

Stroud District Local Plan – Proposed Changes (June 2001)

PRO Ref.	Policy Proposal Para. No.	Revised Deposit Local Plan	Proposed Changes	Reason for Change
TOWN CENTRES AND RETAILING				
PRO162	6.5.1c	In the south of the District, the main town centre after Dursley is Wotton-under-Edge with Berkeley providing a more local facility. The close proximity of Wotton-under-Edge to Dursley limits Wotton's potential catchment area and its overall function.	In the south of the District, the main town centre after Dursley is Wotton-under-Edge with Berkeley providing a more local facility. The close proximity of Wotton-under-Edge to Dursley limits Wotton's potential catchment area and its overall function.	In response to representations received on the Revised Deposit Plan.
PRO163	6.5.1d	With the exception of Stroud and Dursley, the District's town centres serve local catchment areas due to their location, limited size and the dominance of Stroud and Dursley. The only retailers likely to be attracted to these towns would be independent retailers who require small units in town centre locations. Sufficient vacancies exist within the District's town centres to satisfy any demand of this kind arising during the Plan period.	With the exception of Stroud and Dursley, the District's town centres serve local catchment areas due to their location, limited size and the dominance of Stroud. the only retailers likely to be attracted to these District's towns would be independent retailers who require small units in town centre locations. Sufficient vacancies exist within the District's town centres to satisfy any demand of this kind arising during the Plan period.	In response to representations received on the Revised Deposit Plan.
PRO164	6.8.1	The Council recognises the need to maintain a core of retail activity in the town centre, but is also aware of the fact that other, complementary uses, during the day and evening, can reinforce the town centre's attractiveness to local residents and shoppers. The Council has defined Primary Shopping Frontages in a very limited area, with the intention that this area is retained as the town's retail core, and the Council will seek to establish or maintain, as a guide, 70% of each section of the Primary Frontage in retail (A1) use. A section of the Primary Frontage is considered to be a particular street block frontage, or a frontage of up to 50 metres either side of the application site, whichever is less. The Prime Shopping Frontages in Stroud are set out below:- Table 6.1: Primary Shopping Frontages in Stroud	The Council recognises the need to maintain a core of retail activity in the town centre, but is also aware of the fact that other, complementary uses, during the day and evening, can reinforce the town centre's attractiveness to local residents and shoppers. The Council has defined Primary Shopping Frontages in a very limited area, with the intention that this area is retained as the town's retail core, and the Council will seek to establish or maintain, as a guide, 70% of each section of the Primary Frontage in retail (A1) use. A section of the Primary Frontage is considered to be a particular street block frontage, or a frontage of up to 50 metres either side of the application site, whichever is less. The Prime Shopping Frontages in Stroud are set out below:- shown on the Stroud Town Centre Inset Map. Table 6.1: Primary Shopping Frontages in Stroud	To remove a superfluous part of the Plan and potential error.

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PRO165	6.8.2	<p>In accordance with PPG6, the importance of the town centre providing a range of uses is recognised. The Local Plan therefore restricts the extent of secondary frontages within Stroud town centre and also places less restriction on changes of use of premises from A1 retail use to other uses than on premises within the Primary Frontages. In order to ensure that retail remains an important activity at ground floor use within secondary frontages, the Council will expect at least a third of the units of a particular street block frontage, or a frontage of up to 50 metres either side of the application site, whichever is less, to remain in A1 retail use. The Secondary Shopping Frontages in Stroud are:-</p> <p style="text-align: center;">Table 6.2: Secondary Shopping Frontages in Stroud</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Street Name</u></td> <td><u>Numbers (inclusive)</u></td> </tr> <tr> <td>George Street</td> <td>1-10</td> </tr> <tr> <td>Kendrick Street</td> <td>2-20</td> </tr> <tr> <td>Threadneedle Street</td> <td>1-11, 10-12</td> </tr> <tr> <td>Union Street</td> <td>6-8, 11-17</td> </tr> <tr> <td>High Street</td> <td>24-34 and 46-50</td> </tr> <tr> <td>Merrywalks Shopping Centre</td> <td></td> </tr> </table>	<u>Street Name</u>	<u>Numbers (inclusive)</u>	George Street	1-10	Kendrick Street	2-20	Threadneedle Street	1-11, 10-12	Union Street	6-8, 11-17	High Street	24-34 and 46-50	Merrywalks Shopping Centre		<p>In accordance with PPG6, the importance of the town centre providing a range of uses is recognised. The Local Plan therefore restricts the extent of secondary frontages within Stroud town centre and also places less restriction on changes of use of premises from A1 retail use to other uses than on premises within the Primary Frontages. In order to ensure that retail remains an important activity at ground floor use within secondary frontages, the Council will expect at least a third of the units of a particular street block frontage, or a frontage of up to 50 metres either side of the application site, whichever is less, to remain in A1 retail use. The Secondary Shopping Frontages in Stroud are shown on the Stroud Town Centre Inset Map.</p> <p style="text-align: center;">Table 6.2: Secondary Shopping Frontages in Stroud</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Street Name</u></td> <td><u>Numbers (inclusive)</u></td> </tr> <tr> <td>George Street</td> <td>1-10</td> </tr> <tr> <td>Kendrick Street</td> <td>2-20</td> </tr> <tr> <td>Threadneedle Street</td> <td>1-11, 10-12</td> </tr> <tr> <td>Union Street</td> <td>6-8, 11-17</td> </tr> <tr> <td>High Street</td> <td>24-34 and 46-50</td> </tr> <tr> <td>Merrywalks Shopping Centre</td> <td></td> </tr> </table>	<u>Street Name</u>	<u>Numbers (inclusive)</u>	George Street	1-10	Kendrick Street	2-20	Threadneedle Street	1-11, 10-12	Union Street	6-8, 11-17	High Street	24-34 and 46-50	Merrywalks Shopping Centre		To remove a superfluous part of the Plan and potential error.
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PRO166	6.10.4	<p>The District Council has established the Dursley Town Centre Partnership, and produced a Regeneration Strategy for Dursley Town Centre in May 1997. The strategy sets out a number of proposals that still require implementation to aid the regeneration of the town centre:-</p> <ul style="list-style-type: none"> • redevelopment of the Castle Street and Rackfield site to provide a quality supermarket providing 15-20,000 	<p>The District Council has established the Dursley Town Centre Partnership, and produced a Regeneration Strategy for Dursley Town Centre in May 1997. The strategy sets out a number of proposals that still require implementation to aid the regeneration of the town centre:-</p> <ul style="list-style-type: none"> • redevelopment of the Castle Street and Rackfield site to provide a quality supermarket providing 15- 	To remove a superfluous part of the Plan and update text.																												

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		<p>sq. ft net floorspace. The store will relate closely to pedestrianised section of Parsonage Street to encourage linked trips which will benefit the whole of the town centre;</p> <ul style="list-style-type: none"> • redevelopment of Bymacks' current site for a mix of housing and small scale industrial/business units; • the long term implementation of a new town centre relief road, which could facilitate the redevelopment opportunities mentioned above; • displaced car parking on land north of The Slade; • environmental improvements in the Broadwell area, with encouragement given to leisure and tourist related uses; • conversion of the Weavers house; • improvements in Silver Street and Long Street, including new uses for empty buildings and traffic management measures to enhance pedestrian, cycling and disabled access; and • the promotion of sympathetically designed infill development in May Lane to recreate a sense of identity, the encouragement of small scale businesses within the street, the consideration of new uses for the bus station site (should it become surplus to requirements), and the promotion of an improved library facility in the town centre. 	<p>20,000 sq. ft net floorspace. The store will relate closely to pedestrianised section of Parsonage Street to encourage linked trips which will benefit the whole of the town centre;</p> <ul style="list-style-type: none"> • redevelopment of Bymacks' current site for a mix of housing and small scale industrial/business units; • the long term implementation of a new town centre relief road, which could facilitate the redevelopment opportunities mentioned above; • displaced car parking on land north of The Slade; • environmental improvements in the Broadwell area, with encouragement given to leisure and tourist related uses; • conversion of the Weavers house; • improvements in Silver Street and Long Street, including new uses for empty buildings and traffic management measures to enhance pedestrian, cycling and disabled access; and • the promotion of sympathetically designed infill development in May Lane to recreate a sense of identity, the encouragement of small scale businesses within the street, the consideration of new uses for the bus station site (should it become surplus to requirements), and the promotion of an improved library facility in the town centre. <p>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 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 the town centre relief road - have been incorporated into the Plan. The Dursley Town Centre Partnership is in the process of producing a new strategy for Dursley Town Centre that will supersede the 1997 Strategy.</p>	

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PRO167	6.10.5	<p>Many of those which are land-use based are included in this and other relevant chapters of the Plan. In addition to these site specific proposals, the strategy also includes the following as regeneration proposals:-</p> <ul style="list-style-type: none"> • protection and enhancement of pedestrianised Parsonage Street and Market Place as the main retail area; • encouragement of the efficient and appropriate use of vacant and under-used premises; • the promotion of public transport use, cycling and walking both to and within the town centre; • improvements to the town's general environment, including building frontages, street surfaces, landscaping, the maintenance of public areas/facilities and the introduction of public art; • the provision of appropriate tourist attractions and facilities within the town centre; and • trading initiatives aimed at local retailers. 	<p>Many of those which are land-use based are included in this and other relevant chapters of the Plan. In addition to these site specific proposals, the strategy also includes the following as regeneration proposals:-</p> <ul style="list-style-type: none"> • protection and enhancement of pedestrianised Parsonage Street and Market Place as the main retail area; • encouragement of the efficient and appropriate use of vacant and under-used premises; • the promotion of public transport use, cycling and walking both to and within the town centre; • improvements to the town's general environment, including building frontages, street surfaces, landscaping, the maintenance of public areas/facilities and the introduction of public art; • the provision of appropriate tourist attractions and facilities within the town centre; and • trading initiatives aimed at local retailers. 	To remove a superfluous part of the Plan and update text.
PRO168	6.12.1	<p>As set out above, the Dursley Town Centre Regeneration Strategy specifically identifies proposals which should be brought forward to aid its regeneration. Some of these are dealt with as allocations within the Housing chapter, whilst others are commitments. The construction of the Dursley Relief Road is dealt with under Proposal T13 in the Transport chapter. One remaining and important proposal is for the redevelopment of the Castle Street and Rackfield site to provide a quality supermarket providing 1,390-1858 sq.metres net (15,000-20,000 sq.ft.net) floorspace.</p>	<p>As set out above, the Dursley Town Centre Regeneration Strategy specifically identifies proposals which should be brought forward to aid its regeneration. Some of these are dealt with as allocations within the Housing chapter whilst others are commitments. The redevelopment of Bymacks is dealt with as a mixed use allocation within the Housing Chapter and the construction of the Dursley Relief Road is dealt with under Proposal T13 in the Transport chapter. One remaining and important proposal is for the redevelopment of the Castle Street and Rackfield site to provide a quality supermarket providing 1,390-1858 sq.metres net (15,000 – 20,000 sq.ft. net) floorspace.</p>	To remove a superfluous part of the Plan and update text.
PRO169	6.14.5	<p>The Prime Shopping Frontages in each settlement are listed below:-</p> <p>Table 6.3: Primary Shopping Frontages</p> <p>Place/Street Numbers (inclusive)</p>	<p>The Prime Shopping Frontages in each settlement are listed below shown on the Dursley, Stonehouse and Nailsworth Town Centre Inset Maps, and Wotton-under-Edge Inset Map.</p> <p>Table 6.3: Primary Shopping Frontages</p>	To remove a superfluous part of the Plan and potential error.

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		<p>Dursley Parsonage Street 17-31, 35-59, 22-32, 40-86 Market Place 2-8</p> <p>Wotton-under-Edge Long Street 1-51 and 16-50 High Street 1-7 and 2-6 Church Street 27</p> <p>Stonehouse High Street 1-17, 23-25 and 6-34 Elgin Mall 1-2 Barnard Parade 1-6</p> <p>Nailsworth Old Market 1-12 Fountain Street 3- 17 George Street 1-16, 4-8 and the supermarket at the rear of 16 George Street</p>	<p>Place/Street — Numbers (inclusive)</p> <p>Dursley Parsonage Street 17-31, 35-59, 22-32, 40-86 Market Place 2-8</p> <p>Wotton-under-Edge Long Street 1-51 and 16-50 High Street 1-7 and 2-6 Church Street 27</p> <p>Stonehouse High Street 1-17, 23-25 and 6-34 Elgin Mall 1-2 Barnard Parade 1-6</p> <p>Nailsworth Old Market 1-12 Fountain Street 3- 17 George Street 1-16, 4-8 and the supermarket at the rear of 16 George Street</p>	
PRO170	6.14.6	For the purposes of Policy S10 vacant units will be classified as being in their previous use, and each frontage or group of frontages listed in Table 6.3 in relation to Nailsworth will be treated individually for the purposes of measuring the percentage of non-retail.	For the purposes of Policy S10 vacant units will be classified as being in their previous use, and each frontage or group of frontages listed in Table 6.3 in relation to shown on the Nailsworth Town Centre Inset Map will be treated individually for the purposes of measuring the percentage of non-retail.	To remove a superfluous part of the Plan and potential error.