</b> - Development along Gloucester Road in the vicinity of the site has a strong urban character and development along this frontage should reflect this character with terrace blocks, including elevational detailing and dormer windows.	New allocation.

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			Within the site, a less formal layout is appropriate, set around a central space to be used as casual play space.	
PIC040	5.9.30s		Density - High density development is appropriate along Gloucester Road, with lower density within the site.	New allocation.
PIC041	5.9.30t		Access - The development shall be served off a new access into the site overall. Traffic calming on Gloucester Road in the vicinity of the site will be required.	New allocation.
PIC042	5.9.30u		Transportation - The site is within walking distance of the amenities/facilities and bus routes along Stonehouse High Street. These are considered adequate to serve the site and therefore no financial contribution towards the improvement of existing bus services/facilities will be sought.	New allocation.
PIC043	5.9.30v		Archaeology - There are no recorded archaeological sites within this allocation. An archaeological evaluation will be required before a definite assessment of archaeological potential can be made.	New allocation.
PIC044	5.9.30w		Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Stonehouse Town is significantly below the Council's adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy policy R5 in terms of a contribution towards the improvement of facilities off-site.	New allocation.
PIC045	5.9.30x		Community Facilities - The Local Education Authority has advised that financial contributions towards education provision will be sought.	New allocation.

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PIC046	5.9.31j – Hg16A The George Inn		<p><b>Form and Layout</b> - This site occupies a prominent location within the central area of Nailsworth and an important backdrop and gateway to the town. Any development will need to be sensitive and sympathetic to the character and setting of both the conservation area and the three adjacent listed buildings. The site contains two distinct and quite substantial changes in level; the south-eastern area being approximately 3 metres higher than the north-western area of the site. The south-eastern boundary of the site, adjoining the property Bannut Tree House, comprises a very steep embankment, approximately 6 metres in height. A dense and intensive form of development, incorporating mainly 2-3 storey flats, will be appropriate on the site to reflect its constrained nature and proximity to the town centre. An opportunity exists to incorporate a high quality, imaginative and distinctive form of design on this site to reflect both the existing pattern of built development and the vernacular in this part of Nailsworth. The development should aim to make a positive contribution to this area of Nailsworth.</p>	New allocation.
PIC047	5.9.31k		<p><b>Density</b> - Given the central location of this site in Nailsworth, and its proximity to town-centre facilities, a very high density form of development would be appropriate.</p>	New allocation.
PIC048	5.9.31l		<p><b>Access</b> - Vehicular access to the site will be obtained via the existing access point along the B4014 Tabrams Pitch. Improvements to visibility splays will be required at this access point (especially towards Avening) in the interest of highway safety. The main pedestrian access to the site will also be obtained from this main vehicular access point and improvements to the existing footway will be required along that part of Tabrams Pitch adjoining the development site. Additional, but mainly secondary</p>	New allocation.

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			pedestrian access will be obtained along the northern boundary of the site, utilising the existing steps to the adjacent supermarket car-park.	
PIC049	5.9.31m		Transportation - No contributions will be sought given the town-centre location of the site and the adequacy of existing bus services. The proximity of the site to facilities and amenities in Nailsworth, combined with the highway constraints around the Bath Road/Tabrams Pitch junction would make this site suitable for housing with very limited on-site car parking provision.	New allocation.
PIC050	5.9.31n		Landscape - The existing trees and shrubs along the northern boundary of the site should be retained in any development scheme and enhanced with additional deciduous species. The steep embankment along the south-eastern boundary of the site would also benefit from some ground cover planting. Given the proposed high density of this development, additional landscaping (in conjunction with, for example, a communal or ornamental courtyard area) would be appropriate within the site to complement the predominantly built form.	New allocation.
PIC051	5.9.31o		Archaeology - The development site lies adjacent to the reputed site of a medieval chapel (now Bannut Tree House). It is likely that part of an associated medieval settlement would have existed on the development site. However, as a result of previous disturbance, archaeological potential is mainly restricted to the lower area of the development site adjacent to the George Hotel. Any development of the site should include a programme of archaeological observation during groundworks to enable a record to be made of any significant archaeological deposits during construction.	New allocation.

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PIC052	5.9.31p		<b>Recreation - The District Council's survey of 'Outdoor Playing Space' has highlighted that provision in Nailsworth Parish is slightly above the Council's adopted standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.</b>	New allocation.
PIC053	5.9.31q		<b>Community facilities - The Local Education Authority has advised that financial contributions towards education provision will be sought.</b>	New allocation.
PIC054	5.9.32a – Hg17 Union Street	Form and Layout - The elevated and prominent position of this site will require any development to be sensitive and sympathetic to both short and long distance views into the site. The sloping northern and western parts of the site are particularly prominent and form an important setting to the town centre of Dursley. They should be retained as open space. Housing development should be limited to the flattest and highest part of the site (approximately 0.84 hectare). A high density form of development which reflects the proximity of the site to the town centre and nearby listed buildings, would be appropriate in this area.	Form and Layout - The elevated and prominent position of this site will require any development to be sensitive and sympathetic to both short and long distance views into the site. The sloping northern and western parts of the site are particularly prominent and form an important setting to the town centre of Dursley. They should be retained as open space. Housing development should be limited to the flattest and highest part of the <b>former school site and the former factory site</b> (approximately <b>0.84 0.98</b> hectare). A high density form of development which reflects the proximity of the site to the town centre and nearby listed buildings, would be appropriate in this area. <b>The factory site occupies an elevated position in relation to the school site and incorporates two distinct and quite substantial changes in level of approximately 2-3 metres each. Development proposals should consider retaining 25/26 Union Street and its conversion back into residential accommodation.</b>	Indicative capacity increased as a consequence of Urban Capacity Study.
PIC055	5.9.32b	Density - A fairly high density of approximately 36 dwellings per hectare is suitable in the 0.84 hectare of the site proposed for development. The rest of the site should remain undeveloped.	Density - A fairly high density of approximately <del>36</del> <b>37</b> dwellings per hectare is suitable in the <del>0.84</del> <b>0.98</b> hectare of the site proposed for development. The rest of the site should remain undeveloped.	Indicative capacity increased as a consequence of Urban Capacity Study.

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PIC056	5.9.33j – Hg18A Former Bakery and Builder's Yard		<b>Form and Layout</b> – The site includes a 3-storey listed building fronting the High Street in Wotton town centre. While the upper floors maybe suitable for residential conversion the existing shop unit on the ground floor of this building should be retained in A1 retail use. The development should include non-standard housing types and reflect the historic building lines and character of adjoining streets. It should take the form of terraces comprising 2 or 3 storey buildings incorporating a mix of flats and houses that are predominantly 1 or 2 bedroom properties. Housing should front the access road serving it and provision made for on-street or courtyard parking rather than parking within the curtilage of properties. The layout should create interest and sense of place through imaginative use of the built form to enclose and shape the public space. The architecture should be simple, using good quality locally distinctive materials. Circulation and parking areas should be designed to create high quality public space, consistent with the requirements for Home Zones. Traffic should be calmed to walking pace by devices such as change in direction, road narrowing and change of surface materials.	New allocation.
PIC057	5.9.33k		<b>Density</b> - A capacity of 25 dwellings for this site has been identified giving an overall density in excess of 50 dwellings per hectare. The density of the site is relatively high and development should take the form of terraces comprising small units to ensure capacity can be developed without detriment to adjoining Listed Buildings and Conservation Area.	New allocation.
PIC058	5.9.33l		<b>Access</b> - Vehicular access to the site should be from Haw Street only. This will require the demolition of the non-listed property situated adjacent to the existing access on Haw Street to achieve an	New allocation.

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			acceptable access. Pedestrian and cycle access only should be provided through the site to The Chipping. This should be an attractive route encouraging use by the general public as well as non residents to improve permeability around the town centre.	
PIC059	5.9.33m		Transportation - The site is located adjacent to the town centre and relatively well served by bus services. No contributions will therefore be sought for the improvement of public transport. A reduction in the maximum parking standards is appropriate on this site due to its central location.	New allocation.
PIC060	5.9.33n		Landscape - A high standard of soft and hard landscaping will be required due to the site's location within the Conservation Area, Cotswold Area of Outstanding Natural Beauty and adjoining Listed Buildings. This should include provision of tree planting in public or semi-public space, and high quality boundary treatments to the edges of public spaces, in keeping with the traditional local vernacular.	New allocation.
PIC061	5.9.33o		Archaeology - The site lies on the edge of a Medieval town and may contain evidence of Medieval settlement. A full archaeological evaluation will be required before a definite assessment of archaeological potential can be made.	New allocation.
PIC062	5.9.33p		Recreation - The District's survey of 'Outdoor Playing Space' has highlighted that provision in Wotton-under-Edge Town is significantly below standard. The development should satisfy the demand generated by its new residents. Proposals will be expected to satisfy Policy R5 in terms of a contribution towards the improvement of facilities off-site.	New allocation.

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PIC063	5.9.33q		<b>Community Facilities</b> - The Local Education Authority has advised that financial contributions towards education provision will be sought.	New allocation.
PIC064	5.9.33r – Hg18B Knapp Lane		<b>Form and Layout</b> - The development of this site will be influenced by the need to keep clear of buildings and structures a 5 metre strip alongside the minor watercourse on the south eastern boundary of the site. Due to this requirement and the site's configuration it is anticipated that the road serving the new houses will form part of this strip and houses developed on the northern side of the road. A high standard of design will be sought due to the site's location within the Cotswold AONB.	New allocation.
PIC065	5.9.33s		<b>Density</b> - The density of the site is below 30 but is higher than that of the adjoining residential areas. This will allow a toddler's play area to be provided on site and landscaping incorporated across the site to ensure that the Cotswold Area of Outstanding Natural Beauty is enhanced in this location.	New allocation.
PIC066	5.9.33t		<b>Access</b> - Vehicular access should be off Fountain Crescent. Improvements to the footways at the junction of Fountain Crescent and Wortley Road will be required as part of the development. Pedestrian and cycle access should be provided off Knapp Road.	New allocation.
PIC067	5.9.33u		<b>Transportation</b> - The scale of this development is insufficient to generate contributions to the improvement of bus services. However, a contribution towards improved facilities such as the provision of bus shelters will be sought.	New allocation.
PIC068	5.9.33v		<b>Landscape</b> - The trees and hedgerows found around the boundary of the site are important features that should be retained. These should form part of wider	New allocation.

## Stroud District Local Plan – Pre-Inquiry Changes (June 2001)

PIC Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Pre-Inquiry Changes	Reason for Change
			landscaping treatment that should be provided around the sites boundary in the interests of landscaping and residential amenity.	
PIC069	5.9.33w		<b>Recreation - The District's survey of 'Outdoor Playing Space' has highlighted that provision in Wotton-under-Edge Town is significantly below the Council's adopted standard. The provision and maintenance of a toddler's play area will be required on site due to the lack of facilities nearby which can be easily and safely accessed by residents. The development should also satisfy the demand generated by its new residents and proposals will be expected to satisfy Policy R5 in terms of contributions to off-site facilities.</b>	New allocation.
PIC070	5.9.33x		<b>Community Facilities - The Local Education Authority has advised that financial contributions towards education provision will be sought.</b>	New allocation.
PIC071	5.9.41b – Hg26 Cotswold Mead	Density - The site is allocated for 10 units, with the development to allow for a nursing home on the remainder of the site. Density overall is relatively low, due to the extent of the site, however, the amount of land suitable for development will be affected by the landscape constraints that operate on the upper slopes.	<del>Density - The site is allocated for 10 units, with the development to allow for a nursing home on the remainder of the site.</del> <b>Density - The site is allocated for 40 units, with the development to allow for a nursing home on the remainder of the site. A Nursing home complex together with 20 associated ancillary dwellings.</b> Density overall is relatively low, due to the extent of the site, however, the amount of land suitable for development will be affected by the landscape constraints that operate on the upper slopes.	To reflect the Council's resolution.
PIC072	5.9.41c – Hg26 Cotswold Mead	Affordable Housing - The Local Plan requires the provision of 10 units of affordable housing on this site based on the need identified in the Housing Needs Survey 1996, which identifies a particularly high need for affordable units within the parish of Painswick. These units should comprise a mix of dwellings that reflects local housing need. It is probable that, given the nature of the associated development within the site, the units will cater for older people.	<del>Affordable Housing - The Local Plan requires the provision of 10 units of affordable housing on this site based on the need identified in the Housing Needs Survey 1996, which identifies a particularly high need for affordable units within the parish of Painswick. These units should comprise a mix of dwellings that reflects local housing need. It is probable that, given the nature of the associated development within the site, the units will cater for</del> <b>Affordable Housing - The Local Plan requires the provision of 10 units of affordable housing on this site based on the need identified in the Housing Needs Survey 1996, which identifies a particularly high need for affordable units within the parish of Painswick. These units should comprise a mix of dwellings that reflects local housing need. It is probable that, given the nature of the associated development within the site, the units will cater for</b>	To reflect the Council's resolution

## Stroud District Local Plan – Pre-Inquiry Changes (June 2001)

PIC Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Pre-Inquiry Changes	Reason for Change
			<del>older people.</del> No affordable units will be sought on this site.	