



## The strategy ...

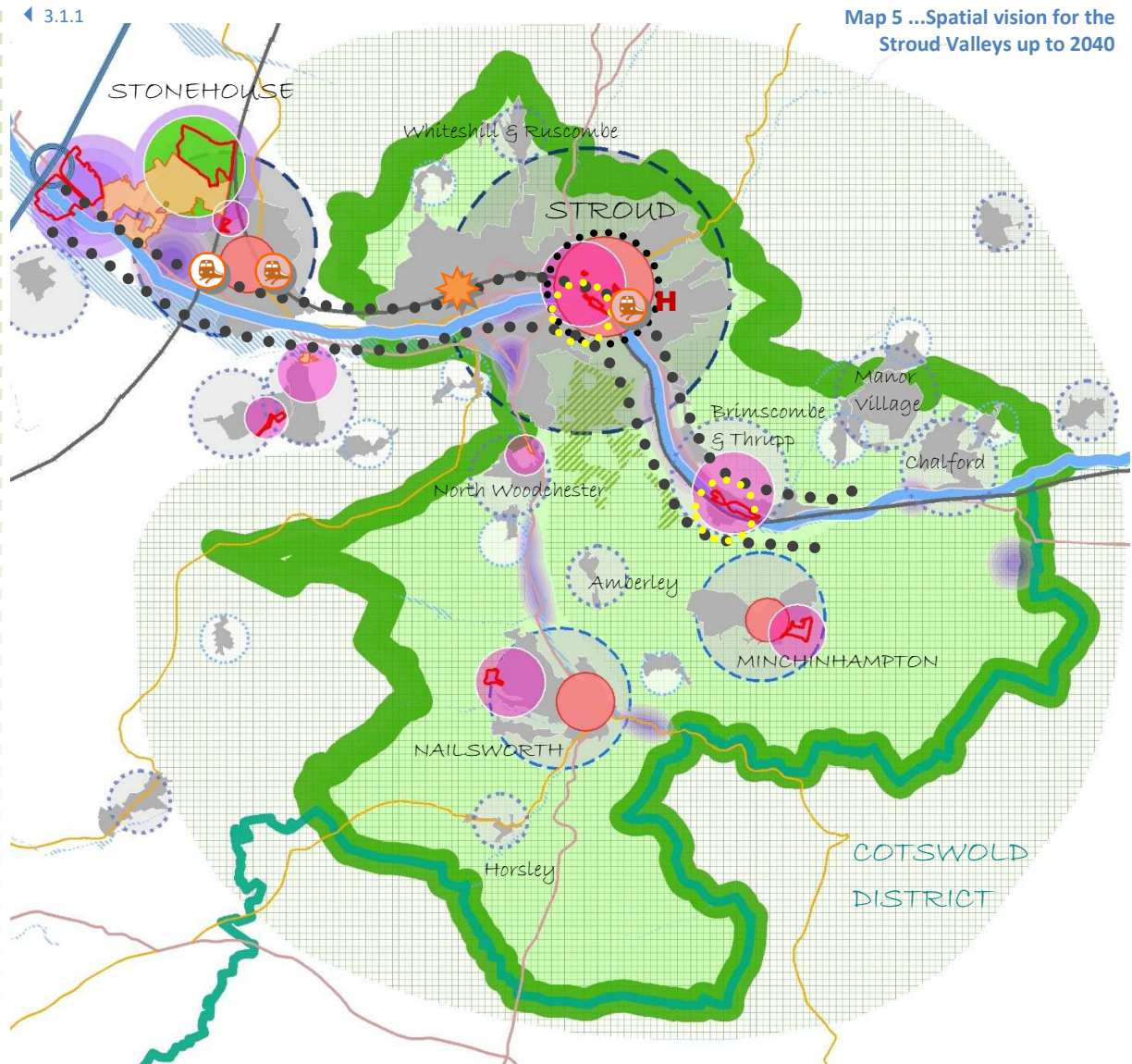
*“...Regeneration, creativity and cultural blossoming in the green valleys”*

In the parishes of Stroud, Brimscombe & Thrupp, Cainscross, Chalford, Horsley, Minchinhampton, Nailsworth, Randwick, Rodborough, Whiteshill & Ruscombe and Woodchester.

This is the most populous part of the District, yet it retains a distinctly rural character, with a network of towns and larger villages, supporting smaller rural communities. **Stroud** is the District’s principal town and main provider of strategic services, facilities and employment, while **Nailsworth** and **Minchinhampton** have important supporting roles as Tier 2 “local service centres”.

The development strategy for this area includes some quite large **local sites**, to meet local needs. But there is limited opportunity for large **strategic site allocations**, which would contribute towards meeting the District’s growth and development needs, due to landscape and environmental constraints around the larger settlements, including the AONB designation.

As well as these site allocations, the Local Plan’s detailed **policy framework** will steer the type and quantity of development that will happen at defined settlements and in the countryside.





# Making Places | Shaping the future of The Stroud Valleys

## ...What do we want for the future?

### Vision to 2040...

#### Settlement hierarchy (CP3):

##### Tier 1 – Main Settlements

- Stroud

##### Tier 2 – Local Service Centres

- Nailsworth
- Minchinhampton

##### Tier 3a – Accessible settlements with local facilities

- Brimscombe & Thrupp
- Chalford
- Manor Village (Bussage)
- North Woodchester

##### Tier 3b – Settlements with local facilities

- Amberley
- Horsley
- Whiteshill & Ruscombe


##### Tier 4a – Accessible Settlements with basic facilities

- "Old" Bussage
- South Woodchester


##### Tier 4b – Settlements with basic facilities

- Box
- France Lynch
- Randwick

#### Town Centres (CP12)

 Local and strategic service centres: a focal point for retail, leisure, cultural and community facilities, commerce and employment

#### Local Centres (CP12)

 Existing / new centres with local services and facilities



The parishes of the Stroud Valleys vision area

3.1.2 ▶



Conserving and enhancing the Cotswolds AONB



Locations for strategic housing and mixed-use growth (CP2)



Locations for strategic employment-related growth and regeneration (outside of town centres) (CP2 E11 E12)



A focus on local development to meet local needs (CP2 CP3)



Site allocations



Committed Development (including site allocations in the 2015 Local Plan and sites already with planning permission at North Woodchester and Kings Stanley)



Stroud town centre conservation and regeneration



Canal corridor conservation and regeneration



"Gateway Stroud" / "Stroud waterfront"; and Brimscombe Port: key canal focal points



Rail station



Safeguarded location for new railway station



Hospital



Stroud District boundary

#### Regeneration, creativity and cultural blossoming in the green valleys...

The Stroud valleys will continue to be an important employment focus for the District, as well as seeing some of its residential communities grow.

Stroud town will go from strength to strength as the beating heart of a flourishing artistic and cultural scene, although its sensitive location in the landscape will prevent further outward growth other than along the valley bottoms. It will act as both focal point and gateway for surrounding communities and visitors, with improving public transport links to the wider rural area.

As the principal commercial centre for the District, Stroud's town centre will capitalise on its attractive built heritage, distinctive landscape setting and unique selling points (such as the acclaimed farmers' market) to enhance its retail, arts and leisure offer and tourist appeal.

With its high quality and niche retail and leisure, Nailsworth town will play a supporting role: providing for its own growing resident community, but also drawing from a wider local catchment and attracting visitors from outside the District.

Alongside protecting the special qualities of the wildlife-rich grasslands, ancient woodlands and commons, Minchinhampton and the smaller villages within the Cotswolds AONB will flourish as local communities, set within a valued and protected landscape. Minchinhampton will see modest growth to sustain its role as a local service centre, whilst smaller villages may see small scale development in response to identified local needs, boosting their ability to remain sustainable and thriving communities.

The regeneration of the industrial valley bottoms and the restoration of the Cotswold Canals will provide a new lease of life for the valleys' rich architectural heritage: a home for thriving businesses, creative industries and green technologies, as well as for people. This will be an environment that improves walking and cycling links through the area, boosts tourism, conserves, enhances and connects habitats along its valued river corridors and provides an exciting and tranquil amenity for the District's residents.





# Making Places | Shaping the future of The Stroud Valleys

## ...What do we want for the future?

### 3.1.3 Where are we now?...

Around 40% of the District's population is concentrated within the parishes of the Stroud valleys. Stroud is the District's principal town and it has a reputation for its artistic and 'green'-thinking community. There are a large number of independent traders and relatively few chain stores on the high street. This is the most populous part of the District, yet it retains a distinctive rural character. The majority of this area falls within the Cotswolds AONB, with the exception of the valley bottoms, which is where industry was traditionally focussed and where today much of the transport infrastructure is squeezed in. Although Stroud is the District's principal town, it is highly constrained by its landscape setting.

The core urban area relates to the parishes of Stroud, Cainscross (the most densely populated parish in the District) and Rodborough, with the settlements of Brimscombe and Thrupp, North and South Woodchester and Nailsworth having strong functional links to that core.

### 3.1.4 Key issues and top priorities for the future...

Public consultation and our evidence base have told us that these are key local issues and top priorities:

- Achieving a better public transport system
- Supporting an ageing population
- Ensuring adequate provision of smaller affordable housing for young families and those wishing to downsize
- Encouraging carbon neutral housing and promoting renewable energy technologies in all new development
- Maintaining and improving the vitality of Stroud town centre, including managing the night time economy
- Conserving and enhancing the natural beauty of the Cotswolds AONB







# Making Places | Shaping the future of The Stroud Valleys

...How are we going to get there?

## 3.1.5 Guiding principles for growth or development in the Stroud Valleys:

Place-making **Core Policy CP4** (see **Chapter 2**) explains that all development proposals within the Stroud valleys are expected to accord with the **Stroud Valleys Mini Vision** and to have regard to the following **Guiding Principles**:

1. A focus for the District's strategic growth, subject to recognising its environmental limits, with particular emphasis on the valley bottoms and canal corridor, providing up to 525 homes on allocated sites and either maintaining existing jobs or delivering new job opportunities at the same level or above the level last employed on site.
2. Stroud town centre will also be a focus for employment, economic growth and regeneration, boosting its role as the principal commercial centre of the District. Aim to upgrade retail offer and enhance tourist appeal, exploiting 'unique selling points' including its "green", "foody" and artistic culture.
3. Appropriate development will be supported to sustain Nailsworth and Minchinhampton in their roles as Local Service Centres for their surrounding communities, and Nailsworth's secondary role as a destination town for visitors and tourists.
4. Appropriate development will be supported to sustain or enhance the role, function and accessibility of Tier 3a Accessible Settlements with Local Facilities and 3b Settlements with Local Facilities. Tier 4 settlements will see very limited levels of development, to address specific local housing, employment or community infrastructure needs, including those identified by communities through their Neighbourhood Plans.
5. Maintain the geographical and functional distinctness and distinctiveness of Stroud's major 'suburbs': enhancing their self-sufficiency as communities in their own right, whilst improving accessibility and linkages with the town (Rodborough, Cainscross, Brimscombe and Thrupp).
6. Prioritise the redevelopment of brownfield land – including vacant or underused employment sites, with the aim of boosting job numbers and intensifying use
7. Create a focus for creative and green industries, to support a well skilled workforce
8. Focus on canal restoration and canal corridor conservation and regeneration, including the development of 'Gateway Stroud' / 'Stroud Waterfront' at Wallbridge and Cheapside: improve the approach and sense of arrival at the town centre; improve physical accessibility between canal and town centre; a showcase for the "best of Stroud" (high quality design, highlighting 'unique selling points' and distinctiveness, including architectural heritage and eco-designs)
9. Conserve and enhance the valleys' heritage assets, including the features of the area's unique industrial heritage. Secure high quality, distinctive design, in keeping with local character, with particular emphasis on the high number of conservation areas within the Valleys.
10. Conserve and enhance high quality natural landscape (part AONB), including the valuable 'green horizons' that are visible from within the urban areas. There will be no strategic growth within the AONB, where any minor development must meet specific local needs.
11. Cater for an ageing population through provision of accommodation, services and facilities, as well as through the design of new development.





# Making Places | Shaping the future of The Stroud Valleys

...How are we going to get there?

Key to maps ▾

## Settlement summaries





- p74 Amberley
- p75 Brimscombe & Thrupp
- p78 Chalford
- P79 Horsley
- p80 Manor Village (Bussage)
- p81 Minchinhampton
- p84 Nailsworth
- p86 North Woodchester
- p87 Stroud
- p93 Whiteshill & Ruscombe
- p94 Box, Bussage, France Lynch, Randwick, South Woodchester

## Site allocations

- PS01** Brimscombe Mill
- PS02** Brimsbombe Port
- PS05** East of Tobacconist Road, Minchinhampton
- PS06** The New Lawn, Nailsworth
- PS10** Cheapside, Stroud
- PS11** Merrywalks Arches, Stroud
- PS12** Police Station/Magistrates Court, Stroud
- STR065** Land at Beeches Green, Stroud

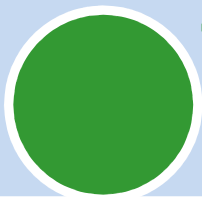
The following pages contain settlement summaries for each of the defined settlements in the Stroud Valleys parishes ([Core Policy CP3](#)).

The summaries and accompanying maps identify key constraints and designations in and around each settlement, and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).

-  Settlement development limit (settlement boundary)
-  Site allocations
-  Committed Development (including site allocations in the 2015 Local Plan and sites already with planning permission)
-  Heritage designations (including conservation areas, listed buildings, scheduled monuments...)
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)
-  Flood Zones 2 and 3
-  The Cotswolds AONB







# The Stroud Valleys | Our towns and villages

## ...Amberley

### Planning constraints and designations

Physical constraints include the steep topography on the partly wooded western valley sides.

The Amberley Conservation Area covers the whole of the village. There are a number of listed buildings within the village and on the boundaries. Minchinhampton Common on the eastern boundary is designated as a Scheduled Ancient Monument.

Minchinhampton Common is also a Site of Special Scientific Interest (SSSI) which includes land to the east and west of the village. There are Tree Preservation Orders (TPO) on the western edge of the village.

The Cotswolds AONB designation covers all of the village and surrounding land.

### Landscape sensitivity

The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or employment allocation in terms of landscape and visual factors.

### Settlement role and function

Amongst Tier 3 settlements, Amberley has one of the **smallest** populations (although the 'Amberley' community encompasses areas outside the Settlement Development Limit as well).

It currently has **no retail role** (the shop and post office have closed quite recently), but the village offers a **basic level of local community services and facilities** (primary school and pre-school provision, pubs, village hall and playground). However, **access to key services and facilities** elsewhere is **good**.

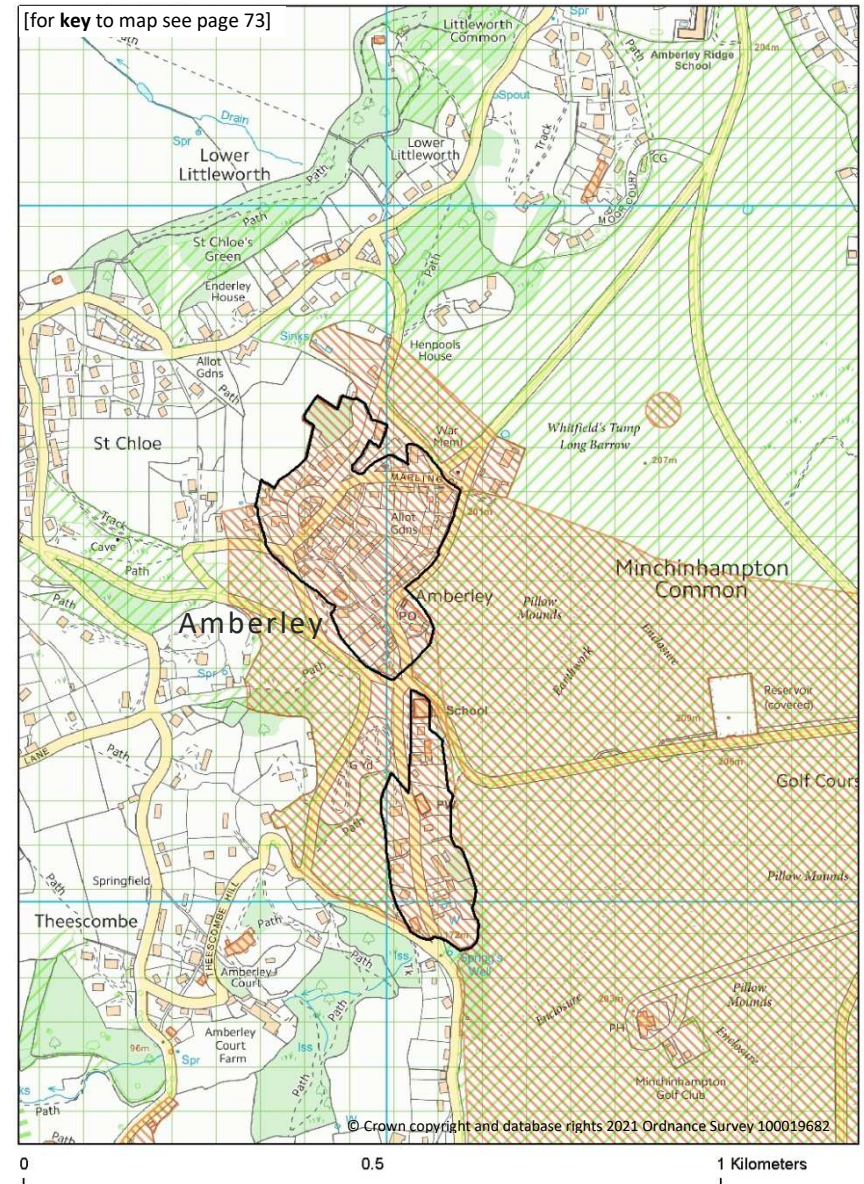
Amberley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

### Development Strategy

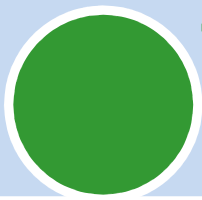
Amberley is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Amberley's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Amberley.







# The Stroud Valleys | Our towns and villages

## ...Brimscombe & Thrupp

### Planning constraints and designations

Physical constraints include the floodplain that runs along the River Frome valley; the steep topography on the valley sides and brownfield site conditions.

The Industrial Heritage Conservation Area runs through the settlement. There are a number of listed buildings principally related to former mills located along the river.

The River Frome Key Wildlife Site lies along the river and canal corridor. There are a number of unimproved grassland Key Wildlife Sites located on the northern slopes.

The Cotswolds AONB surrounds the settlement on three sides. There is a protected open space to the west.

### Landscape sensitivity

Landscape sensitivity indicates that there are only limited opportunities for housing growth beyond the settlement development limit; and there is no identified preferred direction for employment growth.

### Settlement role and function

The historically distinct villages of Brimscombe and Thrupp comprise a **large** and complex settlement, parts of which extend into Minchinhampton and Chalford parishes.

Brimscombe has a **basic local retail role**, with a small range of neighbourhood shops. The settlement has a **good** level of **local**

### Settlement role and function (contd...)

**community services and facilities** (primary schools and pre-school provision, part time post office, pub, place of worship, village hall/community centre, sports pitches and playground). **Access to key services and facilities** here and elsewhere is **good** from Brimscombe and **very good** from Thrupp.

The settlement has an **important employment role**, forming part of a valuable employment hub, strung along the valley bottom between Stroud and Chalford.

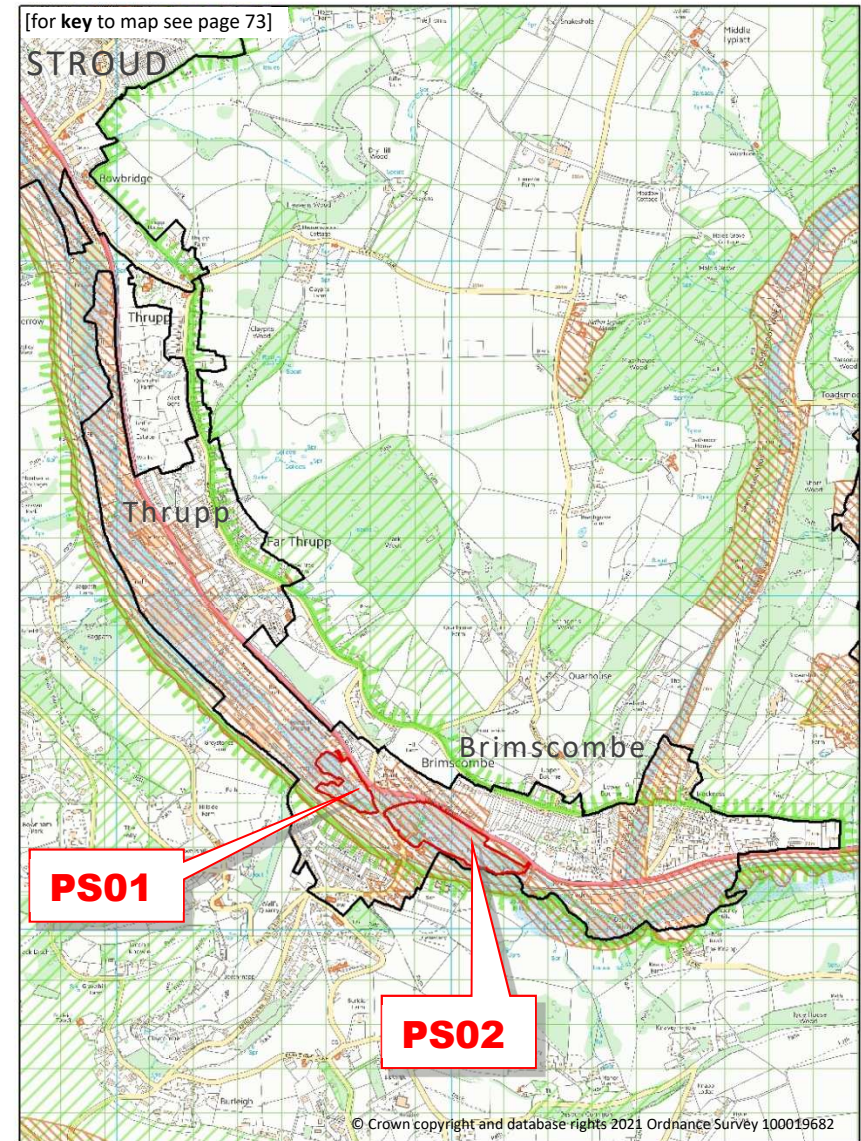
### Development Strategy

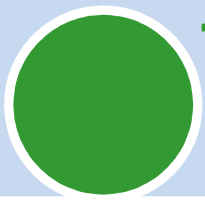
Brimscombe & Thrupp is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated sites [outlined in **red** on the map and shown in more detail over the page], limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Brimscombe & Thrupp's role and function as an accessible settlement with local facilities.

**PS01 Brimscombe Mill**

**PS02 Brimscombe Port**



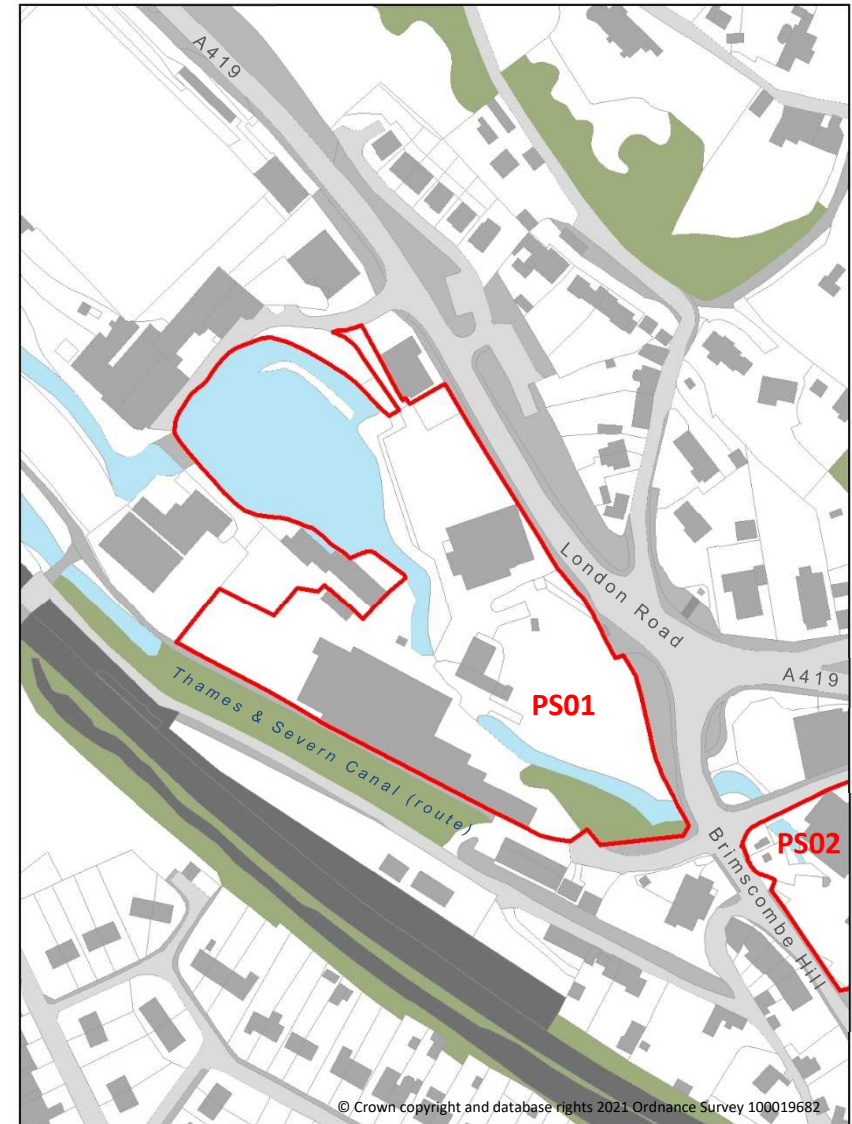


### Local Sites Allocation Policy PS01 Brimscombe Mill

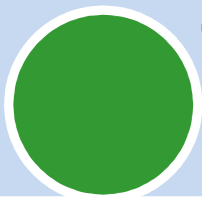
Land at Brimscombe Mill, as identified on the policies map, is allocated for a development comprising 40 dwellings and employment uses and associated community and open space uses, together with enabling infrastructure. Development will include a restored mill pond and a new or improved access from Brimscombe Hill/A419. Particular issues to address include conserving and enhancing heritage assets, local biodiversity, delivering high quality locally distinctive design and not increasing flood risk either on or off site. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

### Brimscombe Mill

3.1.6 Brimscombe Mill has potential for both housing and employment redevelopment to achieve environmental enhancements and to create a restored mill pond. The site should not be developed until the adjoining Cotswold Canal has been reinstated from Brimscombe Port to Ocean Bridge, or until a specific Flood Risk Assessment demonstrates that the site can be safely developed, with more vulnerable development being located in Flood Zone 1 and without increasing flood risk either on or off site.





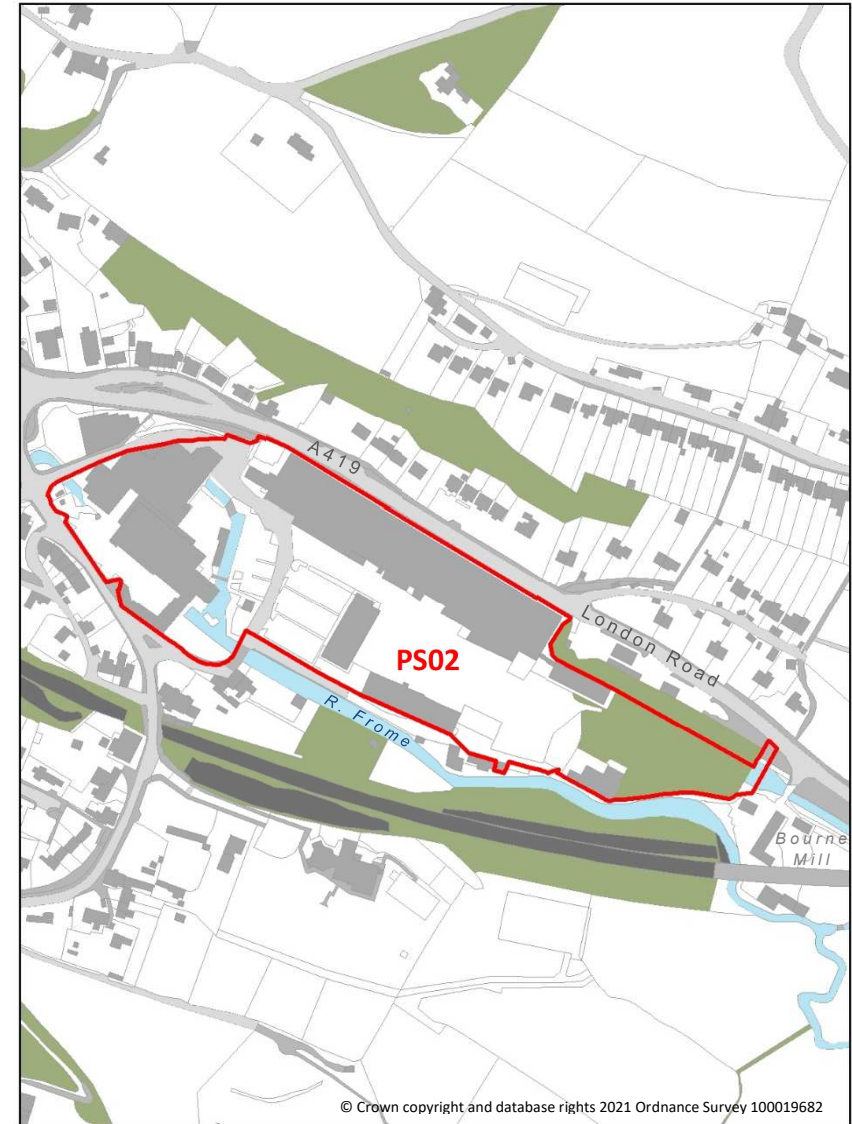


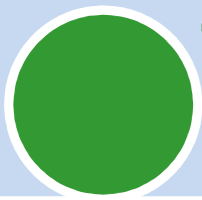
### Local Sites Allocation Policy PS02 Brimscombe Port

Land at Brimscombe Port, as identified on the policies map, is allocated for a development comprising 150 dwellings, canal related tourism development and employment uses and associated community and open space uses, together with enabling infrastructure. Development will include a reinstated canal and port basin and a new access from the A419. Particular issues to address include conserving and enhancing heritage assets, local biodiversity, delivering high quality locally distinctive design and not increasing flood risk either on or off site. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

### Brimscombe Port

3.1.7 Brimscombe Port has opportunities to provide canal related facilities including moorings on a reinstated stretch of water and port basin, enhancing listed buildings, providing new visitor facilities as well as housing and high quality employment development. A new access from the A419 to the east of the site will be achieved to improve site accessibility. The site should not be developed until the adjoining Cotswold Canal has been reinstated from Brimscombe Port to Ocean Bridge or until a specific Flood Risk Assessment demonstrates that the site can be safely developed without increasing flood risk either on or off site.





### Planning constraints and designations

Physical constraints include the Frome valley-bottom floodplain; steep valley-side topography; and brownfield site conditions.

Four conservation areas cover the south and west of the settlement: the Industrial Heritage Conservation Area; Chalford Vale; St Mary's & Belvedere; Chalford Hill. Many listed buildings along the canal/river corridor and within Chalford Hill CA.

River Frome and Thames & Severn Canal Key Wildlife Sites (KWS) on the valley bottom (within settlement). To the east, south and west, Ancient Woodland and four other KWS adjoin or lie close to the settlement.

The whole settlement lies within the Cotswolds AONB.

Four protected play spaces lie to the east (three at Burcombe Way; one in the Golden Valley)

### Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the northwest. There is no identified preferred direction of employment growth in landscape terms.

### Settlement role and function

Chalford is a **large** village with close links to the nearby Manor Village estate, "old" Bussage, France Lynch and Eastcombe. These settlements benefit from easy access to each other's diverse services and facilities.

### Settlement role and function (contd...)

Chalford has a **basic local retail** role (a community-run village shop and post office), but offers a **good** level of **local community services and facilities** (primary school and pre-school provision, pubs, village hall, place of worship, sports/playing fields and playground). **Access to key services and facilities** elsewhere is **fair** (the road infrastructure is constrained).

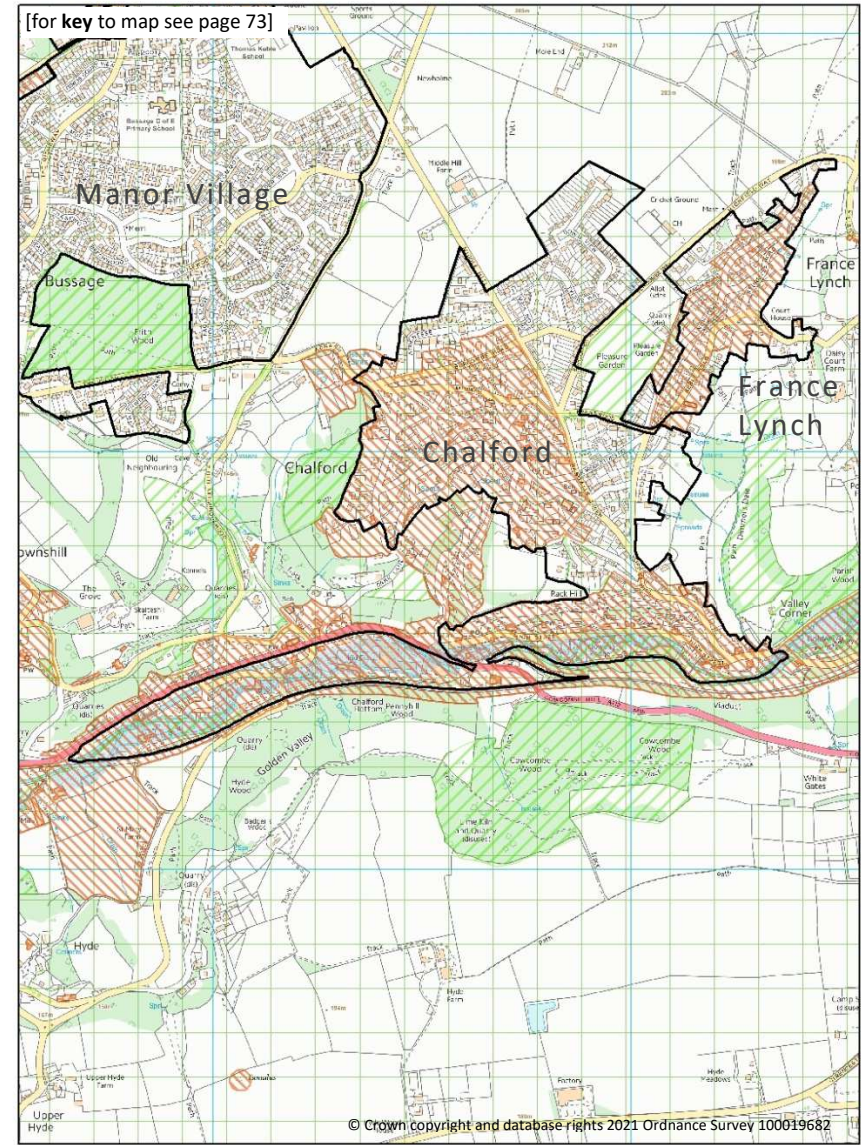
Chalford has an **employment role**: the southern part of the settlement forms part of a valuable employment hub, strung along the valley bottom between Stroud and Chalford. But Chalford's principal role is as a 'dormitory', where *most* people commute to work elsewhere.

### Development Strategy

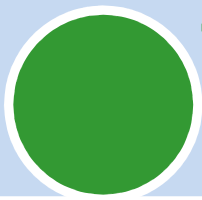
Chalford is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

There are no site allocations at Chalford.







# The Stroud Valleys | Our towns and villages

## ...Horsley

### Planning constraints and designations

The principal physical constraint is the floodplain to the east of the settlement.

There are a number of listed buildings including the church, Horsley Court and a number of dwellings.

The Sandgrove Cottages and Hartley Bridge Wood Key Wildlife Site wraps around the south east corner.

The settlement is within the Cotswolds AONB.

There is a protected open space to the southwest.

### Landscape sensitivity

Landscape sensitivity indicates that there is only limited opportunity for housing growth, along the B4056.

There is no identified preferred direction of employment growth in landscape terms.

### Settlement role and function

Amongst Tier 3 settlements, Horsley has one of the **smallest** populations (although the 'Horsley' community encompasses some small satellite hamlets outside the Settlement Development Limit as well).

It has a **basic local retail role** (a community-run shop), and the village offers a **basic level of local community services and facilities** (primary school and pre-school provision, pub, village hall, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **fair**.

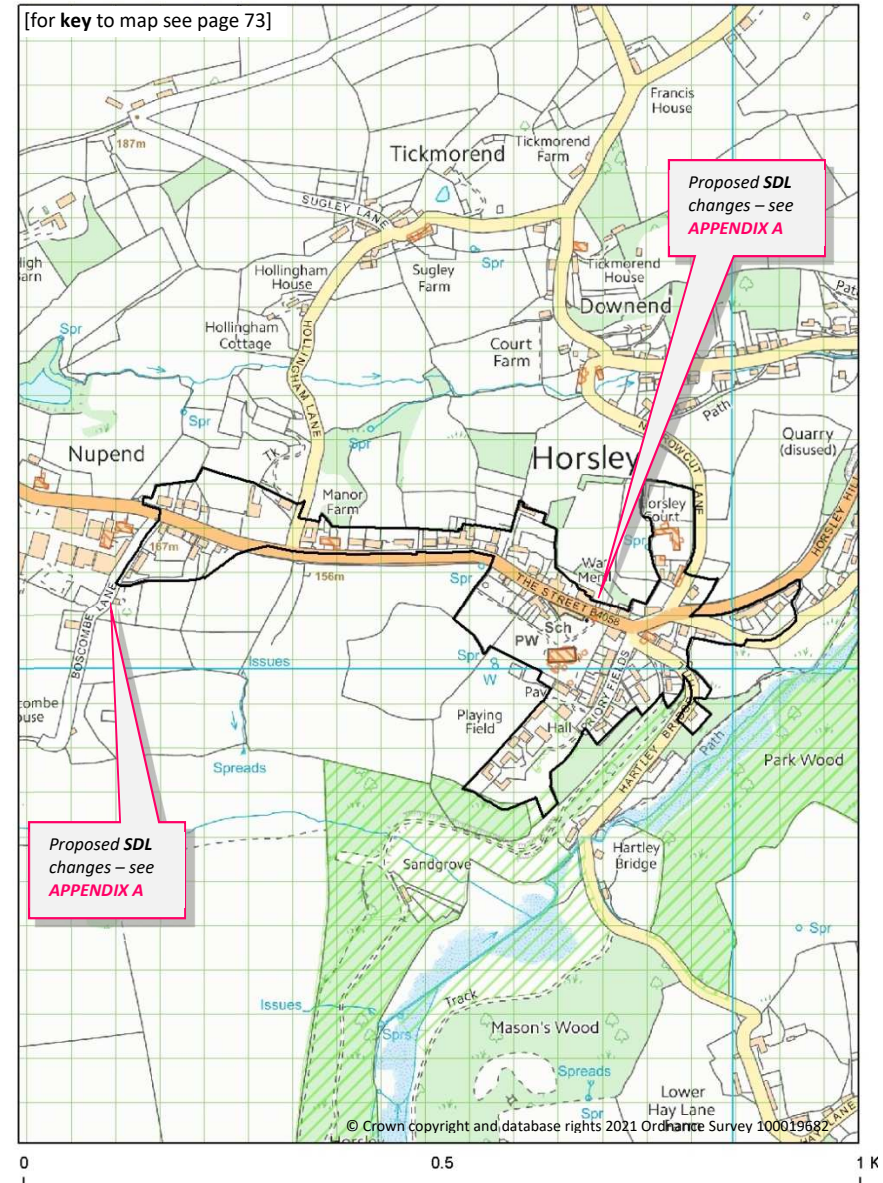
Horsley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

### Development Strategy

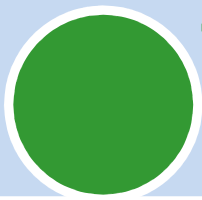
Horsley is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Horsley's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Horsley.







# The Stroud Valleys | Our towns and villages

## ...“Manor Village” (Bussage)

### Planning constraints and designations

Physical constraints include the steep valley-side topography to the northwest.

The Brownhill & Bussage Conservation Area abuts the western side of the settlement and Eastcombe Conservation Area abuts the north. Chalford Hill Conservation Area lies very nearby to the southeast.

Frith Wood, (designated as Ancient Woodland and a Key Wildlife Site) is a significant intrusion into the southern part of the settlement.

The settlement is within the Cotswolds AONB.

There is protected outdoor play space at both schools within the settlement and further sites lie north east at Middle Hill and southwest at The Frith.

### Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the northeast and secondarily to the southwest, close to the settlement edge. There is no identified preferred direction of employment growth in landscape terms.

### Settlement role and function

The “Manor Village” estate at Bussage is a **large** settlement, mostly developed in the 1980s and 1990s. It and has close links with smaller surrounding villages in Chalford parish, which benefit from easy access to each other’s diverse services and facilities.

### Settlement role and function (contd...)

It has a **basic local retail role** (a convenience store). It offers a **good** level of **local community services and facilities** (GP and pharmacy, primary school, village hall/community centre, sports/playing fields and playground) and has a **very limited role in providing ‘strategic’ services and facilities** to a wider catchment (at Thomas Keble Secondary School). **Access to key services and facilities** here and elsewhere is **good** (although the road infrastructure is constrained).

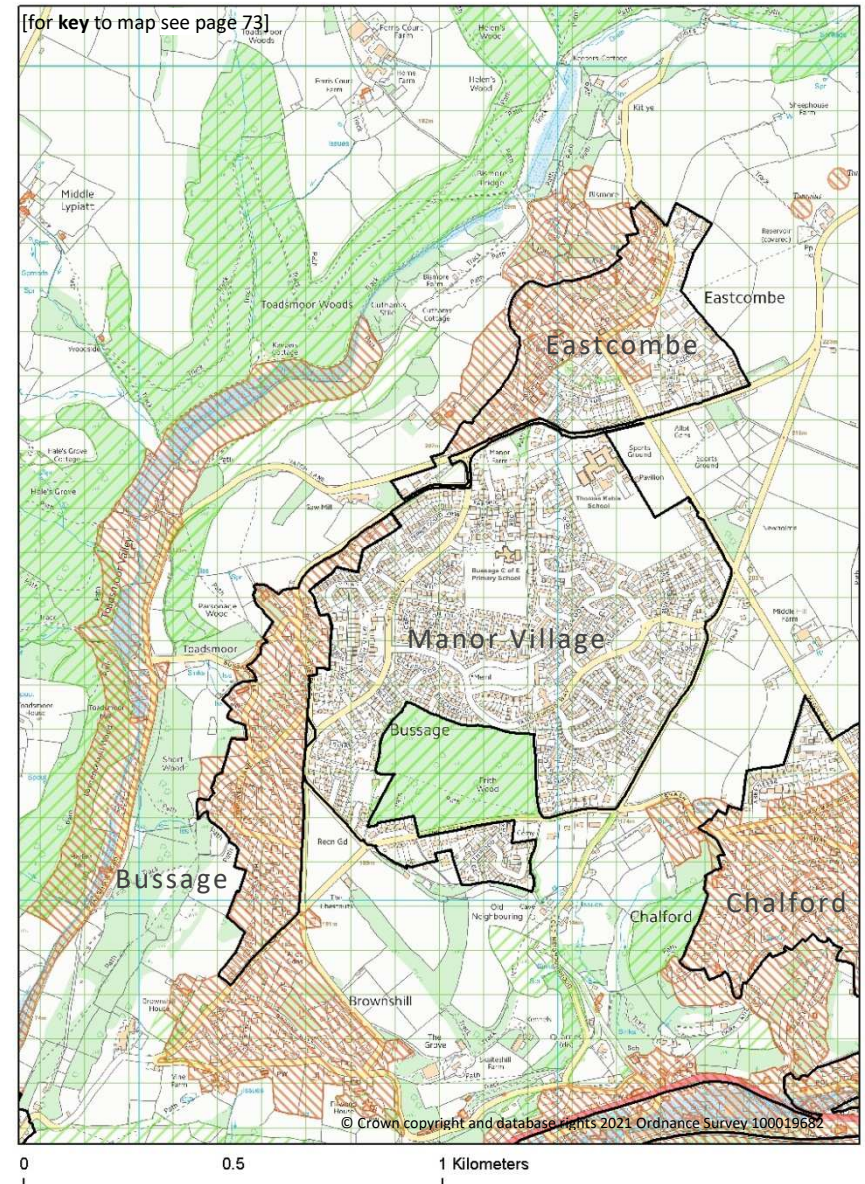
The settlement has **no significant employment role**. Its principal role is as a ‘dormitory’ settlement for its large working population.

### Development Strategy

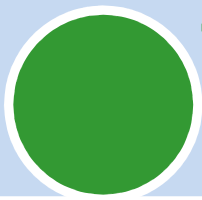
“Manor Village” is defined as a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village’s role and function as an accessible settlement with local facilities.

There are no site allocations at Manor Village.







# The Stroud Valleys | Our towns and villages

## ...Minchinhampton

### Planning constraints and designations

The principal physical constraint is Minchinhampton Common, which extends to the north and east of the settlement.

Minchinhampton Common is designated as a Scheduled Ancient Monument and SSSI.

Minchinhampton Conservation Area covers the centre of the town. There are numerous listed buildings within and to the north and south of the settlement, together with the Bulwarks Scheduled Ancient Monument on the eastern edge.

The settlement is within the Cotswolds AONB.

There are protected open spaces within and to the west of the town.

### Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the east.

There is no identified preferred direction of employment growth in landscape terms.

### Settlement role and function

Minchinhampton is a **large** village, one of the District's historic market towns.

The settlement has a **strong local retail role**, with a range of local shops to serve the day-to-day needs of surrounding villages and hamlets. It offers a **very good**, diverse range of **local community services and facilities**

### Settlement role and function (contd...)

(GP, dentist and pharmacy, post office, primary school and pre-school, place of worship, village hall/community centre, sports/playing fields and playground) and has a **very limited role in providing 'strategic' services and facilities** to a wider catchment (a library). **Access to key services and facilities** here and elsewhere is **fair**.

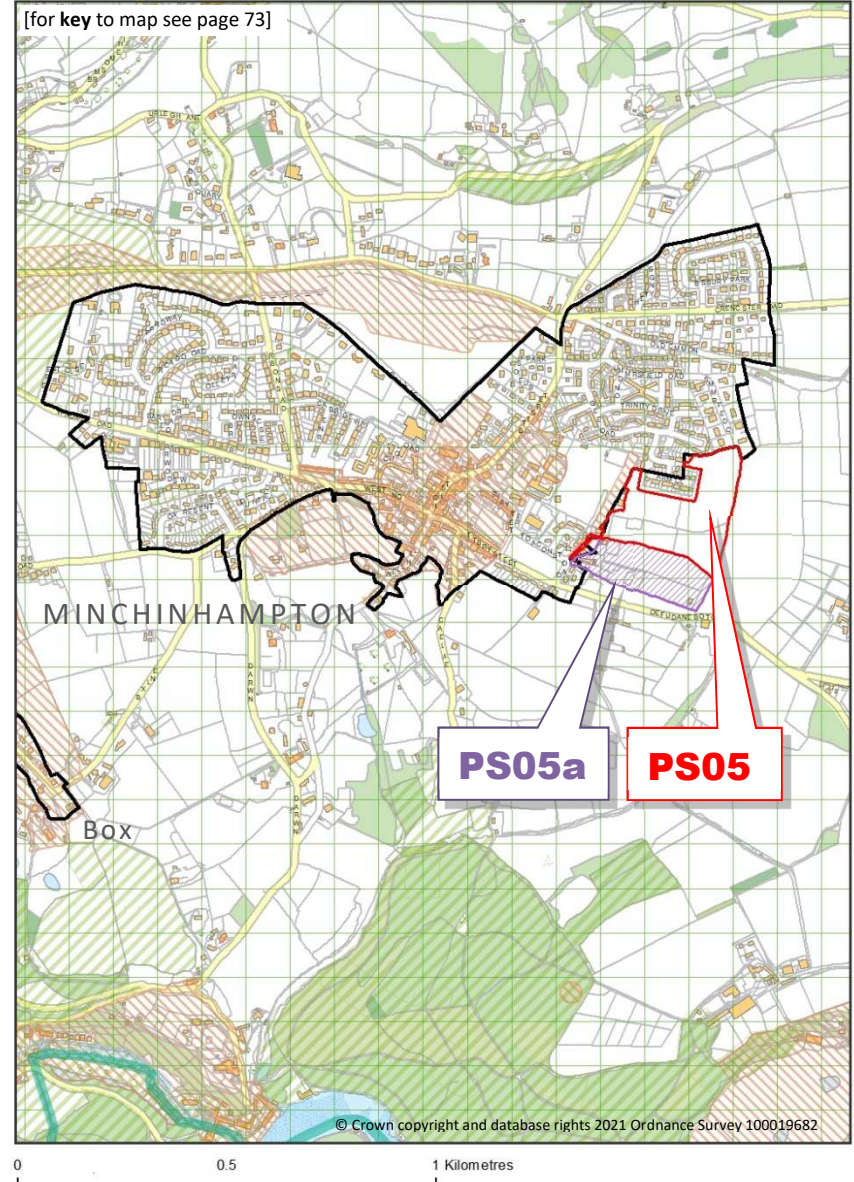
The village itself has **no significant employment role**, although there is employment in the wider parish. Its principal role is as a 'dormitory' settlement and local service centre.

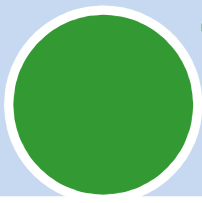
### Development Strategy

Minchinhampton is a **Tier 2** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated site [outlined in **red** on the map and shown in more detail over the page], infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Minchinhampton's role and function as a Local Service Centre.

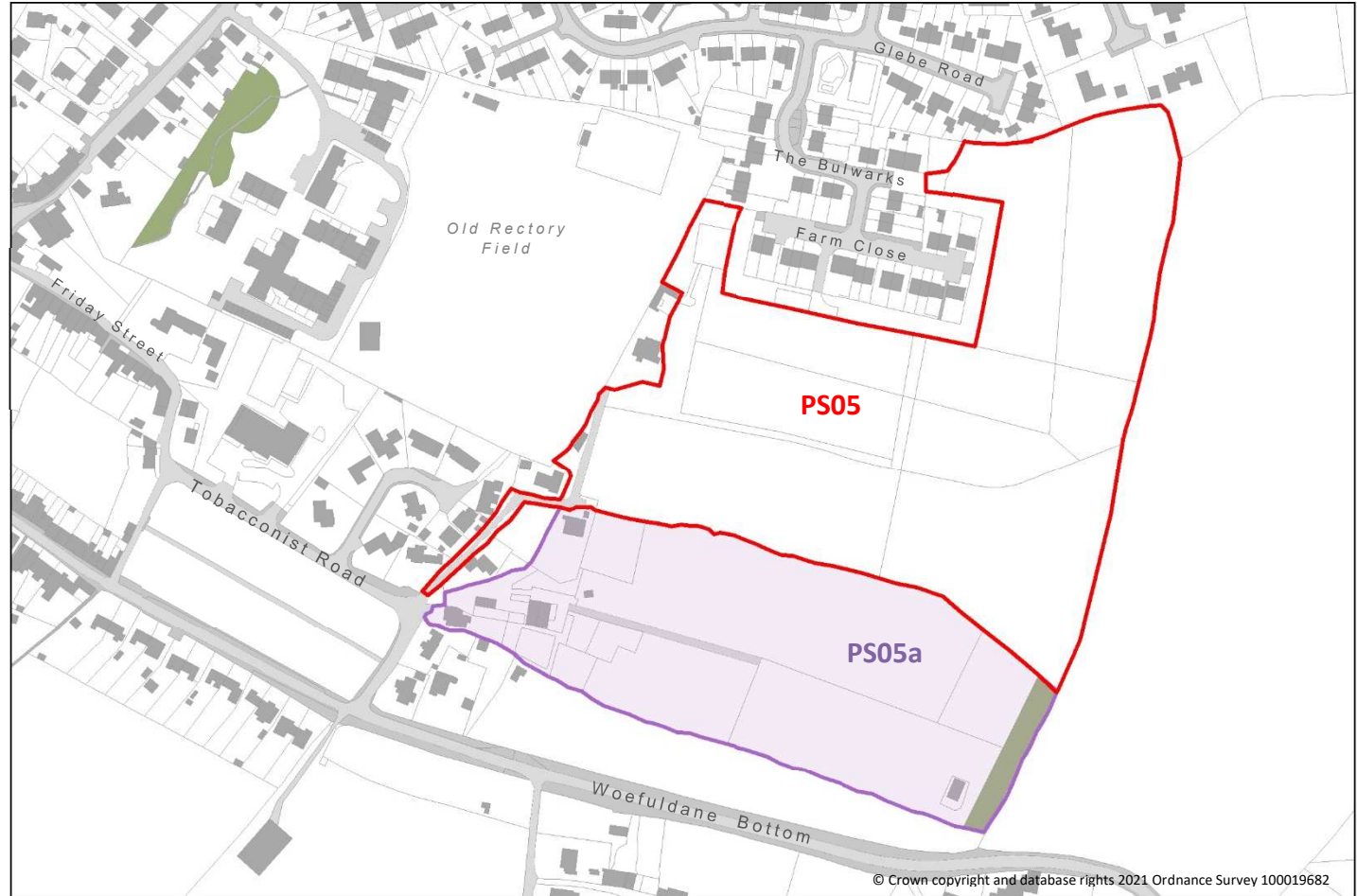
### PS05 East of Tobacconist Road



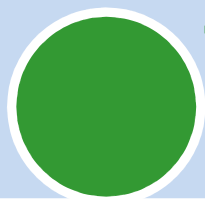


#### Local Sites Allocation Policy PS05 East of Tobacconist Road

Land east of Tobacconist Road, as identified on the policies map, is allocated for a development comprising up to 80 dwellings and associated community and open space uses and strategic landscaping. Affordable housing will be for those with a local connection to address local housing needs within the AONB. Particular issues to address include minimising landscape impacts within the Cotswolds AONB, conserving and enhancing heritage assets and local biodiversity, delivering high quality locally distinctive design, incorporating the existing Public Right of Way within landscaped open space and delivering a sustainable drainage solution. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.







### East of Tobacconist Road

- 3.1.8 Land to the east of Tobacconist Road has the potential to provide a sustainable extension to Minchinhampton, including affordable housing to meet local needs. Vehicular access will be from The Bulwarks (Farm Close) and pedestrian and cycle access only from Tobacconist Road. Development should take account of the proximity to Minchinhampton Conservation Area, and the role that the site can play in enhancing the settlement edge through sensitive strategic landscaping and locally distinctive design, avoiding buildings that exceed two storeys. Strategic landscaping will be located to the south and east. Particular care must be taken to avoid direct impacts on the adjoining “Bulwarks” Scheduled Ancient Monument, including through any new pedestrian link to the Old Rectory Field, and to mitigate any indirect impacts on its significance.

### Safeguarded land

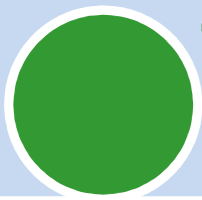
- 3.1.9 Housing needs for the Plan period arising within the AONB at Minchinhampton will be met through modest infill development within settlement development limits and at site **PS05**, land to the east of Tobacconist Road.
- 3.1.10 However, **land to the south of allocated site PS05** has been assessed in landscape terms as the most appropriate location for future housing growth at Minchinhampton, if further greenfield land should be required at the next Local Plan review. The site is therefore safeguarded for potential allocation at the next Local Plan review, subject to evidence of local housing need and the site performing best against reasonable alternatives.

### Safeguarded Land PS05a

#### East of Tobacconist Road

Land to the south of allocated site **PS05** East of Tobacconist Road, Minchinhampton, as identified on the policies map, will be safeguarded as land with potential to meet the future housing needs of Minchinhampton, if required.

The principle of development will be considered at the next Local Plan review.



# The Stroud Valleys | Our towns and villages

## ...Nailsworth

### Planning constraints and designations

The principal physical constraint is the floodplain to the east and south of the settlement along the River Frome Valley

The Industrial Heritage Conservation Area covers the eastern edge of the settlement containing listed buildings.

The settlement is surrounded by the Cotswold AONB.

There are protected open spaces scattered around the settlement.

### Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the west.

Small areas within the valley bottom offer the only opportunities for employment growth.

### Settlement role and function

Nailsworth is a **very large** settlement, one of the District's historic market towns.

Nailsworth has a **strong 'strategic' retail role** as one of the District's 5 town centres, serving a wide catchment. Its niche retail and leisure offer draws visitors from further afield. It offers a **very good** level of **local community services and facilities** (GP, dentist and pharmacy, post office, primary school and pre-school, place of worship, pubs, town hall/community centre,

### Settlement role and function (contd...)

sports/playing fields and playground) and has a **limited role in providing 'strategic' services and facilities** to a wider catchment (a building society and a library). **Access to key services and facilities** here and elsewhere is **good**.

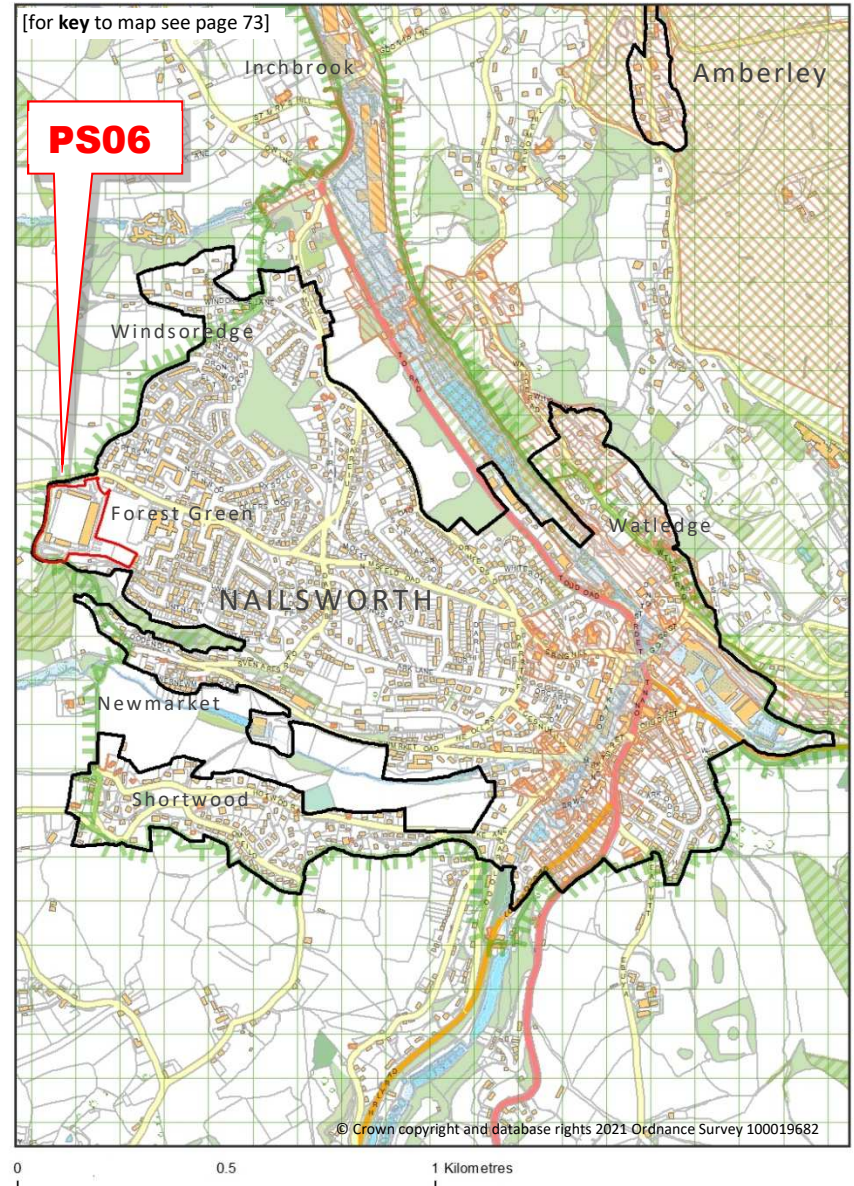
The town has an **important employment role** and also functions as a 'dormitory' settlement and local service centre, with a significant leisure and tourism role too.

### Development strategy

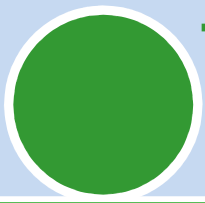
Nailsworth is a **Tier 2** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

In addition to the allocated site [outlined in **red** on the map and shown in more detail over the page], infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the town's role and function as a strategic Local Service Centre.

### PS06 The New Lawn, Nailsworth





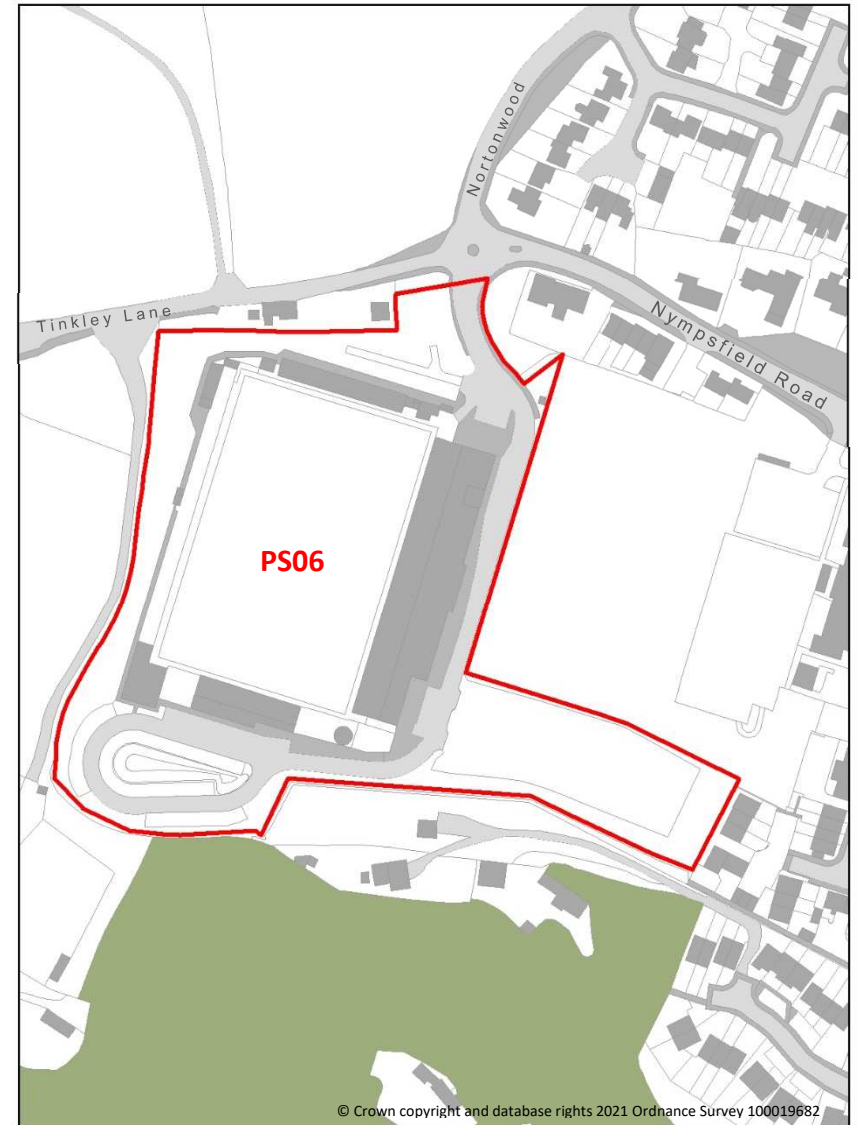


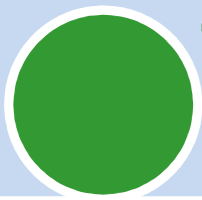
### Local Sites Allocation Policy PS06 The New Lawn, Nailsworth

Land at The New Lawn, as identified on the policies map, is allocated for a development comprising approximately 90 dwellings and associated community and open space uses, together with enabling infrastructure. Particular issues to address include ensuring existing community and sporting uses are partly retained or replaced elsewhere, enhancing local biodiversity and enhancing the landscape on this AONB edge of Nailsworth. A masterplan to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

### The New Lawn, Nailsworth

3.1.11 Land at The New Lawn has potential for brownfield redevelopment for housing, subject to the satisfactory relocation of Forest Green football club and the retention or relocation of associated community uses. The historic hedgerow along the western boundary and the semi natural grassland parcels should be retained with no adverse impact on adjacent wildlife sites. There are opportunities to improve the transition between the AONB and urban edge of Nailsworth at this sensitive location.





# The Stroud Valleys | Our towns and villages

## ...North Woodchester

### Planning constraints and designations

The principal physical constraint is the floodplain to the east of the settlement along the River Frome valley.

The Industrial Heritage Conservation Area covers the eastern edge of the settlement and South Woodchester Conservation Area lies to the south. There are numerous listed buildings in and around the settlement; and Woodchester Roman Villa, a Scheduled Ancient Monument, adjoins it to the north.

The Nailsworth Brook Key Wildlife Site (KWS) lies to the east of the settlement and Rabbit Warren Wood KWS beyond to the west.

The north west and the eastern edge of the settlement are within the Cotswold AONB.

There is a protected open space to the south.

### Landscape sensitivity

Landscape sensitivity indicates that the only potential for housing growth is to the northwest, for a few well spaced properties with indented edge, west of Lawns Park.

The only potential for employment growth may be to the north, where very small commercial premises may be acceptable adjoining the existing buildings.

### Settlement role and function

North Woodchester is a **small** village, with close functional links to neighbouring South Woodchester (Tier 4a).

### Settlement role and function (contd...)

It has a **basic local retail role** (a village shop), and the village offers a **basic level of local community services and facilities** (primary school and pre-school provision, post office, place of worship, pub, village hall and sports field/pitch). **Access to key services and facilities** elsewhere is **very good**.

Woodchester has an **employment role**, forming part of a valuable employment hub strung along the valley bottom between Stroud and Nailsworth. Although Woodchester is a net importer of workers, the village's principal role is as a 'dormitory'.

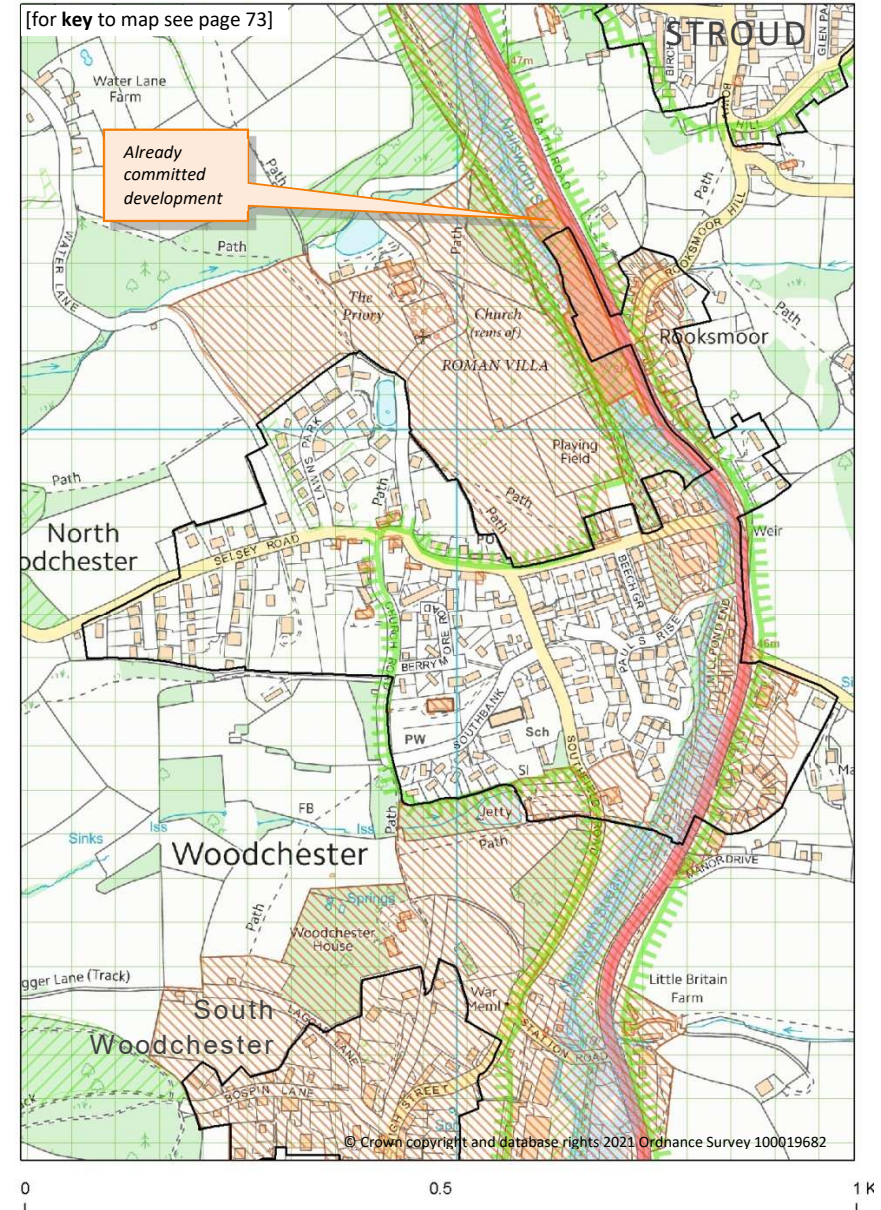
### Development strategy

North Woodchester is a **Tier 3a** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

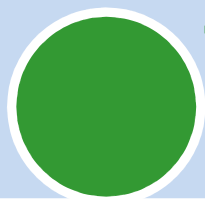
Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role and function as an accessible settlement with local facilities.

Committed development at **Rooksmoor Mill** (an *existing* planning permission for 54 dwellings plus employment uses) will provide for the future needs of the settlement.

There are no site allocations here, due to environmental constraints around the settlement.







### Planning constraints and designations

Physical constraints include the River Frome floodplain; the steep valley topography and brownfield site conditions.

There are multiple conservation areas: Ebley Mills; Industrial Heritage; Lodgemore & Fromehall; Stroud Station; Top of Town and Town Centre. Many listed buildings within and near to the town centre and along river/canal corridor.

Rodborough Common SAC / SSSI to the south. Key Wildlife Sites (KWS): River Frome KWS along the river corridor; Bisley Road Cemetery, The Folly, The Horns Bank and Wood and Slade Wood KWSs to the east. Rodborough Fields KWS to the south of the centre. Nailsworth Brook KWS to the south.

The Cotswolds AONB surrounds the town. There are protected open spaces within the town.

The town is a First Tier settlement and has settlement development limits.

### Landscape sensitivity

Landscape sensitivity indicates that there are limited options for housing growth, but modest interventions may be possible within parcels to the west; north east and south east. Small scale interventions are possible within the canal corridor. If employment growth is necessary, there are only very small scale options within the canal corridor.

### Settlement role and function

Stroud is the District's principal town and our largest concentrated population (25,000+). "Stroud" encompasses parts of the parishes of Rodborough and Cainscross, as well as Stroud parish, which includes the town centre and surrounding residential areas.

It has a **key strategic retail role** as our principal town centre. In addition to the District's **most extensive** range of 'strategic' **services and facilities** (including hospital, rail station, banks, cinema, leisure centre, library, secondary schools and further education facilities), Stroud offers a **very good** range of **local community services and facilities** for its neighbourhoods and communities and has **very good access to key services and facilities** within the town and elsewhere.

Stroud is the District's largest employment 'hub': more than 11,700 jobs are based in the town. Combined with adjacent Brimscombe & Thrupp, this area clearly represents the District's **most significant employment base**. The town also functions as a major 'dormitory' settlement and strategic service centre, with a significant leisure role too.

### Development strategy

Stroud is a **Tier 1** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Site allocations [outlined in **red** on the map and shown in more detail over the following pages] will meet local needs:

**PS10 Land at Cheapside, Stroud**

**PS11 Merrywalks Arches, Stroud**

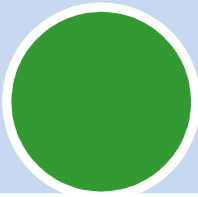
**PS12 Police station / Magistrates court, Stroud**

**STR065 Land at Beeches Green, Stroud:**

In addition to the allocated sites, infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Stroud's role and function as the District's principal town and most important strategic service centre.

There are no proposed site allocations for very large scale development to meet the District's strategic housing or employment needs, due to environmental constraints in and around Stroud.

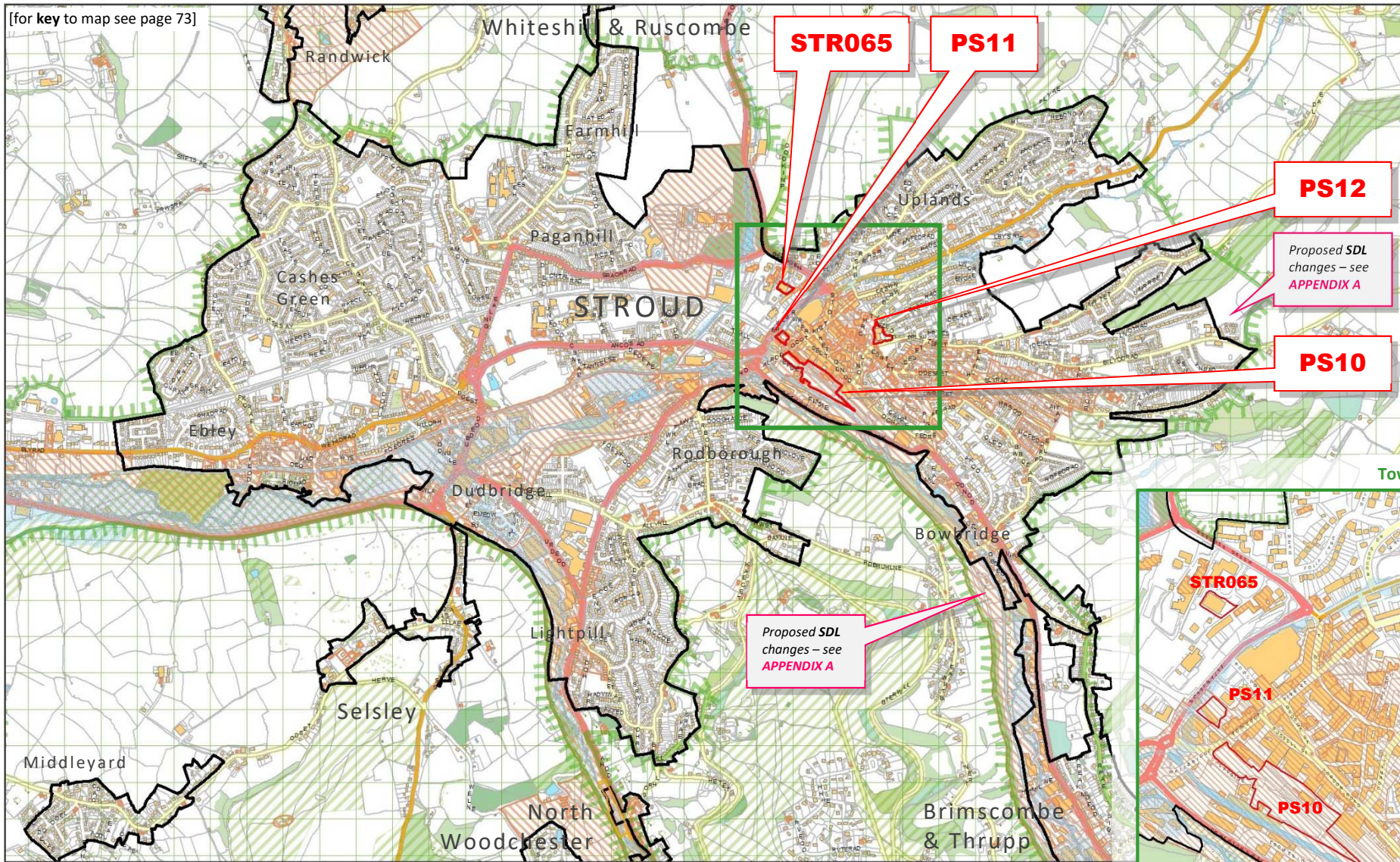




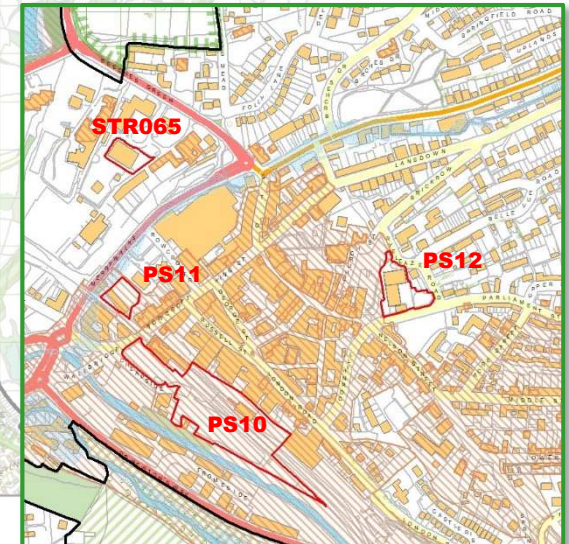
# The Stroud Valleys | Our towns and villages

## ...Stroud

[for key to map see page 73]



Town centre sites... ▼

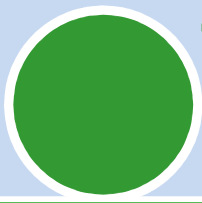


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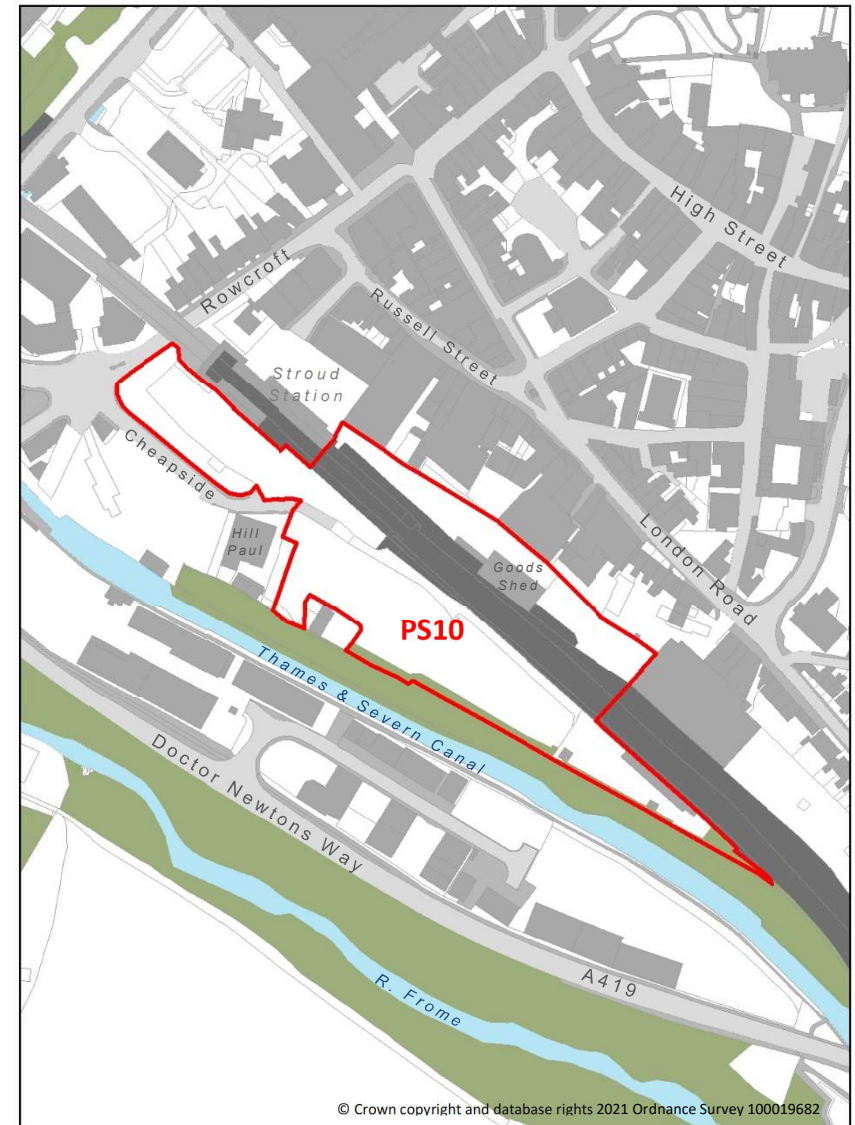


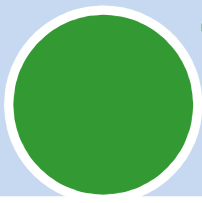
#### Local Sites Allocation Policy PS10 Cheapside, Stroud

Land at Cheapside, as identified on the policies map, is allocated for a development comprising approximately 75 dwellings and town centre uses. Development will include an improved rail/bus interchange, improved access to the station, and the retention and improvement of community uses around the Brunel Goods Shed. Particular issues to address include location within the Town Centre Conservation Area and the provision of a sufficient level and quality of public parking within the town centre as a whole to support the local economy. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

#### Cheapside, Stroud

3.1.12 The railway land and car parking at Cheapside has the potential to provide housing on brownfield land as well as enhancements to provide better town centre uses. An integrated transport hub would see improved cycle parking and access, better access provision for the station and facilities for a rail/bus interchange, together with the retention of an appropriate level of public car parking. The Brunel Goods Shed already acts as a well-used and popular arts hub and would be enhanced and retained as part of any development, providing better access and public open space. Development will enable improved pedestrian access across the railway. Land around the station acts as a gateway to rail passengers and high quality urban design should reflect this, taking into account the surrounding heritage assets such as the Hill Paul building, Brunel Goods Shed, and the station building itself.



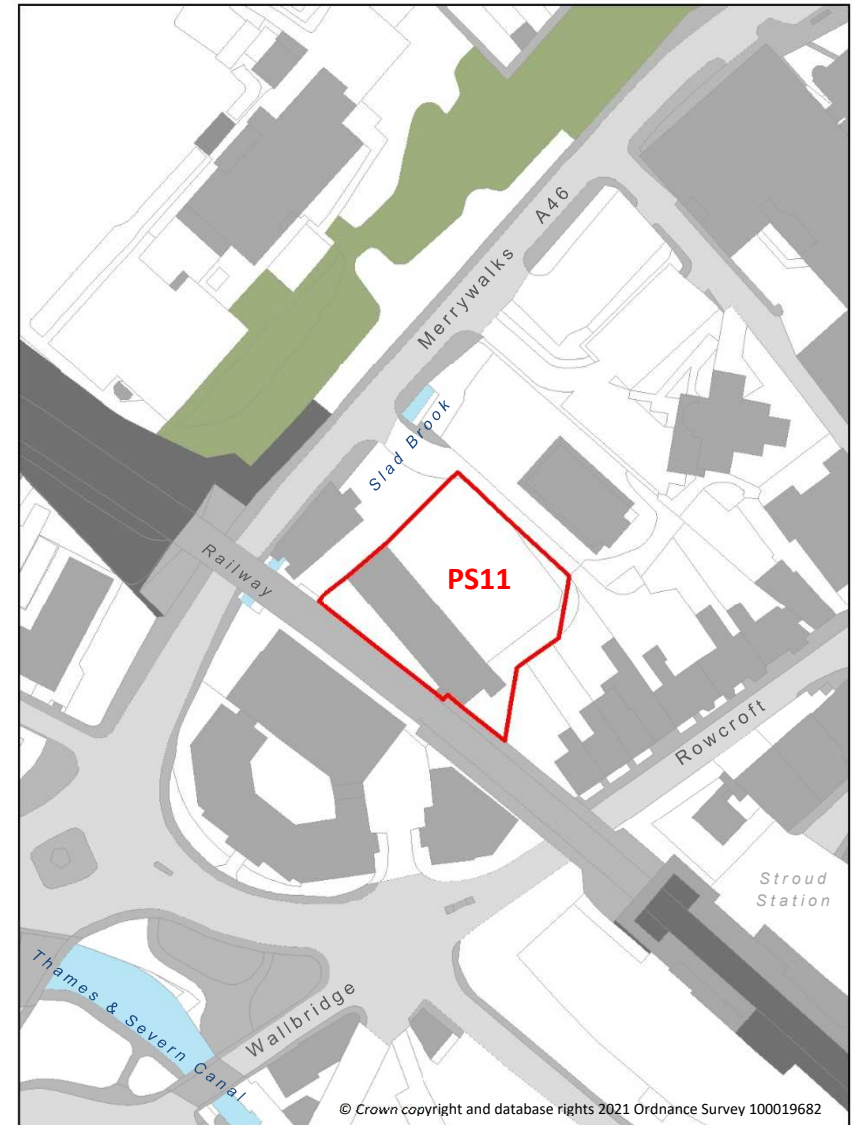


#### Local Sites Allocation Policy PS11 Merrywalks Arches, Stroud

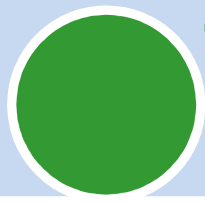
Land at Merrywalks Arches, as identified on the policies map, is allocated for a development comprising 25 dwellings and town centre uses. Development will centre around the re-use of the former brewery building, a local heritage asset. The feasibility of opening a pedestrian route between the site and Rowcroft should be considered. Particular issues to address include the location within the Industrial Heritage Conservation Area, conserving and enhancing heritage assets, not increasing flood risk either on or off site and engineering issues associated with the sloping nature of the site. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

#### Merrywalks Arches, Stroud

3.1.13 The redevelopment of the Merrywalks Arches brownfield site provides an opportunity to re-use a local heritage asset and enhance this town centre gateway location. Redevelopment should achieve an attractive frontage, enhance the public realm, complimenting adjacent heritage assets. There is also an opportunity to explore footpath access from the site to the lower end of Rowcroft, enabling better access to the station and other parts of the town centre from this side of town. A small area of the site is subject to flood risk and development should avoid this and not exacerbate flood risk off-site here.





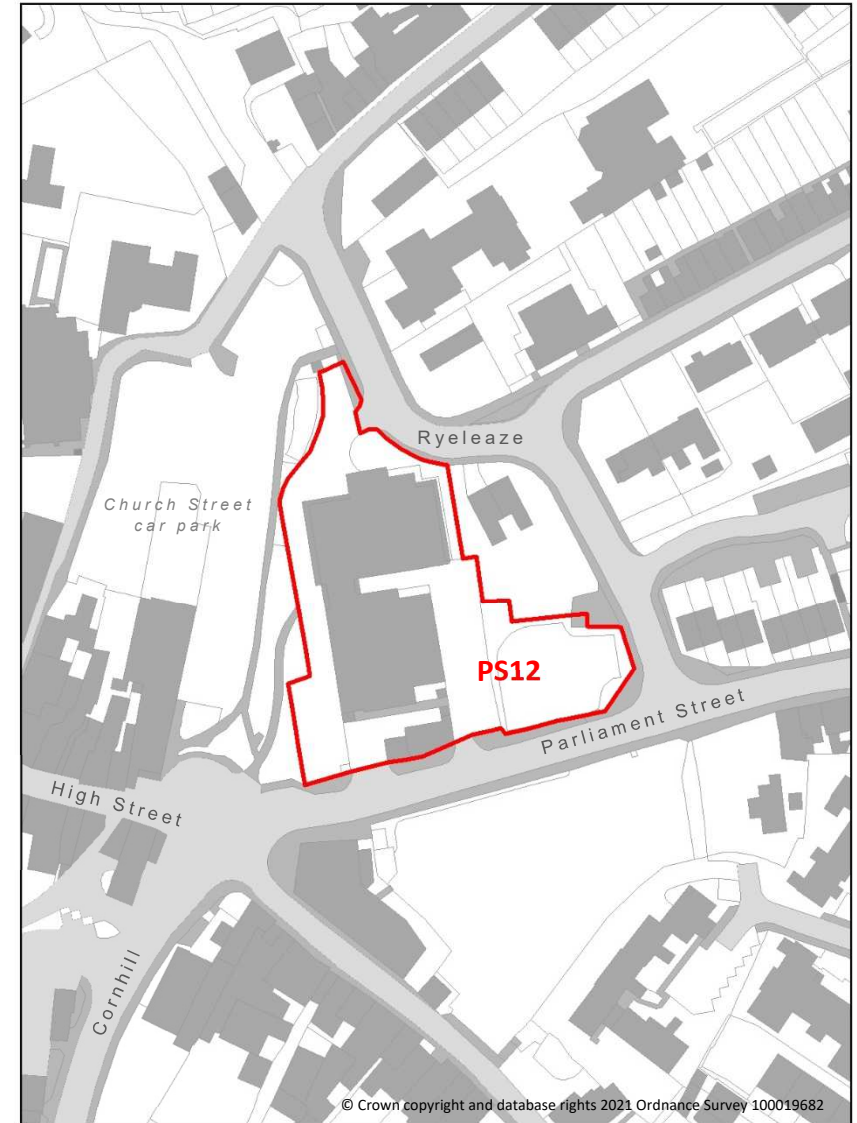


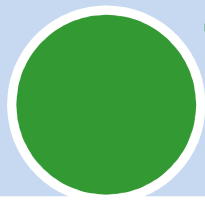
#### Local Sites Allocation Policy PS12 Police Station / Magistrate's Court, Stroud

The current Police Station and former Magistrate's Court, Parliament Street will be redeveloped for up to 45 dwellings and town centre uses. Development will include a high quality landmark building and may include a replacement Police station, if required. Particular issues to address include site levels and proximity to the Stroud Town Centre conservation area. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

#### Parliament Street, Stroud

3.1.14 The current Police Station and former Magistrate's Court site, Parliament Street, has potential for redevelopment to provide a new high quality landmark building(s) to enhance this important gateway into the town. There are opportunities to provide a more varied mix of uses to improve the social and commercial facilities in this part of the town. Redevelopment should take account of the proximity to the Town Centre Conservation Area, site levels and the existing pattern of spaces and buildings within the area. There may be potential for a wider redevelopment site to include neighbouring Church Street car park, subject to maintaining a sufficient level and quality of public parking within the town centre as a whole to support the local economy. Redevelopment should enhance the public realm and retain important trees.



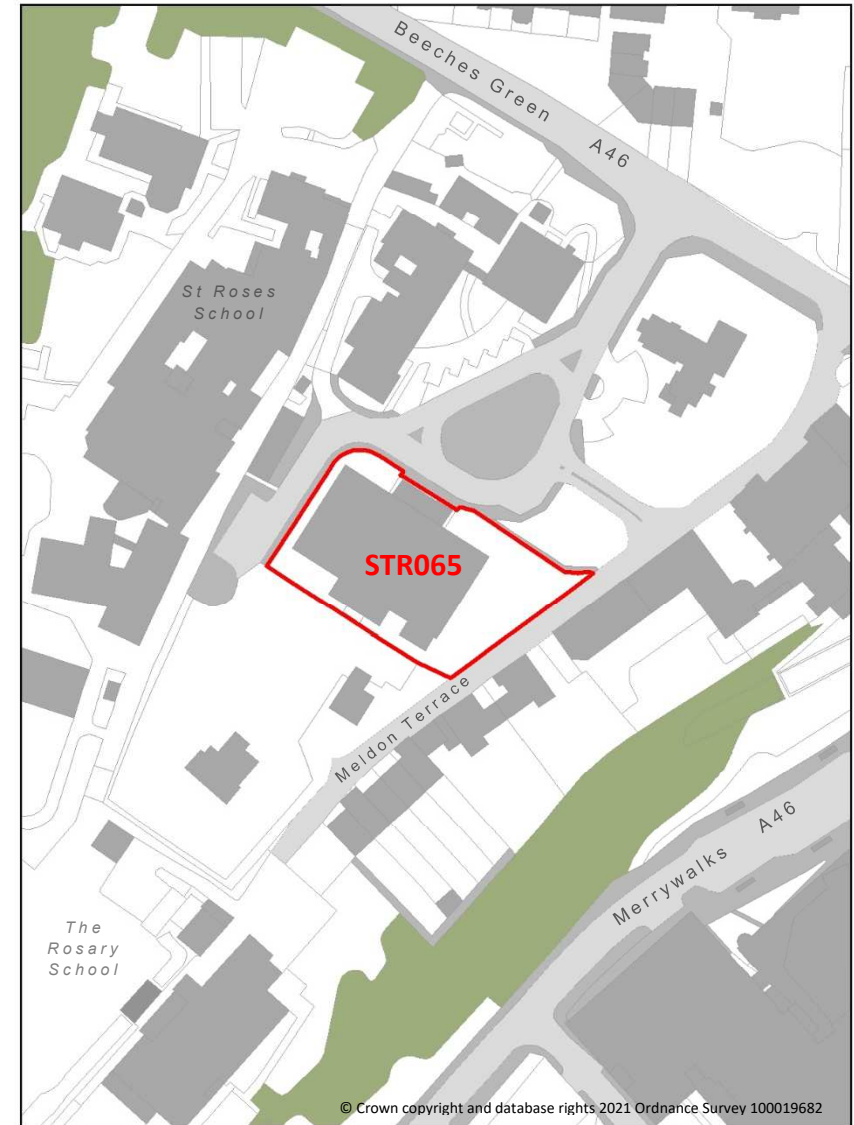


#### Local Sites Allocation Policy STR065 Land at Beeches Green, Stroud

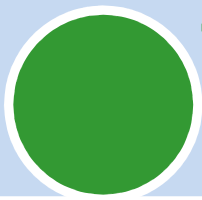
Land at Beeches Green will be redeveloped for approximately 20 dwellings, healthcare and extra care accommodation. Particular issues to address include integration with surrounding land uses, including enhancing the setting of adjacent listed buildings and improving sustainable access through the site from the town centre towards Stratford Park. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

#### Land at Beeches Green, Stroud

3.1.15 The current NHS health centre site within the Beeches Green area has the potential to be redeveloped for replacement health facilities together with housing and extra care accommodation. Care should be taken to enhance the setting of adjacent listed buildings. The site is located within an area where there are aspirations to improve pedestrian and cycle linkages between Merrywalks and Stratford Park and redevelopment may help to facilitate this. There may be opportunities for wider regeneration within the immediate surrounding area.







# The Stroud Valleys | Our towns and villages

## ...Whiteshill & Ruscombe

### Planning constraints and designations

Physical constraints include the steep topography on the valley sides and wooded areas to the north and west.

There are listed buildings within the villages and on the southern edge of Whiteshill.

There is ancient woodland to the north west of Ruscombe. There are three Key Wildlife Sites: Ruscombe Woods to the north west; The Throat Meadows and Quarry to the north and Ruscombe Meadows between the villages. There are TPOs on the southern and western edge of Whiteshill

The Cotswolds AONB designation covers all of the villages and surrounding land.

There is a protected open space to the west of Whiteshill.

### Landscape sensitivity

The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or employment allocation in terms of landscape and visual factors.

### Settlement role and function

The **medium-sized** settlement of Whiteshill & Ruscombe is comprised of two historically distinct villages.

The settlement has a **basic local retail role** (a community-run shop), and offers a **basic level of local community services and facilities** (primary school and pre-school provision, place of worship, village hall/community centre, pub, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **good**.

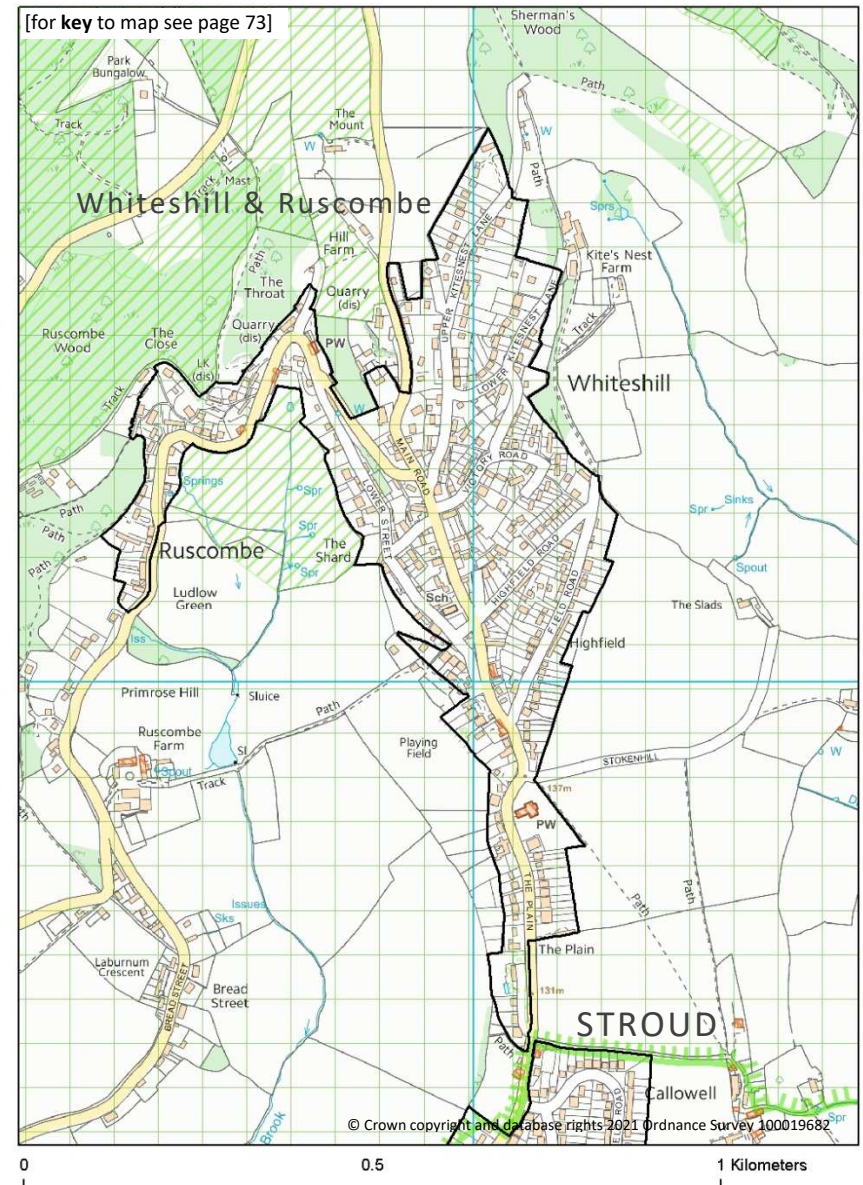
Whiteshill & Ruscombe has **no significant employment role**: its principal role is as a 'dormitory' settlement.

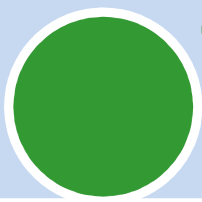
### Development strategy

Whiteshill & Ruscombe is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing the village's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Whiteshill & Ruscombe.





# The Stroud Valleys | Our towns and villages

...Bussage, South Woodchester, Box, France Lynch, Randwick

## Tier 4a settlements in the Stroud Valleys

- “Old” Bussage
- South Woodchester
- (see also Eastcombe, in the **Cotswold cluster**)

## Settlement role and function

These **small** and **very small** settlements provide only **basic/minimal local services and facilities** themselves. However, **access to key services and facilities** elsewhere is **good**: these are relatively accessible settlements, which benefit from their proximity and/or connectivity to higher tier settlements and, in the case of South Woodchester, its proximity to a key public transport route (A46). However, the road infrastructure in and around these settlements is very constrained. South Woodchester is the only Tier 4 settlement with any **employment role**. These villages all function as ‘dormitory’ settlements to some extent.

The Cotswolds AONB designation covers these villages and surrounding land, and they each face significant environmental constraints.

## Development strategy

Bussage and South Woodchester are **Tier 4a** settlements and have Settlement Development Limits (SDL).

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing their role, function and accessibility as accessible settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at these settlements.

## Tier 4b settlements in the Stroud Valleys

- Box
- France Lynch
- Randwick

## Settlement role and function

These **small** and **very small** settlements provide only **basic/minimal local services and facilities** for their communities (although Randwick is stronger in this respect than other Tier 4b settlements), and none has any retail facilities. These settlements are highly car-reliant and poorly connected, generally lacking reasonable foot, cycle or bus **access to key services and facilities elsewhere**. These villages **lack any employment role** and all function as ‘dormitory’ settlements.

The Cotswolds AONB designation covers these villages and surrounding land, and they each face significant environmental constraints.

## Development strategy

Box, France Lynch and Randwick are **Tier 4b** settlements and have Settlement Development Limits (SDL).

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing their role and function as settlements with basic facilities, and boosting community vitality and social sustainability.

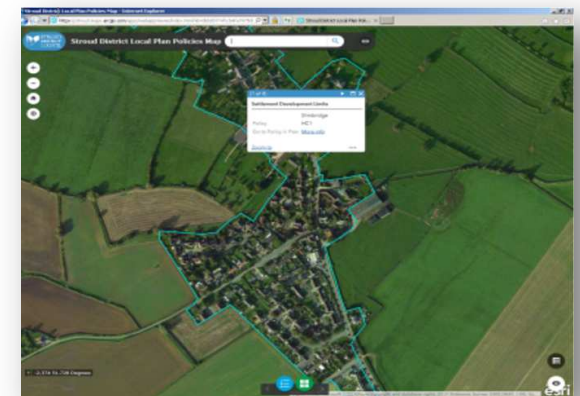
There are no site allocations at these settlements.

### ▼ Where can I see the settlement boundaries?

Settlement development limits are defined on the current Local Plan maps. You can access these and an interactive online mapping tool via our local plan web page:



[www.stroud.gov.uk/localplan](http://www.stroud.gov.uk/localplan)



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