

Nailsworth Design Statement



Foreword

The Nailsworth Community Partnership was founded in January 2007. It is a coming together of local organisations and associations within the town of Nailsworth and surrounding parishes that wish to support and initiate projects that improve and enhance the property, heritage, environment and community life of the area.

The Design Statement, which is before you, is one aspect of the Partnership's activities. It is an audit of our existing built environment, the open spaces and countryside that we enjoy. Through public consultation it describes what we most like and possibly dislike about our town and it identifies what we wish to see in any future plans and developments proposed for Nailsworth.

Our national and local planning legislation is very complicated. This Design Statement outlines this legislation and the processes involved. Above all, it enables us to know our town better and to have a well researched local voice in the preservation and development of Nailsworth.

Our thanks go to Helen Bojaniwska who has guided us with our surveys and prepared this document. We also thank the voluntary team who have carried out the audit and consulted the public at various, sometimes chilly, venues. The validity of our findings are due to the Nailsworth people who took time to complete the questionnaires.

I commend this document to all with an interest in the future of Nailsworth.

Colin Gerard
Chairman Nailsworth Community Partnership

This has been a real community effort, led by Helen Bojaniwska and the Nailsworth Community Partnership. Through their efforts Nailsworth benefits from a clear overview of what we like about our town and what we feel it is important to preserve. It will become part of the material factors to which any future developer must have regard in their plans. We can be proud of what we have achieved.

Norman Kay
Town Mayor

I welcome this draft document, which can support Stroud District Council's planning policies and strategies.

This draft Design Statement brings together the senses and experiences of local people in a meaningful and practical way, and offers residents a real

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opportunity to express their views on any future change, and seeks to encourage local distinctive design.

It describes the visual qualities and features of the town as seen through the eyes of local people and valued by them, and as such seeks to inspire future development that respects the unique character of Nailsworth. It is clearly a special place where people live and work.

The hard work of the community can only enhance the understanding between the District Council, designers and developers in a partnership approach. It identifies issues that need to be addressed early on in the planning process. It is proactive in this respect, and offers a means of delivery for sustainable and locally distinctive environments.

I look forward to receiving a final version for possible adoption as Supplementary Planning Advice by the District Council.

Councillor Barbara Tait
Stroud District Council

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Part 1 Background

1.1 Introduction

This document has been produced following a project initiated by Nailsworth Town Council as members of the Nailsworth Community Partnership. Work commenced in Spring 2007 and has involved many individuals and organisations in the town.

The aim of this document is to set out how development should be carried out in the parish of Nailsworth, so that it is in harmony with its setting and helps conserve, and where possible, enhance the local environment. It is aimed at people wishing to construct or alter buildings in the town.

The planning system places great emphasis on community involvement in the plan making process. This Statement is very much a community document, created through the efforts of local volunteers, who have taken the opportunity to play a part in the decision-making process. (The policy context is shown in **Appendix 13**.)

The process of creating this document has involved carrying out surveys of the town to identify what we already have and carrying out extensive public consultation to find out what sort of things people like and dislike. Full details of the consultation are contained in **Appendix 1 Statement of Compliance with the Statement of Community Involvement**.

The team set out to find out exactly what it is about the way Nailsworth looks that makes it special to the people who live in, work in and visit the town.

Document status

The recommendations in this document will be carefully considered in planning decisions relating to Nailsworth, but it should be borne in mind that there are sometimes conflicting interests in reaching a planning decision. Each individual application is decided on its own merits in the context of many different documents operating at different levels, such as international, national and regional. These documents will all have varied planning weight. These documents are all analysed and weighed by the Council prior to a final planning decision.

The location of the site may be may be an important factor. In Nailsworth a site could have many different designations, for example, town centre, Cotswolds AONB, Industrial Heritage Conservation Area, other conservation areas etc. This means that in some instances other policies may take precedence over the recommendations made here.

How to read this document

Recommendations are numbered and displayed in a purple box like this:

Recommendation ###

#####

Where listed buildings are mentioned their grade is shown in brackets after the name, e.g. Day's Mill (II).

The Appendices contain background information which helps to explain the main document. **For example Appendix 2** shows how the recommendations fit into the overall planning context.

A glossary is provided in **Appendix 3** to explain any technical or local terms.

Full details of all references can be found in **Appendix 10**.

How to comment on this document

Comments may be submitted by email to design@nailsworthtown.co.uk or by writing to:

Nailsworth Design Statement Consultation
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Old Bristol Road
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GL6 0JF

Monitoring and Review

This Design Statement will be reviewed five years after adoption and amended in accordance with the relevant guidance and policy at that time, unless there are any major changes in the interim, which necessitate earlier action, for example in government policy.

1.2 Nailsworth today

A history of Nailsworth, showing how the town has developed is provided in **Appendix 12**.

In 2008 Nailsworth is a popular place to live and work. The town is an attractive shopping destination with many thriving businesses in the town centre, especially valued for the many food retailers, cafés and restaurants.

Industry is still very much present with a number of businesses in the heart of the town and the industrial areas in the valleys around, for example Nailsworth Mill Industrial Estate, Inchbrook Industrial Estate and Spring Mill Industrial Estate.

The community of Nailsworth is very vibrant with many sports, organisations and activities available. Community rooms in the town are always busy and there are regular events throughout the year including the Nailsworth Festival and annual Christkindl event.

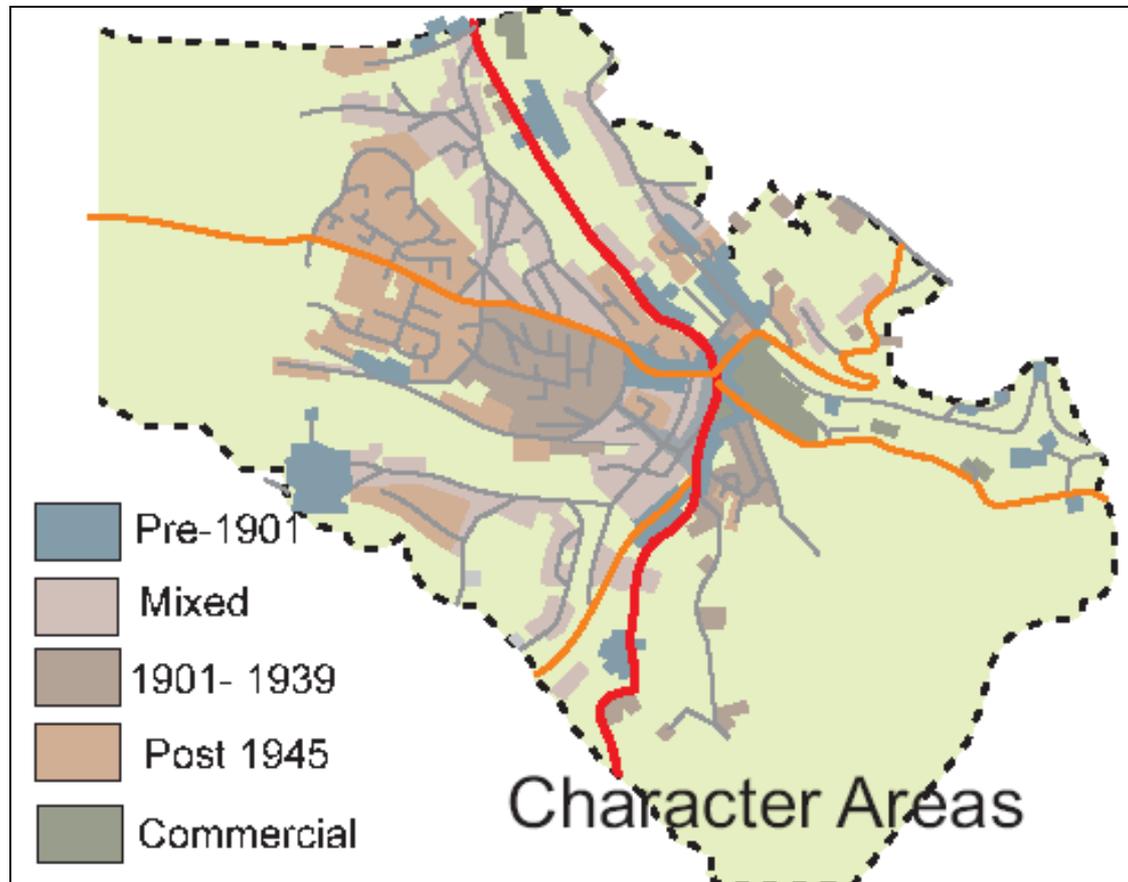
The town sadly lost its secondary school in the 1990s, consequently pupils now travel outside of the town to schools in Stroud, Tetbury, Eastcombe, Wotton-Under-Edge, Cirencester, Gloucester and Stonehouse. The town's primary school is successful and popular, as are the two independent schools: Beaudesert and The Acorns.

Forest Green Rovers football club who play in the Blue Square Premier League is an important community asset, with many local supporters.

All of these factors, together with the attractive surroundings combine to make Nailsworth a popular place to live and work in. This has inevitably resulted in pressure for new development in the town. This document aims to ensure that any future development meets the desires of the people of the town.

Part 2 Character areas

Nailsworth can be divided into several different character areas, dependent mostly on the age of the buildings. For full descriptions of the *Building Character Types* refer to **Part 3**. A full list of all streets/areas showing their *Character Areas* is shown in **Appendix 9**.



Older (pre 1901)

Description:	Predominantly older buildings (pre 1901) with no or very little modern infill.
Building Character Types:	Mostly old stone cottages, sometimes large mill owners houses, some Victorian redbrick, some larger/later stone houses. Limited modern infill.
Features:	Tightly packed groups of buildings, in irregular patterns, often on steep hillsides on small plots and narrow lanes.
Typical examples:	Butcher Hill's Lane, Chestnut Hill, Church Street, Harley Wood, Holcombe Glen and Waghill.



Chestnut Hill

Mixed

Description:	A mixture of older buildings and modern infill.
Building Character Types:	Old stone cottages, sometimes large mill owners houses, some converted mills, some Victorian redbrick, some larger/late stone houses, interspersed with modern infill.
Features:	Narrow lanes following the spring line and contours of the hillside.
Typical examples:	Shortwood Road, Watledge Road, Newmarket Road, Northfields Road



Northfields Road

Commercial

Description:	Commercial and industrial estates.
Building Character Types:	Historic mills and commercial buildings and/or modern commercial buildings
Features:	Always at the valley bottom, near to a stream.
Typical examples:	Avening Road, Nailsworth Mill Estate, Spring Mill



Terrett's Mill, Newmarket (Cotswold Meringues)

Modern: Pre-war 1901-1939

Description:	Housing developments, usually council houses
Building Character Types:	1901-1939
Features:	Uncomplicated design, with brick, render and tiles on large plots, with useful outbuildings and separate garages.
Typical examples:	Park Road, Hayes Road, The Tynings



Lower Hayes Road

Modern: Post war

Description:	Modern housing developments
Building Character Types:	Post war and 21st century only
Features:	Some large estates, some smaller developments tucked into Mixed areas. Often lacking in public open spaces.
Typical examples:	Lawnside, Nortonwood, Colliers Wood, Watledge Bank or Goldwater Springs.



Colliers Wood

Retail

Description:	Town centre shops and offices, mixed with residential either as individual houses, or accommodation over shops.
Building Character Types:	Old stone cottages, Larger/late stone houses, Large mill owners' homes, Historic mills and commercial buildings, Victorian brick buildings, 1901-1939, Post-war 1945 to 1999 and 21st century
Features:	Car parks, public open spaces, trees,
Typical examples:	Bridge Street, Cossack Square, Fountain Street, George Street, Market Street and Old Market only.



George Street

Rural

Building Character Types:	Mostly old stone cottages, some Larger/late stone houses, agricultural.
Features:	A few houses and farms dotted along country lanes amongst agricultural land, mostly on the outskirts of town.
Typical examples:	Nymphsfield Road (Beyond Forest Green Rovers), Pensile Road, Scar Hill, Tetbury Lane, The Devil's Elbow and The Ladder.



Scar Hill

Part 3 Building character types

3.1 Traditional stone cottages

A large proportion of the homes in the town are traditional stone cottages with walls and roofs constructed from the local oolitic limestone, worked and dressed to varying degrees. There are several stone quarries in and around the town, principally at Rockness, Nailsworth Hill and Ball's Green. (See **Appendix 12: History of Nailsworth.**)

The physical form of buildings was largely dictated by the materials. Plan forms were narrow, reflecting the spanning capabilities of timber floor joists and rafters. Roofs were built at a steep pitch (45 - 55 degrees) because, at this pitch, relatively small timbers could carry the considerable weight of stone slates.



Typical stone tiles

Most cottages are two or 2½ storey, but there are also some of three. 2½ storey cottages have a room in the roof where there would otherwise be an attic, usually with dormer windows as illustrated below.



Row of 2½ storey cottages showing typical dormer windows

The cottages are occasionally rendered or painted, but most retain the bare stonework.



Number 3 Merton Cottages shows the narrow form and steep roof pitch.

Windows are traditionally rectangular with wooden frames, with either solid stone or wooden lintels and sills. Larger apertures have sash windows divided into 6 or 8 panes, whilst smaller ones have double casement openings. Many cottages have dormer windows.

Doors are also wooden, with either solid stone or wooden lintels and sills.



A range of cottages in Watledge demonstrating typical sash windows and dormers. Note the house in the middle that has modern skylight windows which are out of keeping with the character of the house and the area.

The age of the cottage can often be determined by the relative size of the windows to the wall space.



An older cottage in Watledge showing very small windows and door.

A common design feature is the use of Cotswold Eyes: circular windows, often above entranceways, as shown in the photo of the cottage Milton Rill below. These are also used in industrial and commercial buildings.



Milton Rill

Cottages are sometimes detached, sometimes in small, irregular terraces or groups of about 3 to 6 buildings.

Development is often piecemeal, suiting the gradient of the land and building materials available, rather than any street plan, with the result that there are often higgledy-piggledy groups of houses at peculiar angles, often appended to earlier buildings. See 3 Merton Cottages above and the following examples:



These terraces of cottages demonstrate buildings added on to each other, probably at different periods. Note how the roof heights are staggered to cope with the hillside.

Where these cottages form the bulk of the settlement, for example in parts of Watledge, Shortwood or Newmarket they are usually sited along an undulating road, half way up the hillside. Historically houses were built here to take advantage of the spring water.

Some cottages are set close to the road, others set back. The roads are in places wide enough for two cars but there are always plenty of cars parked outside houses, making them effectively single track lanes. Some gardens front onto the road, others are at the back.

Most of the traditional stone cottages have been well maintained and where they have been extended or modified the work has sometimes been done sympathetically. There are some example of less satisfactory work, for example the row of cottages shown below.



Extended Cottages

This row of cottages shows a chequered history with evidence of repeated additions as shown by changes in the masonry and in window heights and placement. The section on the left is built in reconstituted stone whereas the rest is in typical natural stone. The right hand part has been re-pointed with cement rather than the lime mortar proper to this type of structure. Many of the windows have been replaced with modern units and the roof, which appears to be continuous along the row is of modern slates. The cottages are not built down onto the road and so a strip of paving available for off-street parking is provided. Note that although the left hand section is built of reconstituted stone the retaining wall is of local, natural stone.

Recommendation 1

Where modifications or extensions to traditional stone cottages are proposed they should use traditional materials and be of an appropriate scale and form.

3.2 Larger stone houses

As building skills and materials improved it became possible for larger houses to be built from stone, sometimes mixed with more modern materials. There are some interesting Victorian examples using both dressed and undressed stone, sometimes combined with brick. The houses are often highly decorated with carved stonework, drip moulds, ornate chimneys, string courses, bay windows, finials and ogee arches.

A good example is **Fairview House** (listed Grade II). This is a substantial private house, built in the local vernacular style though with more decorative work than is usual. A distinctive feature of the structure is that it is stone built throughout. Note the decorative chimneys, drip moulds and finials on the gables.



Fairview House

More typical is **Brockley House** which keeps many of the traditional design features and is built of undressed stone with ashlar features. The carving of the window lintels is an attractive feature.



Brockley House

Another example is **Northfields** (II) on Old Bristol Road which dates from 1833-34 . The house has three storeys of coursed and dressed rubble with modern tile roof. The cast iron railings and porch at the front are an attractive decorative feature typical of the period.



Northfields

Victorian buildings in Nailsworth were often lavish and ornate, a typical example being the **Railway Station** (II), which was probably more elaborate than normal because the building was home to the railway company's offices. (See **Section 4.12 Landmark features and views.**)

High Beeches (II) at the end of Watledge Road which dates from the early 19th century has had a number of uses since its original build as a single private house, including being an old people's home. It has been extended and is now divided into two dwellings. The building occupies a commanding position in the townscape and has an unusual hipped roof.

Recommendation 2

Where modifications or extensions to *Larger stone houses* are proposed they should use traditional materials and be of an appropriate scale and form.

3.3 Large mill owners' homes

Nailsworth was home to numerous woollen mills and other substantial businesses like the brewery and bacon-curing factory whose owners, to judge from the size and grandeur of the homes they built for themselves, became very prosperous. Many of these homes are on Spring Hill.

The historical and architectural importance of these houses is reflected in the fact that the majority are listed. Grades are shown after the name in brackets.

Spring Hill Court (II*) is a substantial three storey house with mullioned and transomed windows and a pedimented doorcase, and dates from the end of the 17th century. It is built from coursed rubble with a Cotswold stone roof, hipped to one side with a V-plan ashlar chimney with moulded capping to the other side.



Spring Hill Court

Spring Hill House (II*) is described in its listing as “The best building in Nailsworth”. This three storey house is probably from the early-18th century and built from ashlar with a modern tile roof. Features include: a balustraded parapet, hooded doorcase, some original "William and Mary" panelling inside, a fine Adam-style fireplace and an original half-spiral staircase



Spring Hill House

The **Upper House** (II) opposite Spring Hill House, is an early-18th century gabled house built of rubble with a Cotswold stone roof and with sash windows.



The Upper House

The Lawn (II) (now know as Winslow House) also on Spring Hill, was enlarged and refronted c.1800, by the architect Nathaniel Dyer (d. 1833), who is buried in the garden. The house has two storeys and is ashlar-built with a block modillion course and a blocking course to a stone tile roof. The house has been extensively and unsympathetically extended and modified.



The Lawn (Winslow House)

Stokescroft, (II*) at the bottom of Chestnut Hill, has a gabled, early-18th century front but the house probably incorporates a smaller, 17th century house. (See also **Section 4.12 Landmark features and views.**)



Stokescroft

Oaklands Farmhouse II* probably built in about 1740 of 5 bays and 2 storeys, is described by Pevsner as “the virtually unaltered mill house of Pitts Mill. It has a very good interior: panelled hall with fluted Doric pilasters, oak staircase with twisted balusters, and other panelled rooms.” The 19th century Pitt’s Mill building is attached to the side of the house.



Oaklands Farmhouse

Newmarket House, built in the early 19th century on the site of cottages, was the home of the Newmans, a family of wool-merchants.

The Nodes (II) at the west end of the Newmarket valley was built in the mid 19th century but incorporates the walling of an earlier house. It was the home of Peter Hillier (of the bacon curing family).

Chestnut Hill House (II) was home to the Clissolds who ran Nailsworth Brewery. The central part is from the early to mid 18th century and has two and a half storeys of coursed and dressed rubble and a stone tile roof.

The Deverells (II), Chestnut Hill is an early C18 two-storey Ashlar house with a Cotswold stone roof, chimneys with moulded cornices and gabled dormers with ball finials. It was the home of Anthony Fewster, a prominent local Quaker land and mill owner

Holcombe House (II) is a square, late 18th century, three-storey house with a Stucco front and a hipped Cotswold stone roof.

Mill House (II) stands at the north-west end of workshops at Holcombe Mill Late C18 or early C19. It has two storeys and a basement and is built from coursed rubble with a hipped stone tile roof.

The Lot House, (II) Newmarket Road is an L-plan house built in the 17th century and modernised in the 18th century of coursed rubble with a Cotswold stone roof. It was owned by Isaac Hillier founder of the bacon curing factory.

Egypt House (II*) is a good example of a cross-gabled Cotswold house; it has two and a half storeys and is built from coursed rubble with a stone-tile roof. Thought to be an early example of a double-pile house.



Egypt House

The second picture shows detail of the 'cross gable' roof, this section still with its original Cotswold stone 'slating'. Note the swept valley formed by careful positioning of the stones and not formed of lead.

Many of these houses were built in substantial grounds, but these have often been swallowed up by later development. Where the gardens remain they are important to the setting of the house and further development would harm the character of the town. Dunkirk Manor (II*) (just outside Nailsworth) is one of the few large houses that still retains it's own grounds.

Recommendation 3

The grounds of the properties listed above are an integral part of the character of the houses and their setting should be conserved in accordance with PPG15.

Recommendation 4

The properties listed above are of special architectural or historic interest and their settings should be respected.

3.4 Historic mills and commercial buildings

Nailsworth had a large number of mills originally associated with the cloth industry. They were typically built of undressed local stone, with Cotswold stone tile roofs. Windows were as large as possible to provide lighting for the intricate work involved with cloth production.

The mills were usually sited on the streams in the valley bottoms to take advantage of the water supply both for powering water wheels and for processes like washing and drying wool and cloth.

Some of the mills have long since been lost, but many survive in a variety of modern uses, having been sympathetically maintained and restored for new industrial uses, housing, a doctors' surgery and a hotel and restaurant.

(**NOTE:** In reading this section the mills map in **Appendix 12** may be useful.)

Dunkirk Mill (II*) is arguably the finest surviving mill in Gloucestershire and is said to have had the best water-power in the Nailsworth Valley. First constructed in 1741, but probably with older origins, the current building was rebuilt in 1798 and added to several times in the 19th century.



Dunkirk Mill

The mill is built from coursed rubble with ashlar quoins and consists of a long four storey range in four sections, with cross wings at each end and a tall roughly central chimney on the west side and elegant arched windows. Some of the original water wheels remain.

There are a number of ancillary buildings on the site, mostly 19th century, but some more recent. One is in use as a museum, the others either apparently unused or adapted to housing. Some of these buildings are of stone, others of dark red brick. Some walls have been rendered and painted cream. The most striking is a stone-built octagonal building. Roofs are usually dark-coloured, probably tile or, in some cases, stone.

There are some particularly interesting features including 'Cotswold eyes', Dormer windows and other structures often associated with the water which was, of course, the original driving power.



Ancillary buildings at Dunkirk Mill showing Cotswold eyes.



The mill race. Note the arched doorway and large windows.

Day's Mill (II) consists of three main sections: the brick built frontage on Fountain Street, a stone built block (II) to the rear and a later 3 storey brick extension (probably for an engine).

The earliest part is the stone built block which is thought to have been rebuilt circa 1800 for Jeremiah Day. This is a typical stone-built three storey mill building with a slate roof on the Nailsworth Stream.

In 1894 the front section had to be truncated to allow for the construction of the new road which linked Upper and Lower Nailsworth (see Introduction).

Originally a cloth mill the buildings have had many incarnations including: a flock and shoddy factory, a corn mill, a silk-mill and an engineering works. The site has had several, unattractive but functional modern additions to the rear and is currently home to a number of businesses including a garage, printers and a furniture shop.



Day's Mill

Egypt Mill (II*) was a water mill put to a variety of uses. Unlike many other mills in the valley it stayed with water power to the end of its working life. It is now a hotel, conference centre and restaurant.

The present building made of rubble with a Cotswold stone roof is of 18th and early 19th century construction, but is said to incorporate earlier structures possibly including some mediaeval masonry. It has many interesting features including gabled dormers, wooden lintels and two water wheels. The eastern wheel predates 1820, it has wood spokes and was later adapted to drive a pit saw. The west wall, with a spring head in it below the road, is said to incorporate 13th century masonry.

The **Pike House**, Horsley Old Road and the **toll house** on Horsley Road are remnants of the many turnpike roads built in the town between 1780 and 1850, which were important to the commercial development of the town. (For more information see **Appendix 12.**)



Egypt Mill

All that remains of the early 18th **Holcombe Mill** are a mid 19th century octagonal Chimney (II), and some mid 19th century workshops (II).

Millbottom Mill (II) is a substantial early 19th century building which was used for both corn and cloth. It is now home to a college and cultural centre. The building was built from coursed rubble and now has a slate roof.

Very little remains of the large range of buildings which housed the Nailsworth Brewery apart from the **Maltings** (II) in Tetbury Lane. There are two buildings both constructed from local stone, with dressed quoins and door surrounds.

Recommendation 5

The properties listed above are of special architectural or historic interest and their settings should be respected.

3.5 Public houses

Nailsworth has many old stone built public houses, only a handful of them still in use for their original purpose. Those still in use are:

- The Britannia (II)
- The Weighbridge
- The Village Inn
- Jovial Foresters
- The George

Others now in alternative uses are:

- The Crown at Inchbrook
- The Rising Sun at Shortwood
- The Shears, Watledge Road
- The Station Hotel

3.6 Places of Worship

Nailsworth has an interesting spiritual history and is famed as a centre for non-conformism. The town has had many places of worship over the centuries and the quality and stature of those that remain reflect the importance of religion in the town's history. The earliest religious remains are traces of a pre-Reformation chapel which can be seen at Bannut Tree house.

The Friends Meeting House (II)

This building which was possibly converted from farm buildings of an adjacent house, has been in continuous use as a Friends Meeting House since 1680,



Friends Meeting House

All Saints, Shortwood (II)

This small Church of England chapel dates from 1866 and is built in the Early English style of coursed rubble with a Cotswold stone roof.



All Saints, Shortwood

St. George's (II)

Built in 1898-1900 of rough-faced rubble and a Cotswold stone roof this building replaced the original Pepperpot chapel of 1794, which stood on the same site; so called because of its unusual tower. The current church was designed by M H Medland in a Gothic style with an aisled nave. There was to have been a south tower but this was never completed.



Christchurch (II)

The original chapel in Shortwood was demolished and rebuilt on this site in Newmarket Road in 1881. It has a large pedimented gable to the front in the classical style.



Christ Church

Recommendation 6

The places of worship listed above are important historical landmarks in the town; their settings must be respected. Views of these buildings, both from within the town and from the surrounding hillsides will be maintained.

3.7 Nonconformity

Nailsworth has a strong history of nonconformity which had close connections with local industry, and is thought to be linked to the town's position on the borders of three parishes (distant from their parish churches). There were several main dissenting communities: Quakers (from 1660), Presbyterians (later Congregational) (from 1672) and Baptists from (c1705). Catholicism came later in the 1840s. There were also smaller groups of Methodists and Plymouth Brethren.

Apart from the Friends Meeting House, very little remains of the early nonconformist chapels, but the following buildings are significant:

Quaker

In addition to the meeting-house described above there is also a **Quaker burial ground** in Shortwood (See **Section 4.23 Open Spaces**).

Presbyterian/Congregational

The Presbyterians had two chapels: Upper Forest Green and Lower Forest Green. All that can be seen of the former are its foundations which can be seen in the burial ground off Forest Green green (See **Section 4.23 Open Spaces**). **Northfield House** in Northfield Road is said to have been acquired as a manse in 1708, but the current property of that name is not old enough; its neighbour **Beech Tree House**, which is pictured in Betty Mills' "A Portrait of Nailsworth" and described as Northfields Parsonage is more likely to have been the manse.

Vestiges of the Lower Forest Green Chapel can be seen in the older part of the Youth Club at the end of Northfield Road which was the Sunday School and **No.s 1 & 2 Northfield Road** which were its school. Its Manse, **The Old Manse** in Northfield Road also survives.



Former Sunday School of Lower Forest Green Chapel

Catholic

Northfield Parsonage (now known as Beech Tree House - see above) was for a brief period in the 1840s the home of the Passionist Fathers who were brought to the town by William Leigh (of Woodchester Mansion) and who established the Catholic **Church of the Annunciation** in Woodchester, before handing over to the Dominican order after the church was consecrated in 1849.

Baptist

The Baptist meeting had several chapels in Shortwood, all of which are gone, but the chapel they built in 1881 survives as **Christ Church** in Newmarket Road (see above). The congregation became known as one of the most noteworthy Baptist chapels outside London, numbering nearly 700 in 1840¹.

In 1866 a disagreement over the appointment of a pastor led to 60 members of the chapel leaving to establish a separate tabernacle in Old Bristol Road. The **Tabernacle** was sold to the Methodists in 1910, and then to the council in 1947. It remains as the home to the Town Council, offices, a playgroup and the town archives. The Baptist, Congregational and Methodist chapels united in 1967 as a Local Ecumenical Partnership at **Christ Church** (see above).



Tabernacle

Permission was given in 1674 for the establishment of a nonconformist tabernacle and manse on the site of the building still known as the **Manse (II)**. There are thought to have been two cottages on the site, which were combined and given a new front. The existing Manse building and Tabernacle are much later, but The Manse remained as chapel property until 1911.

Recommendation 7

The buildings associated with nonconformity listed above are important historical landmarks in the town and will be preserved.

3.8 Victorian brick buildings

The arrival of the railway in 1886 brought with it the opportunity to import materials from the Stonehouse Brick and Tile Company. The end of the 19th century saw development of brick buildings concentrated in the town centre, mainly in Bath Road, Old Bristol Road, Brewery Lane, Fountain Street, the

¹ "A Portrait of Nailsworth: Betty Mills

bottom of Chestnut Hill and Market Street. Away from the town centre, development in this period was mainly of single houses.

Bricks of this period were predominantly a deep rich red, but cream and terracotta bricks were also sometimes used for decorative patterns around windows and doors, in a line along the top of the wall or on corners. Roofs were normally slate with a pitch of about 45°. Typical features are decorative woodwork, especially bargeboards and gables.



51 George Street

There are several buildings constructed from the unusual yellowy cream coloured bricks including several on Bath Road and Fountain Street. Bricks were also mixed with stone, the latter being used for coigns, lintels and sills.



Victorian Brick House on Northfield Road

The following picture shows on the left the mixture of brick with stone, and the use of contrasting colours of brick; and on the right, use of the paler, yellowy cream colour bricks, again mixed with stone.



Market Street

Another way of using brick with more expensive material was to construct the façade from stone, and the back and sides of the building from brick. A good example is Fern Bank in Watledge. Here the front elevation is stone; the stonework decoration is restrained; decoration is provided by the carved barge boards. Behind the façade the structure is of brick. The gabled dormers are found on many of the houses of this type, as is the presence of just one front bay window.



Fern Bank in Watledge

Bricks were also important to the development of commercial buildings, having been used to add new buildings and extend some of the original mills, for example **Day's Mill** (see above) and **Dunkirk Mill**.



Rear of Dunkirk Mill and chimney

Another example is the old **goods yard building in Station Road**, which has been renovated and is now part of the **Egypt Mill** hotel.



Goods yard building in Station Road

It is acknowledged that where repairs or extension to brick buildings are proposed it may be difficult to obtain matching materials; where this is the case it may be preferable to choose more modern materials, such as wood or glass, provided they complement the original design. A good example of this is the renovation work at **William's** which uses modern materials in a way which enhances the original building.



William's

Recommendation 8

Where modifications or extensions to Victorian Brick buildings are proposed they should be of a similar scale and form and use traditional materials where available, otherwise complementary materials may be acceptable.

3.9 Agricultural buildings

There are very few agricultural buildings in Nailsworth; just a handful of farmhouses and rural cottages, barns and stables found mostly in the Nymphsfield Road, Tetbury Lane, Windsoredge and Northfield Road areas.

Farmhouses and cottages are usually traditional stone buildings (see Traditional stone cottages above). Agricultural and equestrian buildings are old stone buildings with modern wooden and metal used for barns and outbuildings.



Farm buildings in Tetbury Lane

3.10 1901-1939

This was a period of significant growth for Nailsworth when many of the town's residential estates were created.

Park Road was a major building scheme in the 1920's when the council houses were built. Ann Makemson describes their construction in an article for Nailsworth News:

“Stone was brought down the track by horses and carts from the small quarry at Rowden on the edge of Hazelwood. This was crushed on site using a paraffin engine and then mixed with cement and coal ash to form large building blocks.”

Further council houses followed during the 1930's and 40's in the **Nympsfield Road, Upper Hayes Road, The Tynings, Middle Tynings** and **Upper Tynings** and a few more in **Upper Park Road. Hayes Road** was created in the 1930's and houses were then built along it.

The houses in the **Tynings** are typical of the period – uncomplicated design, with brick, render and tiles on large plots, with useful outbuildings and separate garages. In most cases the windows now have modern UPVC replacements.



The Tynings

3.11 Post-war 1945 to 1999

There was significant building of council housing during this period in small estates, typified by **Barnfield** (1950s), **Lawnside** (1960s) and **Bunting Hill** (1970s). These areas feature either semi-detached houses or terraces of up

to five 2-storey houses. Garages are sometimes provided in separate blocks. The building materials are often concrete or cinder blocks, sometimes rendered and sometimes with a pebble finish, with tiled roofs. Later examples use reconstituted “Cotswold” stone (**Bunting Way**). The houses are functional rather than decorative, but have often been brightened up by the residents who have either painted the walls in a range of soft tones or allowed ivy or similar plants to grow up the walls.



Barnfield Avenue

Some attempts to provide attractive homes using modern materials are less successful than others. The houses in **Badgers Way**, for example with hung tiles at the front and a pebbled finish on the remaining concrete walls, were probably quite exciting when they were new, and are redolent of the period when they were built.



Badgers Way

Many council flats and sheltered housing units were also built, typified by:

- **Highwood Court** (1960s): stark two and three storey blocks on Nymphsfield Road.
- The **Long Ground** in Newmarket Road (1950s)
- **Ringfield Close** (1960s)
- **Concorde** in Newmarket Road (1960s)
- **Hanover Gardens** (1970s)
- **Craddock Court** (1970s)
- **The Ridings** (1980s)



Highwood Court



Concorde, Newmarket Road



Hanover Gardens



Craddock Court

Like the council houses these are often simple in design, utilising inexpensive materials to produce functional buildings.

There was significant development of housing in the 1960s including large sites in **Worley** (38 houses), **Churchill Road** (88 houses) and **Nortonwood** (300 houses). Later large developments were the **Homefield** estate of bungalows at Shortwood (1970s), **Colliers Wood** (1980s), and **Whitcroft** (1980s).

Generally these houses have simple plain designs, with pale colours and limited decoration. Typical materials are reconstituted stone block and tiled roofs, with an increasing use of UPVC windows and doors.

Elsewhere smaller closes of between 5 and 15 houses were fitted in amongst older properties, for example **Chestnut Close**, the **Hollies estate**, **Mill Bank**,

Watledge Bank, Orchard Mead, Chestnut Close, Spring Hill Close, Cherry Tree Close, and Fairview Close.

Very often the design of these houses reflects the sloping nature of the site. For example, in **Watledge Bank** houses on the down-hill side of the access road are single storey on the road side, two storey on the down-hill side, with living rooms on the lower ground floor. Another technique used to cope with the slope is to design “upside down” houses, examples of which can be found in **Norton Ridge**, where living rooms instead of bedrooms are on the first floor, so that residents can enjoy the views across the valleys.

Bungalows are common too, for example **Homefield** in Shortwood and **Watledge Bank** in Watledge.



Watledge Bank

The houses of this period are typically built of reconstituted stone, smooth faced and of irregular size. Roofs are tiled or slated with modern windows.



Homefield

These buildings are plain and functional, fulfilling the need to accommodate a growing population.

This period also saw the creation of numerous flats in old mill buildings. Examples include: **Dunkirk Mill**, the **Wool Warehouse** and **Locks Mill**. New flats were also built at **Cossack Court** and **Clissold Court**.



The Wool Warehouse, Chestnut Hill

3.12 21st century

There have been several, diverse developments in the 21st century. The first group are those which have taken existing, sometimes derelict buildings and rebuilt them in a traditional style. The first in 2000 was the development of the site of the **George Hotel**, which transformed a long neglected site into an attractive focal point in the heart of the town. The style of the original frontage was largely retained in a new building housing 27 new homes and several shops. Later, in 2003 the **The Cross Inn** was rebuilt as a shop, restaurant and 11 flats. Both developments have successfully used traditional materials and features, maintaining the scale of the frontage of the original buildings, while making the most of the opportunity to develop the space behind.

The **Cross Inn** development features coursed natural stone, rusticated quoins and on the right hand element, dressed stone lintels and sills.

The Cross Inn development





George Inn development

The second group are housing developments which also use stone, but in a range of different styles.

Orchard Springs in Newmarket Road, a development of 15 town houses, is built of concrete faced with stone, while at **Lower Newmarket Road 35** houses were built on the Hilliers' old site, using a mixture of stone facing and render. Like many modern developments these homes have very small gardens. These houses resemble traditional cottages, albeit on a larger scale.



Lower Newmarket Road

Another house in Newmarket "**The Stave**" shows how modern materials can be used in a sympathetic way. The house is built of concrete block with a stone front and rendered back and sides. Note the use of stone coigns.



The Stave

A short way out of town **Crystal Fountain** is a development of smaller houses and flats for the elderly in an attractively landscaped site with special facilities such as a central restaurant and a private bus into town. Once again the development incorporates features and materials sympathetic to the local style, but because of the scale and layout of the buildings could not be mistaken for anything other than a modern development.



Crystal Fountain development

Longford's Mill and the adjacent **Iron Mills** (in Avening parish) are further examples of the successful redevelopment of a disused industrial site to produce a range of highly desirable homes which use traditional materials and forms.

The largest new development site is on land released because Stroud College pulled out of Nailsworth; the Primary School, which had inherited a Secondary

School site, had more land than it needed; and Forest Green Rovers built a new stadium further up the hill. The site which is being developed by **Redrow** will ultimately have over 100 houses and flats. These homes are in a variety of styles and finishes including, brick, render, reconstituted stone blocks, tiles and slates. During the consultation period for this document (see Appendix 1) the larger, more expensive properties had not been completed.

At **Hazel Court** in Nortonwood there will eventually be 37 new houses; a mixture of two and three bedroom houses and one bedroom apartments. The design is fairly typical of modern developments, incorporating a mixture of textured reconstituted stone blocks and render, with tiled roofs. There are some elements which mirror traditional styles, such as the stone lintels and sills, however, the wood and tile door canopies, also used on some of the **Redrow** homes and at **Crystal Fountain**, are a modern invention.



Hazel Court

A completely different type of development is underway at Egypt Mill. Four large houses are under construction in Station Road in a gated community called **Goldwater Springs**. This group all have ground floor garages and entry halls with all accommodation on the upper floors. They are designed as prestige “executive” housing with lavish internal fittings. The timber finish is unusual for the area. Three big American style houses have already been built alongside the cycle track. These are modern, timber built, houses similar to the new ones, but on somewhat larger plots and with external garages. At the Farmers’ Market consultation these were amongst the least popular of the modern developments. One respondent described them as:

“Not in keeping/designed in line with local architecture & materials.”

Also under construction is the controversial **McCarthy & Stone** development in Old Market which will have 32 flats for the elderly. There was considerable opposition to the development largely because of the lack of parking spaces provided and the disproportionate scale of the building. Time will tell whether these fears are borne out.

3.13 Materials

Where the use of a material is specific to one period it is described in the relevant section. There are however some materials which require further explanation and these are dealt with here.

Render

Unlike other towns in the area, for example Wotton-Under-Edge, Stroud and Dursley, Nailsworth does not have a strong tradition of rendering over or painting traditional stone buildings. Two notable exceptions are the **Olive Tree** (28 George Street) and **Hobbs House Bakery** (4 George Street).

Render was first used in the late 19th century and is used extensively in the houses of the 20th century as the following examples show:



York Villas, Bath Road

York Villas (1898) demonstrates the use of render as a decorative rather than protective surface. It has a smooth rendered façade painted light grey/beige, with red brick side walls and painted stone quoins, string courses and detailing.

Later render was used for the whole building as seen on the 1930's bungalows on **Stroud Road**, houses in **Burford's Ground** and **Park Road**.



1930's bungalow, Stroud Road



Detached house, Burford's Ground



Hillview, Park Road

Many 21st century buildings use neutral coloured render to good effect in conjunction with traditional features such as stone quoins, lintels and sills. Good examples include parts of the **Cross Inn** and **George Hotel** developments.



House under construction showing the combination of render with traditional features.

Pebbledash

Pebbledash went through phases of popularity in Nailsworth during the 1930s and again in the 1960s. Examples can be found around the edges of the town. For example, in **Old Bristol Road** there are two 1930's buildings of pebbledashed block work, reminiscent of seaside homes of the period.

Lower Burford's Ground also has a range of pebbledashed houses from the 1930s period: semis, bungalows and detached. Those that have been painted look quite attractive, but many are a dingy grey colour.



Pebbledashed houses

The 1960s sheltered housing in **Tanners Piece** and **Ringfield Close** are also constructed of pebbledashed block work.

Reconstituted stone blocks

Reconstituted stone blocks have improved greatly over recent years. They were first introduced in the 1950s to provide a cheap alternative to brick or stone, to blend in with the natural local stone. Some versions achieve this aim better than others. There are two types, the smooth regular blocks as shown in the **Homefield** example above and those that are textured to give the appearance of undressed natural stone. The most attractive blocks are those that match both the colour and texture of the local stone.



Mismatched blocks

One problem that arises from the improvement in the quality of the materials is that the blocks used to build some of the earlier houses are no longer available. This means that when houses are modified or extended it can be difficult to match the materials, leading to some unattractive mis-matches of both colour and texture. Rather than trying and failing to match the original blocks, it would be preferable in most cases to choose a contrasting finish or different materials, perhaps render painted in a complementary colour.

Recommendation 9

Extensions or modifications to houses built from reconstituted stone blocks must be made with the original materials or if not available a contrasting finish or different materials, perhaps render painted in a complementary colour should be used.

3.14 Modern industrial and commercial buildings

Modern industrial buildings are mostly found on the Nailsworth Mill and Spring Mill industrial estates which have a variety of buildings used for industrial and commercial purposes. Modern buildings are juxtaposed with the original mill buildings for example at **Spring Mill**, where modern buildings of reconstituted stone and grey steel profile sheeting stand next to the late 18th century or early 19th century **Holcombe Mill House** (II).



Spring Mill estate; (Old Mill House in the centre)

An interesting example is the **fire station** in Station Road, which is functional if not architecturally significant. The roof appears to have been designed to accommodate the height of fire tenders in the middle bays, sloping to the lower height required for office space at the sides.



Fire station

This category also includes the retail premises in the town centre, which range in date as widely as the houses around the rest of the town; and are largely constructed in the same way. Many of the earlier buildings have been reinvented, for example houses that are now shops or offices and mills that are now shops. The more recent buildings, including some of the Victorian buildings accommodate both retail and residential uses.

The wide range can demonstrated by some examples:

Old stone cottages: Hobbs Bakery and The Olive Tree – unusually both of these have been whitewashed.



The Olive Tree



Hobbs Bakery

Larger stone houses: Millbrook House (II), George Street is a good example of an early 19th century house, later transformed for retail purposes (the front of the shop now housing “Pulp” was added in the late 19th century).



Millbrook House

Large mill owners' homes: Stokescroft (see above)

Historic mills and commercial buildings: Day's Mill, Nailsworth Mill.

Victorian brick buildings: Fountain Street and Bridge Street.

20th century: most of Old Market including the Library and Mortimer Room, Brutons and the block of shops which includes the Co-Op.

21st century: The George Hotel and Cross Inn developments.

3.15 Domestic garages, outbuildings and garden buildings

Many different types of construction are found in Nailsworth, some designed to match the main dwelling, some added with little thought to their context. The best examples are unobtrusive and in some cases make a positive contribution to the overall character of the area.

Here are some of the less attractive examples:



Unattractive garages

Here are some better examples:



Garage designed to look like an authentic engine shed in order to be in character with its site at the old Station House



Milton Rill showing garage constructed in matching stonework



Discrete, integrated garage

There is also a recent trend to include built in garages, often in houses of three storeys. These garages often end up either being converted into additional living space, or simply used for storage with the result that cars end up being parked in the driveway or on the street.



Integral garage at Newmarket

Recommendation 10

Garages outbuildings and garden buildings should be in keeping with the building character of the main dwelling.

3.16 Boundaries

Traditionally field boundaries in the Nailsworth area were constructed of Cotswold dry stone walls. The walls are usually 2 feet wide at the bottom narrowing to fourteen inches at the top and no mortar is used. The construction is designed to ensure that water does not accumulate inside. A well built wall can last for hundreds of years. The top is usually completed with a row of stones set upright, known as a “cock and hen” finish.



**A recently constructed dry stone wall showing the tradition upright top row.
Note that recycled stone has been combined with new stone**

A wide variety of other methods are found in the town including:

- Brick walls,
- Metal railings either singly or on a low brick or stone wall,
- Hedges - mixed or single species, native species or ornamental species,
- Concrete posts and rails,
- Wood a wide variety including: post and rail, close board etc.

Here are some examples which work well with their settings:



Unobtrusive metal railings on the A46 Stroud Road



Combination of metal railing with dry stone wall at Crystal Fountain



Painted wooden fences in Pike Lane

A recent trend has been to use close board fencing, for example at the new houses in Watledge which are adjacent to the cyclepath. This method affords instant privacy, but can look rather stark and block light. A hedge of deciduous species would in time provide an effective screen in the summer, but allow in the light during the darker winter months.



Close board fencing

This type of solid fencing has been used extensively for the boundaries of footpaths, often making them into dark tunnels which people either avoid or feel vulnerable when using them. (See **Section 4.13 Designing Out Crime.**)



Footpath in Nortonwood

It also worth noting that many modern housing developments in the town have no marked boundaries at the front of the properties creating attractive open spaces with room for lawns and planting areas. An interesting example is the central section of the Nortonwood development, comprising Rowan Way, Hawthorn Ridge, Badgers Way and Woodpecker Walk where the spaces between the fronts of the houses have no roads, only footpaths, green spaces and mostly open plan gardens. Parking spaces and garages are at the rear of the houses; this layout is known as the Radburn style.



Hawthorn Ridge

Recommendation 11

Boundaries, where needed, should be in keeping with the local landscape character and use natural boundary treatments such as hedges or other materials appropriate to the local character.

Part 4 General Recommendations

4.1 Streams

Nailsworth is located in a valley at the junction of three streams: **Avening Stream, Horsley Stream** and **Miry Brook**, which flow into the Nailsworth Stream, a tributary of the River Frome, and thereafter the Severn. Also important are the smaller **Innsworth (Inchbrook) Brook** which joins the Nailsworth Stream at Inchbrook and the **Ringfield Stream** which joins the **Avening Stream**.

The streams and their mill ponds are shown on the following map:



The town and its industry grew up around the streams, which provided water for homes, agriculture and the many mills which were built next to them.

Sadly within the town centre the streams are not very visible because as the town developed they were culverted to allow for building expansion.

In the town centre the waterway is currently (April 2008) visible at:

- Brewery Lane,
- Town Square/Mortimer Garden,
- outside Day's Mill,
- on the corner by William's
- outside Hobbs Bakery,
- Bridge Street, and
- at Egypt Mill.



The Avening Stream disappearing into a culvert outside Hobbs Bakery

In the Old Market Consultation (see **Appendix 11**) 52% of respondents expressed a desire to make the area more attractive by improving access to the stream. Where it is possible for culverts to be removed, any existing flood defences must be kept intact or improved.

Recommendation 12

Developments in the Old Market area should: recognise the stream as a key natural feature and amenity asset; and seek to make the area more attractive by improving access to the stream and where possible opening up the culverts.

Improvements to the stream area could also potentially benefit wildlife. See also **Section 4.18 Biodiversity**.

4.2 Ponds and lakes

There are a number of ponds and lakes in the town, mostly man-made to serve the many mills, examples include:

- Millbottom pond,
- Egypt Mill pond,
- ponds in Newmarket valley,
- Dunkirk Mill ponds, and
- Nailsworth Pond (Johnson's Mill pond) (below Brewery Lane).



Millbottom Pond

Also man-made are the five lakes which follow the valley through Woodchester Park:

- Brick Kiln Pond,
- Old Pond,
- Middle Pond,
- Kennel Pond, and
- Park Mill Pond.

These were all created as part of the landscape gardens for Woodchester Mansion, apart from the lowest (Park Mill Pond) which up until the mid-19th century served a mill below the dam.

Recommendation 13

Mill ponds and lakes are an important part of the town's history and natural environment and must be preserved and enhanced in accordance with planning policies.

4.3 Flooding

Nailsworth has a history of flooding, often following intense summer thunderstorms. In their document "Severn Tidal Tributaries CFMP – Draft Plan" (January 2007) the Environment Agency report flooding in Nailsworth in: July 1907, August 1931, July 1968, January 1993, February 2001 and August 2004.

The Stroud News and Journal website recalls the flood of 1931:

"It rained as few remember it ever raining before or since. The many watercourses that run through the town, that had been so useful for industry, now conspired to do their worst. Rubbish that had been carelessly thrown into them, had blocked some of them completely. And as the levels rose, water began to pour down the valleys into the town centre. In Cossack Square, the water was up to a man's thighs. Houses were flooded, and shops lost all their wares.

The clearing up operation went on for days. It was amazing that no-one lost their life, though animals are reputed to have died. As time goes on, it's harder to separate the stories that have grown up from the truth. But certainly, it was a sight that no-one wants to see again."

In summer 2006 the dam broke at Newmarket pond washing away the bridge over the Miry Brook, which has now been replaced. Not surprisingly the town did not escape the severe floods of summer 2007.

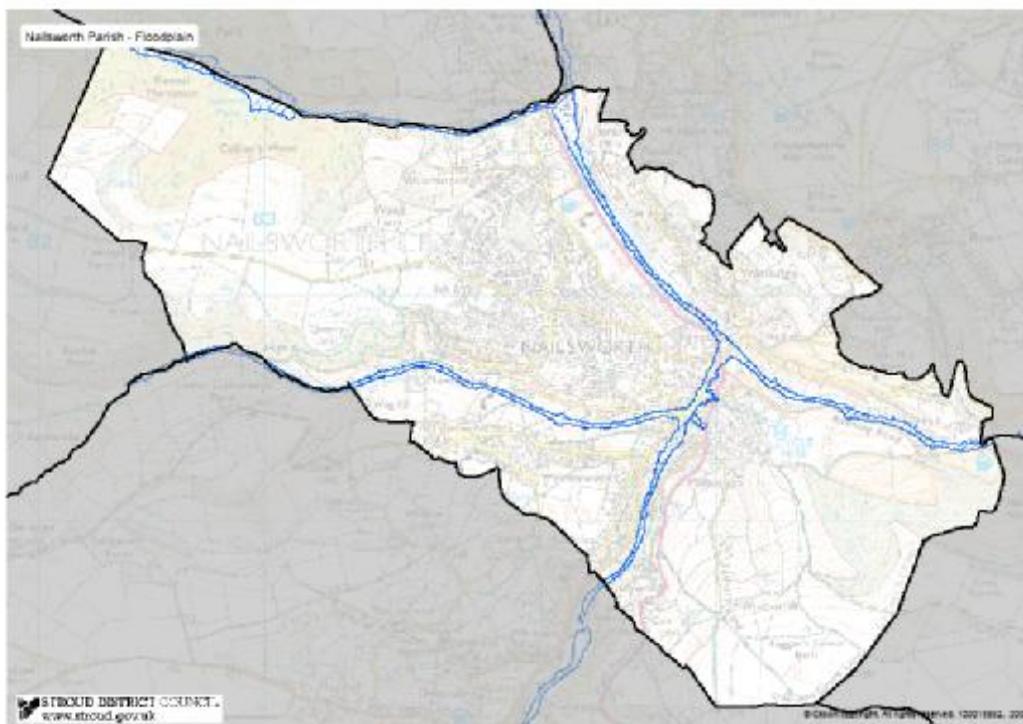


Flooding in Old Market 20/7/2007

The Environment Agency is currently developing the Severn tidal tributaries catchment flood management plan (CFMP), a study that considers flooding over an area covering the tidal tributaries draining into the River Severn and

the Severn Estuary. The CFMP was due to be completed by July 2007. The draft refers to Nailsworth floods being caused by both “fluvial flooding” and blockages “where historic structures and bypass channels can become obstructed under high fluvial flows. This situation may be compounded by lack of clear access to remove debris.”

Areas at risk of flooding are shown on the map below. It is possible to check what flood zone a site is in on the Environment Agency website www.environment-agency.gov.uk by entering the post code under the ‘Are you at risk of flooding?’ section.



Flood risk assessment

The Environment Agency provides advice on flooding issues and produces indicative flood plain maps for stretches of watercourses where such information is available. The Environment Agency should therefore be consulted by developers, before submitting a scheme where proposals fall within, or will drain to, areas where development could contribute to flooding problems. For all such proposals an appropriate flood risk assessment (FRA), as set out in Planning Policy Statement 25 "Development and Flood Risk" (Annex E: The Assessment of Flood Risk), must be carried out by the developer.

The FRA will:

“demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others will be managed now and taking climate change into account.” (PPS 25)

When a planning application is received, where development could contribute to flooding problems, the District Council will consult the Environment Agency, and the FRA will inform the planning decision and may identify appropriate design and mitigation measures.

A Strategic Flood Risk Assessment (SFRA) is (April 2008) currently being undertaken for the whole of Gloucestershire by the consultants Halcrow It is expected to be completed in around June 2008. It will provide a detailed picture of which areas at high, medium and low risk of flooding, **from all sources of flooding**. The Flood Zone Maps generally only show flood risk areas from main rivers, and are not failsafe in their accuracy. Once the SFRA is complete, Councils will use it to plan their allocations in the LDF. It will also be necessary for developers to refer to the SFRA when they intend to submit applications for ‘windfall’ development.

The Environment Agency have also produced a Flood Risk Standing Advice (FRSA) which provides advice on how to treat planning applications of a lower flood risk nature. It has been in place since 2005 and is due to be updated. The FRSA is currently available at: www.pipernetworking.com/floodrisk/

Where development proposals fall within, or will drain to, areas where development could contribute to flooding problems a flood risk assessment (FRA), as set out in Planning Policy Statement 25 "Development and Flood Risk" (Annex E: The Assessment of Flood Risk), must be carried out by the developer.

Drainage

A large proportion of the watercourses through the centre of town are culverted. Experience has shown that in extreme weather conditions these culverts are already too small to cope. Large scale development in areas which drain into the streams is likely to exacerbate the existing problem. Even single units can contribute to the problem by adding to the volume of run-off from paved surfaces and roofwater.

Run off not only causes flooding problems but can also contain contaminants such as oil, organic matter and toxic metals, which cumulatively can result in pollution of rivers and groundwater. Diverting water away from developed land can also have the damaging effect of reducing ground water levels. The sustainable way to manage surface water drainage is through Sustainable Drainage Systems (SuDS). These can include:

- choosing permeable surfaces e.g. a gravel surface for a car park or driveway instead of paving,

- installing swales and basins to provide temporary storage for storm water,
- it may be possible to discharge roofwater onto a lawn, where it can soak into the ground,
- using green roofs to reduce the peak flow of rainwater and the total volume discharged and improve water quality,
- collecting rainwater on site and using it as a substitute for mains water, for example for flushing toilets, or
- infiltration trenches, filter drains, ponds and wetlands to contain and filter stormwater.²

Recommendation 14

Developments of all sizes must incorporate measures to contain water on site, reduce runoff and manage it sustainably using SuDS in accordance with planning policies.

4.4 Springs

Springs are important to the history of the development of Nailsworth. The earliest homes can be found on the spring line roughly half way up the valley sides. In several places structures to enable people to collect water were built: there are two good examples in Watledge Road both of which are listed. Further examples can be found in the walls to the Upper House and Egypt Mill.



Arched recess containing Spring Head opposite Old Charny (II)

² "Sustainable Drainage Systems (SuDS) a guide for developers"
Environment Agency



Spring head in the wall outside High Beeches (II)

Other springs have not received the same treatment, but are still important natural features in the landscape. A number of natural springs can be found in Hazel Wood.



Typical Spring Outlet in the garden of Sunny View, Whips Lane

When the houses at Orchard Springs on Newmarket Road were built it was necessary to accommodate a spring in the middle of the site. The houses were built to either side of the spring which has been turned into an attractive landscape feature.



Spring at Orchard Springs

Recommendation 15

Springs and spring heads are important landscape features and must be preserved.

4.5 Services

There are several examples of electrical sub-stations in the town which are unattractive and not well integrated into their surroundings. This could be achieved by more careful siting, using more appropriate fencing or using planting as a screen.



Sub-stations at Shortwood Green and The Ridings

Recommendation 16

Electrical sub-stations and similar service installations should be sited away from public view or camouflaged with fencing or planting appropriate to the local character. Any structures should be sensitive to the built environment in terms of form, scale and materials.

In many areas there are large numbers of telephone or electrical wires which spoil the appearance of older buildings and clutter up the public space. Whilst acknowledging permitted development rights, utility providers should seek to place new and existing installations underground where it is safe to do so. In some areas (Conservation Areas, Listed Buildings and public use areas) circumstances will necessitate this.



Obtrusive wires in Fountain Street

Recommendation 17

New telephone or electrical wires should be placed underground where it is safe to do so and where circumstances necessitate this.

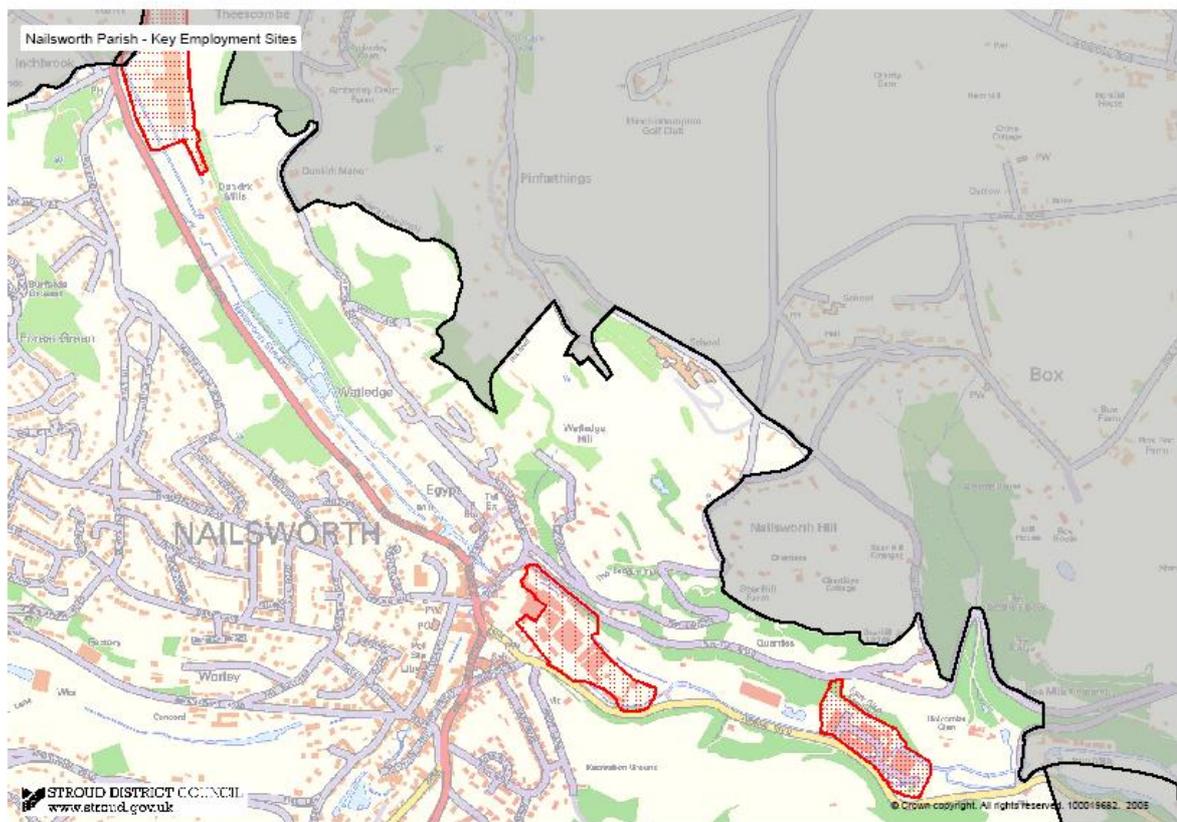
4.6 Employment

The town has three key employment sites:

- Inchbrook Industrial Estate, Bath Road,
- Nailsworth Mill Industrial Estate, Avening Road. and
- Spring Mill Industrial Estate, Avening Road

All three sites are shown on the following map.

A further 2 hectare site owned by Gouldings of Nailsworth Ltd has planning permission for employment use.



Key employers in the town are:

- Ruskin Mill,
- Renishaw Plc,
- Blandon Precision Systems Ltd and Blandon Systems, and
- Fluid Transfer International.

4.7 Affordable housing

Affordable housing has been identified as a key issue for Nailsworth.

Stroud District Council's Housing Needs Survey (updated in May 2005)³ calculated a shortfall of 31 affordable homes in Nailsworth (which for the purposes of the survey also included Horsley, Woodchester and Minchinhampton). By 2006 the estimated shortfall of affordable homes for the whole district had risen by 35% from 198 to 267⁴. Assuming the same level of increase would mean a shortfall of about 42 homes for Nailsworth (as defined). The situation is unlikely to have improved in the interim as no new proposals for affordable homes in the town have been made in the last two years⁵.

Recommendation 18

Applications for affordable homes should be supported, especially small developments meeting housing need, in accordance with District Council policy.

There may be opportunities to make better use of the upper floors of retail and commercial premises in the town centre or to re-use vacant property in the town, in accordance with Local Plan policy HN9.

Stroud District Council's Market Towns Study in October 2005 identified 9 vacant first floor residential units in the town centre and in 2005 there were 59 vacant homes in Nailsworth (not including second homes) of which 43 had been empty for more than 6 months.

Recommendation 19

Proposals to bring vacant houses back into residential use are encouraged.

Finding affordable housing can be a problem for many different groups of people, including young first time buyers, Key Workers, people on low incomes, the elderly and people with special needs. The needs of these diverse groups should be taken into account when new affordable homes are proposed.

Where affordable units are incorporated into larger developments their external design should be compatible with open market dwellings, in terms of elevation detail and materials, to allow them to be integrated visually within developments (commonly known as "tenure blind").

³ [Housing Needs Of Stroud](#) - 18/02/2005

⁴ [Housing Need of Stroud-updated July 2006](#)

⁵ Online search of planning applications in Nailsworth for 2 years up to 17/1/2008

In the 2008 consultation phase people were shown a range of local and sustainable developments from Stroud District and around the country. One of the most popular in the category of vision of Nailsworth of the future was Linden Lea, Down Ampney: a development of 30 homes, of which nine are affordable homes mixed in amongst the other homes in the scheme. This is a good example of tenure blind as all the homes are built to the same high standards, using Cotswold stone walls and Cotswold slate roofs.



Linden Lea, Down Ampney

One of the least popular developments across the consultation work was the Redrow development at Forest Green. These homes attempt to copy the traditional Victorian homes in the town, but fail because they are not of the same scale or proportions and use modern materials, for example plastic doors, windows, gutters and barge boards. It is however acknowledged that developers face a really tough challenge to produce housing which is visually acceptable and commercially viable. Maybe this site might have been an opportunity to use modern materials to keep costs down, but in an innovative way instead of creating a pastiche of older styles.



Redrow houses at Forest Green

Another important issue is that affordable housing, needs not only to be affordable to move into, but also affordable to live in and maintain. Affordable units should therefore incorporate the highest standards in respect of energy efficiency.

Recommendation 20

Proposals to use modern materials in an innovative way to create cost-effective, energy efficient, affordable homes will be welcomed, provided they harmonise with local styles.

4.8 Shopfronts

Many shopfronts in Nailsworth display the basic proportions and components characteristic of a traditional style of shopfront design which emerged in the late 18th century, and then remained largely unchanged until the late 20th century. This style reflects the principles of classical architecture, with the proportions of the shopfront relating closely to the scale and proportions of the building. These principles are generally freely interpreted in practice, with the detailed design rarely conforming precisely to the classical rules for the use of the individual elements or even overall symmetry. This is because it is often necessary to incorporate a number of functions such as two doors, one for the shop and one for the associated living accommodation.

The principal components comprise the shop window and entrance door within a frame provided by pilasters either side, a fascia just below the first floor windows, and stall risers at street level. The pilasters may be plain, or decorated with, for example, fluted mouldings and consoles or corbels at the top. The fascia carries the lettering of the name of the shop, and is frequently surmounted by a cornice and canopy housing. The stall riser at the base provides a solid visual base beneath the window display, protection for the glass and a further opportunity for decoration. The entrance door is often recessed, with a decorative tiled threshold. A typical example is Nailsworth Ironmongers.



Nailsworth Ironmongers

The main shopping area of Nailsworth is within the Nailsworth Conservation Area, and contains some good examples of traditional shopfronts. The variety

of their decorative features, including turned columns and arched heads and other styles of timber glazing bars framing the windows, lends originality and character to individual buildings and enlivens and enhances the street scene.

New shopfronts should reflect the traditional style in form and proportion and respect the character and scale of the building as a whole. They should clearly express the width and height of the ground floor, and not encroach on the architectural elements which define the upper floors, particularly the window sills.

Recommendation 21

Where developments involving shopfronts are proposed:

- a) Existing traditional shopfronts must be retained and preserved.
- b) Where traditional shopfronts have been lost or unsympathetically altered they should be restored or reinstated to the traditional style.
- c) New shopfronts are required to reflect the traditional style in form and proportion, and should also relate properly to the upper floors.



**Decorative console
(Oldstone restaurant)**



Fluted pilasters (Green Spirit)

Fascias canopies and blinds

The purpose of a fascia is to advertise the name and type of business of the shop. It also provides weather protection and visual integration of the upper and lower parts of the building. Sign writing is usually in a traditional typeface with serifs.



A recent fascia in a traditional style

Historically canopies or blinds were typical, but few remain; there are several remnants visible of the old boxes and brackets e.g. at 28 Fountain Street. Nowadays they are used as both functional features and an opportunity for advertising.



Canopy and fascia at William's

Recommendation 22

Fascias, canopies and blinds on shop fronts must not be dominant in size or scale, nor obscure important architectural features. A gap should be left between the fascia and the upper floor sills.

Hanging signs

Hanging signs provide additional advertising and add interest to the street. However, too many signs on any one building result in visual clutter which detracts from the appearance of the building and the character of the conservation area, and is unacceptable. Internally illuminated box signs are not in keeping with the traditional shopfronts of the town.

Recommendation 23

Hanging signs must be proportional in scale to the building and the other features of the shopfront. Internally illuminated box signs are not acceptable.

Recessed entrance doors

Many of the shop entrances in Nailsworth have recessed doorways. These provide visual interest as a distinct element of the frontage, and invite the shopper to view the goods within before entering. They provide weather protection, and often a gentle sloping transition from the pavement level to the floor level of the interior. Examples of decorative tiling on the floor and side walls such as were commonly used in Victorian and Edwardian shops can be found in Fountain Street.



Decorative tiling in Fountain Street



Tiled threshold (Oldstone restaurant)

Recommendation 24

Recessed entrance doors must be retained for their visual interest and convenience for the shopper. Original decorative tiling should be retained.

Stone features

Many of the existing shopfronts have stone pilasters and stall risers, with decorative carving and mouldings. Some of these have been painted. In some parts of Bridge Street and Fountain Street pilasters of one design are repeated along a stretch encompassing several units. In Bridge Street these are in pairs either side of the entrance doors.



Repeated stone pillars in Bridge Street

Recommendation 25

Decorative stone elements should be retained and repaired, and left unpainted, (if not already painted), in particular where they are repeated along a street.

4.9 Access to services

The Disability Discrimination Act (DDA) gives disabled people important rights of access to everyday services. Everyday services include services provided by local councils, doctors' surgeries, shops, hotels, banks, pubs, post offices, theatres, hairdressers, places of worship, courts and voluntary groups such as play groups.

The owners of older buildings, which were not built with the needs of disabled people in mind are often faced with a dilemma: how can they improve accessibility while retaining original features? Planning officers are able to provide advice and the Equality and Human Rights Commission publish many useful guides.

It should also be remembered that access to services is not just about installing ramps and widening doorways for wheelchair users – it is about making services easier to use for **all** disabled people, including people who are blind, deaf or have a learning disability.

Most planning applications are required to meet the requirements of both the Building Regulations and Section 3.38 of Stroud District Council's **Validation of Planning Applications Supplementary Planning Advice** which requires a Design and Access Statement to be completed.

4.10 Old Market

Area



For the purposes of this document Old Market is defined as the area from the junction of Old Market with Spring Hill to Cossack Square (which forms the junction with Newmarket Road, Chestnut Hill, Old Horsley Road and Market Street), including the area to the rear of properties which form the west side of Fountain Street, the area known as Town Square which includes the bus station, Mortimer Gardens and the properties and car parks to the west. The area is defined on the aerial photograph above, which also shows the listed buildings. Note that the photograph was taken before work commenced on the McCarthy and Stone site opposite the bus station.

Old Market is home to the town's bus station, which currently occupies a much greater space than is needed for the volume of bus traffic.

Consultation

Nailsworth Town Council commissioned a survey in November and December 2005 to assess public opinion on the Old Market area of the town. 245 completed forms were received. The aim was to canvass local opinion on the future of the Old Market area of Nailsworth; to find out what people use the area for and what they think about:

- the existing landscape,
- whether they would like it changed,
- if people would like it changed, what future use they would like to see,
- what they would like the area to look like.

The survey results are shown in **Appendix 11**. The main conclusions were:

- the area is not attractive and 69% are in favour of change,
- there is a preference for mixed use development incorporating some affordable housing.
- redevelopment of the area is generally acceptable but not at the cost of losing ample, free parking.
- the area could be made more attractive by including: traditional buildings, more trees and access to the stream.

Roger Evans Associates were employed by Nailsworth Town Council and Stroud District Council to create a "vision and masterplan" for Nailsworth Town Centre. The resulting "Urban Design Framework" sets out the issues and options for regeneration of the town centre and is intended to act as catalyst for change.

The Old Market area was the subject of many comments in the Design Statement consultations, all calling for improvements. Typical comments were:

"The area around the Co-op/Baileys and the bus station looks run down and tired."

"Obviously the bus station area lets the town down."

"Town Square redesign vital."

"Do something about the sixties shops in Old Market."

(Tesco) "Terrible missed opportunity to use a good modern design in the town centre by repeating poor 1970s features e.g. barge boards."



Co-op block



Library, police station and Mortimer Room block



Back of Day's Mill



Bruton's and shop then occupied by Emmaus



Tesco

Conclusions

The Old Market area is crucial to the future of the town. It contains many key businesses, public buildings, listed buildings, open spaces, homes and important infrastructures like the road, car parks and bus station. Much of the area is within the Nailsworth conservation area. There is also a lot of public space that could be used much more efficiently and attractively.

There is significant public demand for redevelopment of this area, but there are a number of conflicting issues relating to how this might be achieved. There is the potential for significant regeneration in this area, but this must be balanced by the need to conserve the historic buildings at its edges.

Although there are many unpopular buildings, some of them provide important public services, for example the library and police station, whilst the shops are integral to the economic viability of the town. There are also some older buildings that are treasured, for example Stokescroft and Day's Mill, the settings of which could be enhanced.

Recommendation 26

Large scale development of the Old Market area should be the subject of a detailed study to determine how the whole of this central space can be better used to accommodate the needs of the town in the long-term future, to ensure development of an appropriate scale, mix and quality, suited to the long term needs of the town.

4.11 Local distinctiveness and Innovative design

The Stroud District Council Residential Design Guide considers local distinctiveness within Stroud District in terms of its layout, its design, and the materials used, noting that this normally relates only to the older, more traditional forms of housing that commonly make up the historic core of settlements.

The Design Guide defines 8 different settlement types, with Nailsworth being classed as “**Urban Compact**” which is described as follows:

Built form	Wide frontages to the street, and shallow depths. A lot of terraced housing - some of which are small houses, but some are large. Mostly two-storeys, but a good proportion of three storeys, and some of more.
House positions	Predominantly on the back edge of pavement - otherwise set back by a few metres.
Streets	Narrow, and of variable width, occasionally narrowing to pinch points and widening to nodal points, which are usually hard landscaped.
Materials	Very great mix of materials - including stone, red brick, render, paint, clay tiles and slate.

The local character of Nailsworth is described in detail in **Part 3**.

Many of the comments received in public consultations for this document are contradictory. Some people are very strongly favour of preserving local character, refusing to contemplate innovative design, while others are more receptive to modern design. “Urban design in the planning system: towards better practice” (a companion guide to the government’s Planning Policy Guidance and Planning Policy Statements) recognises this dilemma:

“Designing for local distinctiveness involves the creative reconciliation of local practices, on the one hand, with the latest technologies, building types and needs, on the other. Where there are no significant local traditions, the challenge to create a distinctive place will be all the greater. There is no reason why character and innovation should not go

together. New and old buildings can coexist happily without disguising one as the other, if the design of the new is a response to urban design objectives.”

It is clear that local distinctiveness should be reflected and respected, unless the new development introduces a strong and distinctive urban design itself.

Sadly some recent developments in Nailsworth have missed the opportunity to introduce good modern design, opting instead to create a pastiche of older styles, often in inferior materials. Some examples include:

The terraced houses in **Beechwood Close** prompted the following comments:

“... very conservative new design mimicking older styles that wastes an opportunity for more interesting designs.”

“New developments show no INNOVATION. They are just copies of old Victorian architecture and boring.”

The **Crystal Fountain** development which in spite of using traditional materials in a scale appropriate with Cotswold cottages is to some tastes rather too twee and chocolate box like. This was however, one of the most popular of the modern developments in both consultations.

Some innovative designs that work better in Nailsworth include:

- The redevelopment of parts of William’s (see Part 3),
- Extension to house in Tetbury Lane,
- House in the Roller.



Extension to house in Tetbury Lane showing innovative use of glass and timber



House in the Roller using local stone in a modern design. The shape of the porch mirrors a nearby teasel house



Teasel house

The new wooden houses in Watledge known as Goldwater Springs are an interesting example of how subjective design can be. In the Farmers' Market consultation they were chosen as the most liked and the least liked new developments in equal numbers. The only arguably local elements are the tiny area of stone at the sides and doorways and the use of dormers, which would explain one comment:

“Completely out of keeping - stone & wood & enormous windows, totally inappropriate and spoil view”

While another respondent talked of:

“Innovative ideas - not stuck in a "Cotswold" style”



Goldwater Springs

In future innovation **will** be necessary to meet demands for sustainable homes. The government set out its aim to achieve zero-carbon housing by 2013 in its policy statement “Building a Greener Future” in which there is an acknowledgement that achieving zero carbon housing will increase building costs. However, the statement is intended as a challenge with the stated intention being to “stimulate the market to innovate and adapt to low carbon technologies.”

Clearly, it is impossible to dictate here exactly what type of innovative design is likely to work for every site in Nailsworth, but based on the examples chosen above the most important factors are likely to be:

- the setting,
- the scale and form of the building, and
- the materials.

Butcher Hill's Lane (1)

This street was described by one member of the public at the Farmers' Market consultation as:

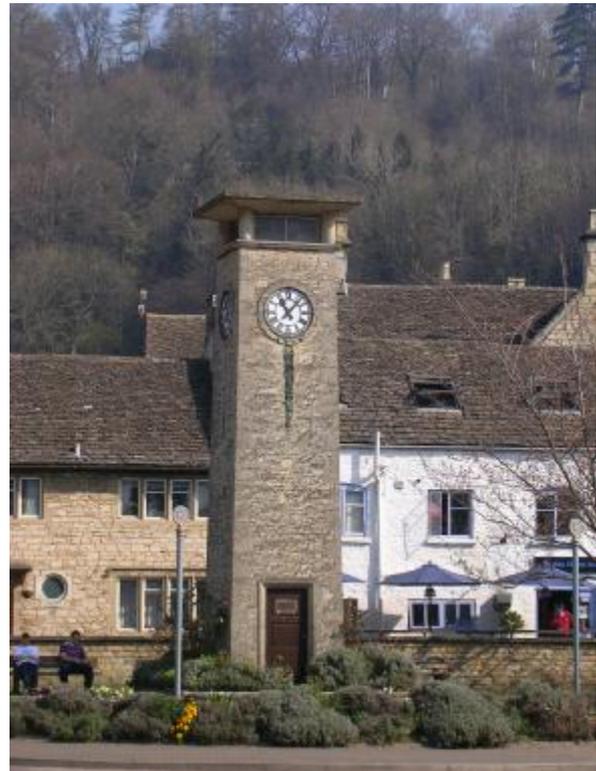
“organic, jumbled historic buildings of different periods in old street pattern”.



Butcher Hill's Lane

Clock tower (2)

People seem to either love or hate the Cotswold stone Clock Tower which stands in a commanding position between Bridge Street and George Street. It was built in 1951 as a War Memorial. Two of the bells came from the old 'Clock on Stilts' which stood on the Church bank in Fountain Street, but they were originally in the Pepperpot Chapel which stood on the site of the present day St. George's church. The shape of the tower and the upside down bells are designed to ensure that the sound is heard in the surrounding valleys.



Clock tower

Copper kettle (3)

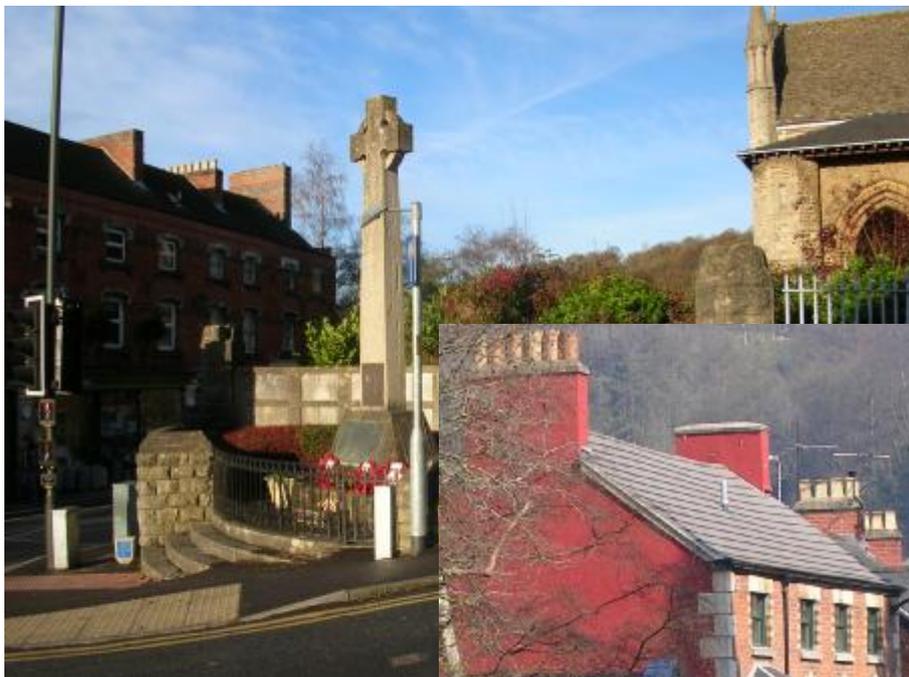
The copper kettle has become a Nailsworth icon and is said to symbolise the town's hospitality. It commemorates Queen Victoria's jubilee in 1887. It hangs from 51 George Street and was originally used to advertise an ironmonger's shop.



Copper kettle

War Memorial (4)

The War Memorial next to St. George's Church was dedicated in 1920 and built of Minchinhampton stone in the form a patterned Celtic cross. Its setting is somewhat marred by the accumulation of street furniture around it.



War Memorial

Fountain Street (5)



Fountain Street stands out as an important street scene in Nailsworth with an eclectic mix of styles and many vivid colours, which work surprisingly well together.

Fountain Street

Old Railway Station (6)

The railway station (II) opened in 1867 and closed in 1949; it is now a private house.



Old Railway Station

Fountain (7)

The Nailsworth Drinking Fountain (II) was originally erected on the junction of Spring Hill and Fountain Street in memory of William Smith who was instrumental in bringing fresh drinking water to the town.

The hexagonal, mainly Cotswold stone, drinking fountain has 'a crocketed spirelet capped by a poppy head (now in storage awaiting restoration), cusped arches with triangular heads and pink granite columns with carved foliate capitals'. The monument was moved into Old Market in 1931 and to its present position in about 1964 to make way for the new road. There are plans to return it, eventually, to its original place near 'Williams' shop.



The Fountain

At the Farmers' Market consultation the Fountain was the least popular landmark, but comments show that this is because it is in need of restoration and should be moved to a better site.

Boys' Club (8)

The building generally known as the Boy's Club was built in 1852 by public subscription to be the general social centre for the town. Originally home to the **Literary and Mechanics Institute**, a coffee room and a library, over the years the building has seen many uses including cinema, boys' club, barber's and tennis club.

A charitable organisation known as Nailsworth Youth and Community Enterprise (NYCE) has been formed to restore the building and find a new use for it.



Boys' Club

The buildings and features above are all valued landmarks in the townscape of Nailsworth. They should be preserved and maintained for posterity.

Recommendation 27

The following landmark buildings, features and views should be preserved and maintained for posterity. Their settings are important and must be respected.

- Butcher Hill's Lane
- Clock tower
- Copper kettle
- War memorial
- Fountain Street
- Old Railway Station
- Fountain
- Boys' Club

4.13 Designing out crime

Crime rates in Nailsworth are lower than the average for the district and the county, but developers must still seek to take opportunities to design out crime in creating new developments. Of particular concern are safe routes to and from the Town Centre from the edges of town, especially Forest Green and routes used by school children. Dark Lane has been cited as an example of a route where people feel especially vulnerable at night. The sloping hillsides of the town may provide an opportunity to design sites to enhance surveillance of public spaces.



Dark Lane

Gloucestershire Police promote the Secured By Design initiative, a police scheme aimed at designing out crime using effective crime prevention and security standards. Crime Reduction Officers (CROs) with the support of the Architectural Liaison Officer (ALO) review development proposals at the conceptual and design stage, providing proactive professional crime prevention advice. Their recommendations aim to reduce the opportunity for crime and alleviate the fear of crime.

More information is available at www.gloucestershire.police.uk or at www.securedbydesign.com

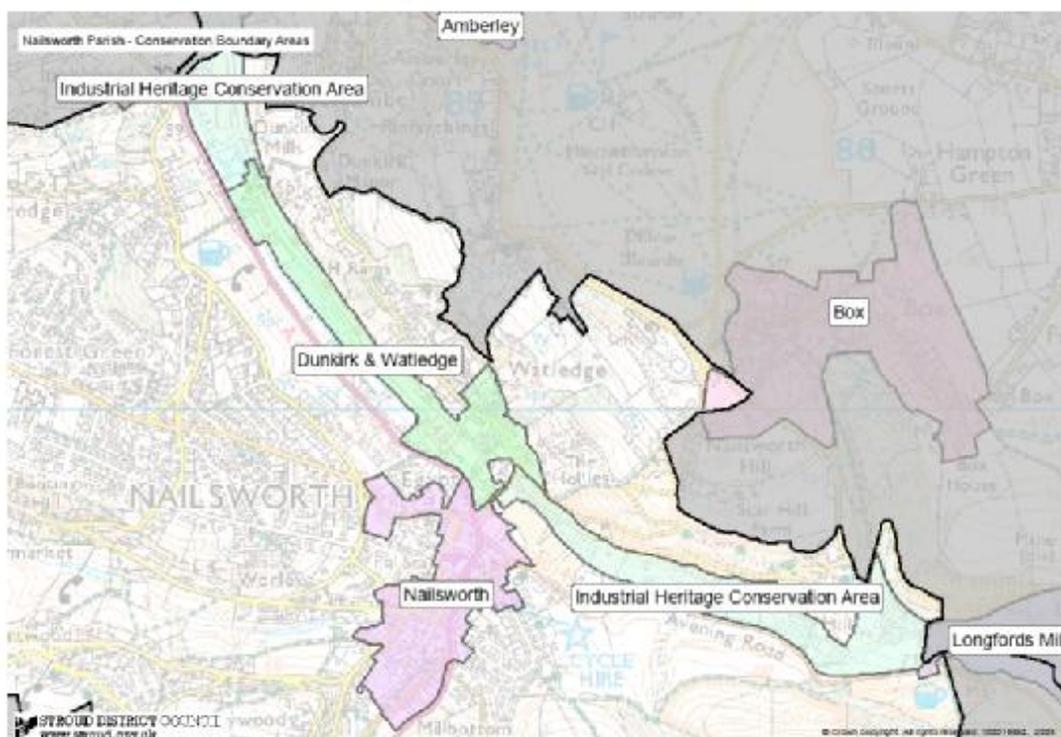
Recommendation 28

New developments will need to show that steps have been taken to design out crime. In particular opportunities will be sought to improve safety on routes between the edges of town and the town centre.

4.14 Conservation areas

There are four conservation areas in Nailsworth Parish:

- Nailsworth Conservation Area (31),
- Dunkirk Mills and Watledge Conservation Area (21),
- Box Conservation Area (3), and
- Industrial Heritage Conservation Area (29).



Nailsworth Conservation Area

Nailsworth was first designated as a conservation area in March 1989. It was extended in September 1992 and November 1992. The conservation area does not have an adopted Conservation Area Statement but a small part of the Nailsworth CA is currently the subject of a review (see IHCA below).

Dunkirk Mills and Watledge Conservation Area

Dunkirk Mill and Watledge was first designated as a conservation area in November 1986. No boundary changes have been made since its original designation. The Dunkirk & Watledge Conservation Area is currently the subject of a review (see IHCA below).

Box Conservation Area

Box was first designated as a conservation area in November 1973. No boundary changes have been made since its original designation. Only a very small part of the Box Conservation area is in Nailsworth Parish, covering one house at the top of the W.

Industrial Heritage Conservation Area (IHCA)

The Industrial Heritage Conservation Area (IHCA) follows the valleys of the River Frome and the Nailsworth Stream, extending to the east, west and south of Stroud. It also follows the various transport infrastructures, which developed over the 18th and 19th centuries (road, rail and canal). These were the 'arteries' of the locality and represented a new era in the industrial basis of the Stroud Valleys.

Although the IHCA includes many important industrial and mill sites it was created not just to protect the buildings but also to preserve the social, economic and cultural history of the Valleys.

In Nailsworth the IHCA follows the paths of the Nailsworth Stream and the Avening Road and incorporates the **Dunkirk and Watledge Conservation Area** (see above) and the **Longfords Mill Conservation Area** which is in Avening Parish.

Stroud District Council have recently reviewed the IHCA, the Conservation Areas within it and neighbouring it (including the **Dunkirk and Watledge Conservation Area, Longfords Mill Conservation Area and Nailsworth Conservation Area**). Public consultation on the 'Management Proposals' section of the Industrial Heritage Conservation Area Statement began on 7th May 2008. The document should be adopted as a Supplementary Planning Document (SPD) in November 2008.

The review process involved investigating the need for any boundary changes and formulating policies and proposals for the preservation and enhancement of the character and appearance of these conservation areas. Some boundary changes have been proposed and these are listed in **Appendix 4**.

4.15 Listed Buildings

Nailsworth has 124 listed buildings. **Appendix 5** shows a summary of the listings.

Areas with a high concentration of listed buildings are: Brewery Lane, Chestnut Hill, George Street, Old Bristol Road, Old Horsley Road, Shortwood, Spring Hill, Stroud Road and Watledge Road.

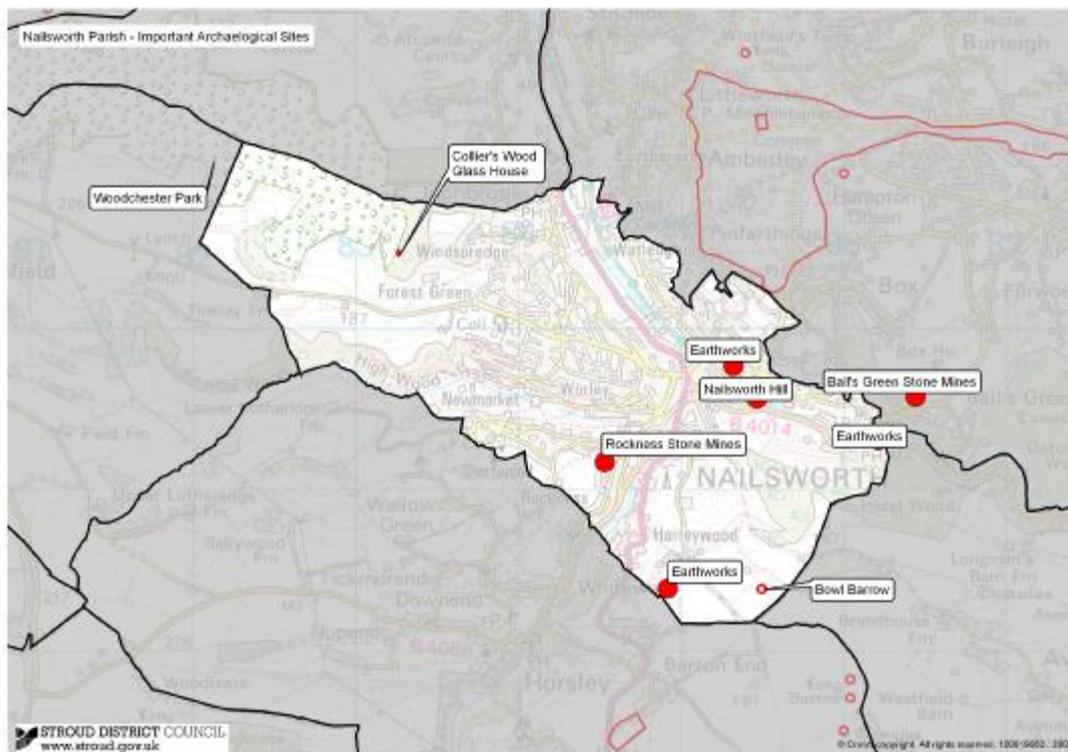
All have grade 2 listing, except for the following which are all Grade 2*:

- **Stokes Croft** – c1700 gabled Cotswold House
- **Spring Hill House** – “The best building in Nailsworth” early 18th century Ashlar.
- **Spring Hill Court** – 1680, 3-storey house
- **Egypt Mill** – c18th century and early 19th century rebuilding, contains original water wheels.
- **Egypt House** – 1698 Cotswold gabled house
- **Dunkirk Mill** – “amongst the finest surviving mills in Gloucestershire” new in 1741, rebuilt and added to many times.
- **Bannut Tree House** and **Bannut Tree Chapel** – Mostly late 17th century house and mediaeval chapel, much altered and converted.
- **The Oaklands Farmhouse** at Inchbrook – c1730s-1740s remodelling of earlier house with mill.

These buildings are all described in more detail in **Part 3**.

4.16 Archaeological Sites

There are two scheduled monuments and several important earthworks, all are shown on the following map. Further important sites (identified by surveys of the town) are the stone quarries at Rockness, Nailsworth Hill and Ball's Green (see Introduction.)



Recommendation 29

The following monuments and sites (scheduled or otherwise) are important to the history of the town and will be preserved:

- Bowl barrow 140m SE of Rugger's Green Barn,
- Collier's Wood Glass House.
- earthwork remains of a band of Post Medieval quarries situated on the south facing slope of Nailsworth Hill.
- earthwork between the road The Ladder and the track of the same name
- earthworks of a possible Post Medieval hollow way from Hazel Wood to the valley bottom by Iron Mills
- earthwork remains of a possible Post Medieval field boundary west of Rugger's Green Barn
- stone quarries at Rockness, Nailsworth Hill and Ball's Green.

Historic Parks and Gardens

Woodchester Park is the only registered historic park in the area and falls into three parishes: Nailsworth, Nympsfield and Woodchester. It is shown on the map above in the previous section. The Park which is owned and managed by the National Trust contains a secluded valley in which five lakes thread through a delightful 18th and 19th-century landscape park.

Access to the park from the Nailsworth direction is difficult.



Woodchester Park (from Minchinhampton Common)

Recommendation 30

Woodchester Park will be preserved for the enjoyment of visitors and to retain its historic character. Opportunities will be sought to make the Park more accessible from its eastern end with better signage.

4.17 The Code for Sustainable Homes

This is the national standard for sustainable building practice for new homes. The design categories included within the Code are:

- energy/CO2,
- pollution,
- water,
- health and well-being,
- materials,
- management,
- surface water run-off ,
- ecology, and
- waste.

People are becoming more and more aware of the need to reduce the environmental impact of their homes, and there is a demand for homes with lower running costs and features that enhance health and well-being. Developers need to demonstrate their capacity in sustainable home building, and to market the sustainability of their homes to homebuyers.

The code has a rating system of one to six stars, based on a wide range of measurements in the categories listed above. Level 6 represents a zero carbon home.

BREEAM

BREEAM is a set of assessment methods and tools designed to help construction professionals understand and mitigate the environmental impacts of the developments they design and build.

Recommendation 31

New homes will be expected to meet at least **Level 3** of the Code for Sustainable Homes. Commercial developments will be expected to achieve a BREEAM rating of at least **Good**.

Renewable energy

The South West Regional Spatial Strategy states that:

“the region’s ecofootprint is not sustainable at current consumption levels and the region needs to promote a shift towards a more resource efficient future.”

Although a move towards more sustainable construction will help address this issue in relation to new development there will still be significant demand for energy. Producing more energy locally and from renewable sources will help to reduce the ‘footprint’,

There is a perception that it is difficult to obtain planning permission for the installation of renewable energy devices such as solar panels or wind turbines. (This issue was raised by the Chamber of Trade.)

Stroud District Council's document "Renewable Energy: Supplementary Planning Advice" provides useful information and advice and is recommended to anyone considering a renewable energy installation. Development control planning officers can also offer pre-application advice.

Recommendation 32

Proposals are encouraged for carefully sited and designed renewable energy installations in accordance with:

- PPS22 and its companion guide,
- the Supplement to PPS1,
- Draft RSS policies RE1 and RE5,
- Stroud District Council's Renewable Energy SPA, and
- Stroud District Council's SPA for the validation of Planning Applications.

Question

A wide range of renewable technologies are available including:

- *Solar water heating*
- *Photovoltaics (energy from sunlight)*
- *Ground and air source heating*
- *Wind power*
- *Hydroelectric power*
- *Rainwater harvesting*
- *Waste water recycling and sewage treatment*
- *Biomass and biofuel*
- *Combined heat and power*

Which do you think would be appropriate for Nailsworth?

4.18 Biodiversity

There are many reasons why biodiversity is important to us. We are just part of the living world and our whole existence depends on the animals and plants around us. It is therefore our responsibility to look after it for future generations. Biodiversity is also a key component of sustainable development, underpinning economic development and prosperity, and has an important role to play in developing locally distinctive and sustainable communities. In recent times there has been a massive decline in biodiversity, species have become extinct and this has been blamed on the expansion and acceleration of human society.

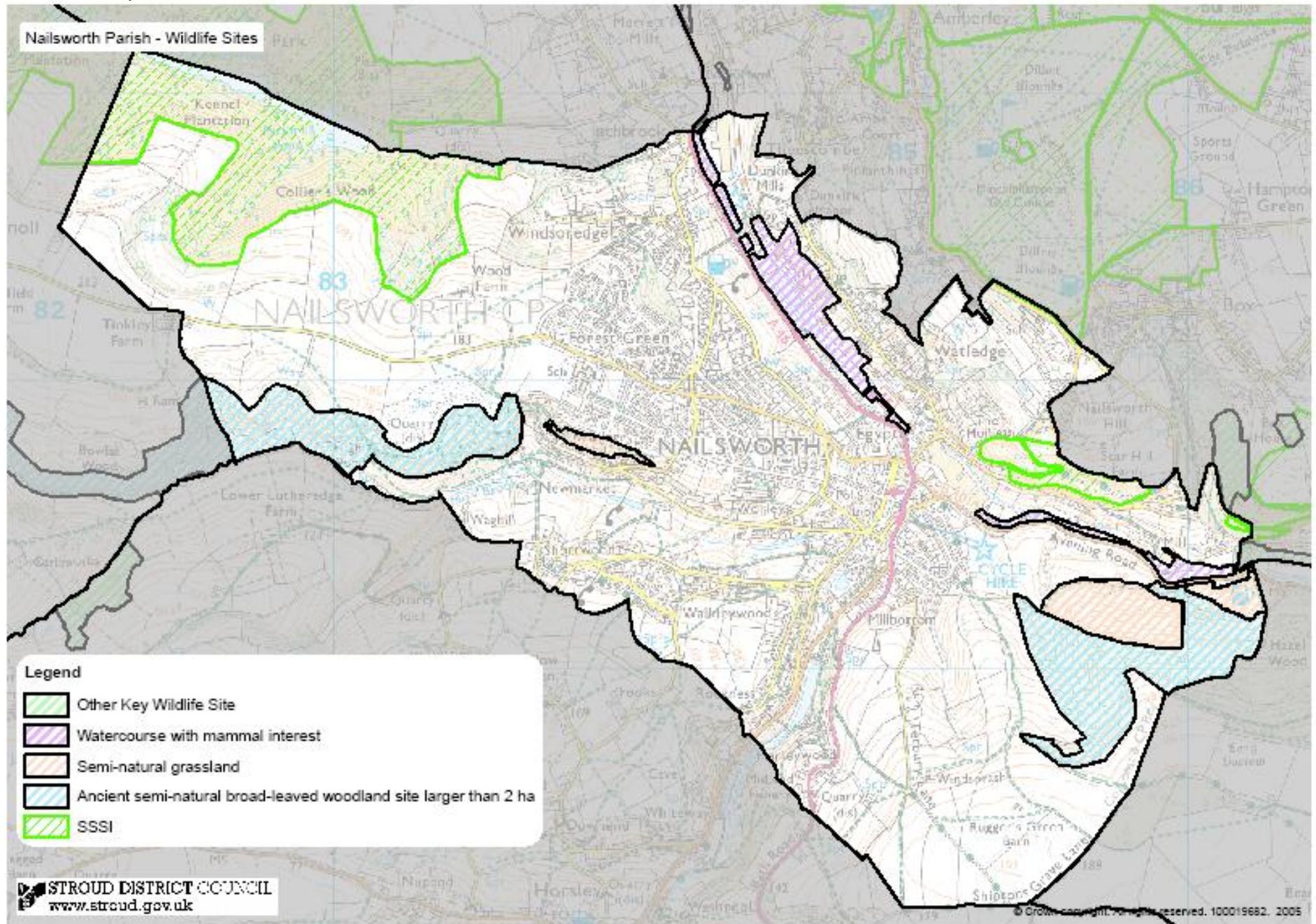
Many priority species and habitats are found in Nailsworth. They are identified both in the text below and in **Appendix 6 Wildlife records and priorities**.

Sites of importance for biodiversity

Nailsworth has several important sites (as defined in PPS9). They are designated as: Sites of Special Scientific Interest SSSI or Key Wildlife Sites KWS designated by the Gloucestershire Wildlife Trust as being of county-wide importance. More information on wildlife habitats is provided in **Appendix 7**.

The protected sites are shown on the following table and map:

Site	Description	Designation
Minchinhampton Common	Limestone Grassland	SSSI
Woodchester Park	Semi Natural Grassland and Ancient Woodland	SSSI
Bunting Hill	Semi Natural Grassland	KWS
Hazel Meadows	Semi Natural Grassland	KWS
Hazel Wood	Ancient semi-natural broad-leaved woodland site larger than 2ha	KWS
High Wood & Bowlas Wood	Ancient semi-natural broad-leaved woodland site larger than 2ha	KWS
Nailsworth Stream	Watercourse with mammal interest	KWS



Species

Nailsworth parish supports a huge range of species, but records of what is found and where are limited. The species that are known to be present are recorded in **Appendix 6 Wildlife records and priorities** which will be updated as more information becomes available.

The Gloucestershire Biodiversity Action Plan identifies a number of priority species, many of which are found at sites in and around Nailsworth.

There are many more important species some with Gloucestershire and UK BAP status, which have not been included simply because there are no official records. The protected common dormouse, for example, may be present in woodland areas and hedgerows – surveys would establish their presence or absence. Also, some species records are old and the presence or absence of the species may therefore require verifying.

The following species have varying degrees of protection - more information on legislation relating to the protection of species and habitats can be found in “*Government Circular: Biodiversity And Geological Conservation – Statutory Obligations And Their Impact Within The Planning System*”. The *RSPB Red List* lists bird species that are of conservation concern.

Some examples of important protected species found in Nailsworth:

- *Native White-clawed Crayfish* – one of the densest populations in the region on the Avening Brook and Nailsworth Stream,
- *Water vole* – Ruskin Mill streams and lake and Dunkirk Mill ponds,
- Red List birds e.g. *Bullfinch, Song Thrush, Kingfisher, Reed Warbler* etc.,
- *Great crested newt* – garden at Windsoredge and Dunkirk Mill ponds,
- *Slow-worms* – found throughout Nailsworth in many gardens, allotment and in patches of rough grassland,
- *Common lizard* – widely distributed in rough grassland in sunny spots, south facing drystone walls,
- *Grass-snake* – similarly distributed, in similar areas, often near ponds or ditches,
- *Roman Snail* – thought to be present on Minchinhampton Common,
- *Otter* – recently returned to the valley, using the streams as conduits to their breeding sites.
- *Bats* – At least nine species of bat have been recorded in Nailsworth including the very rare *Greater Horseshoe*; all species are protected.
- *Badgers* – Nailsworth has many badger setts, all around the town. Their locations are not detailed here, for the protection of the badgers. Developers need to ensure that where development is planned in an area where there are known to be badger setts that they comply with the provisions of the Act.



Badger in a Nailsworth garden

Other species and their habitats

Opportunities will be sought to protect and enhance sustainable populations of these species and the habitats which support them:

- *Dipper* – indicative of the good quality of our local streams and surrounding habitat. This bird is on the edge of its range in its south-west England distribution, and is absent from the English Midlands and Central and eastern England.
- *Buzzards and ravens* have returned to the valleys around Nailsworth within the last decade.
- The *swift* – definitely a Nailsworth favourite, returning from Africa to its favourite nesting places very year.
- *Green woodpecker* – this bird requires woodland interspersed with unimproved or semi-improved grasslands where it searches for anthills and feeds on ants. This bird is found around Windsoredge, Watledge, Newmarket, Shortwood and Harley Wood and in the ‘rural areas’. It is a good indicator of the health of the mixed valley habitats.
- *Wild garlic* and *bluebells* in the woods
- *Great green bush-cricket* – widespread in rough grassland and hedgerows. Another good indicator of the health of our local wildlife patches and an iconic specie for our area
- *Glow-worms* – by track and pathsides in wooded areas of Inchbrook towards Woodchester Park.
- *Yellow-necked mouse* – live trapped during a Mammal Survey on verge on Tinkley Lane. These also occur in Collier’s Wood (part of Woodchester Park SSSI). This mouse, rather like a large Wood Mouse, is restricted to the area south of a line from Shrewsbury to Ipswich,
- *Water shrew* – found in Windsoredge, probably originated from the lake at Dunkirk Mill,

Protection of habitats

Nailsworth has a wide range of natural habitats, which support a diverse range of species. **Appendix 7** identifies sites which are noted for their contribution to the biodiversity of the area and includes details of important species.

Protection of wildlife and their habitats is an important issue for Nailsworth. At the Farmers' Market Consultation in relation to the question:

“What are the most important design features of any new development in the town?”

63 out of 64 respondents agreed or agreed strongly with the statement “Protecting important wildlife sites and providing natural habitats for wildlife”.

Although much of the parish has been surveyed, a thorough wildlife study has not yet been undertaken – further surveys will be required - see **Appendix 8**. Study in this area will continue in order to develop a clearer picture of the biodiversity of the town.

Recommendation 33

The areas detailed in **Appendix 7** are important for the biodiversity of Nailsworth and will be protected and enhanced.

Recommendation 34

Developers are encouraged to incorporate beneficial biodiversity conservation features within the design of development, in accordance with Local Plan policy NE6.

Recommendation 35

Developers are encouraged to plant hedgerows using locally native species to support local biodiversity interest and soften the impact of development, in accordance with Local Plan policies NE6 and NE12. Locally native species include: hawthorn, blackthorn, wild rose, holly, hazel and elder.

Wildlife corridors

The streams in Nailsworth are important wildlife corridors. For example, the Nailsworth Stream links Avening and Stroud but passage for wildlife along its banks is interrupted where the stream passes through culverts in Nailsworth near Somerfield and under George Street and where there are close-by Industrial units and/or areas of tarmac or concrete along its banks. There may be opportunities develop features in these areas to increase the stream's potential to be a continuous corridor for more forms of wildlife.

The many streams in Nailsworth are often fragmented due to culverting (**see Section 4.1 Streams**). An opportunity exists to benefit wildlife by opening up culverted streams reinstating strategic links between fragmented habitats.

Opening up culverts is strongly supported by the Environment Agency who say:

“This is a policy we have long pursued as it has the potential to enhance biodiversity as well as reduce flood risk.”

Recommendation 36

In accordance with Local Plan policies NE5 and NE7 developments involving the stream areas must seek opportunities to reinstate waterways previously culverted to:

- restore wildlife corridors,
- increase the naturalness of rivers systems, and
- benefit species such as Water Voles, Otters, Native White-Clawed Crayfish and other priority species present in the area.

Interconnecting hedges also form wildlife corridors across farmland and some parts of the built up area. The hedge along Shipton’s Grave Lane has the potential to link Hazel Wood and the isolated Rugger’s Green Wood (in Avening Parish). Ideally the small area of Norton Wood should be linked by hedges to the wider rural area around Nailsworth. The hedges along Plumbers Lane or past The Nodes provide routes across the fields of the Newmarket Valley from south to north. With some improvement, the relict of the Parish Boundary hedge up Dark Lane could provide a basis for a wildlife corridor across the built up area. This is a well used footpath so an ideal place too for some educative display boards on Nailsworth’s history, footpath heritage and wildlife.

Recommendation 37

Hedges are important wildlife corridors and will be retained. Opportunities will be sought to extend and restore hedges for the benefit of wildlife.

The Gloucestershire Biodiversity Partnership have recently launched the **Gloucestershire Nature Map** which identifies opportunities to help wildlife face the threat of climate change. The map shows where the characteristic habitats that typify the county and support its wildlife can be expanded and linked to help wildlife survive in an uncertain future. In the Nailsworth area the map highlights several areas of Limestone Grassland on the hills above the town.

Conservation

One of the objectives of PPS9 is:

“to conserve, enhance and restore the diversity of England’s wildlife and geology by sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support.”

A number of opportunities to meet this objective have been identified as a result of the production of this Statement and these are detailed in **Appendix 8**.

4.19 Important geological sites

Gloucestershire contains some of the most varied geology seen within the U.K. This has given rise to a wide range of scenic features for which the county is renowned, including the Cotswold Escarpment within which the parish of Nailsworth is located. The rocks that form the Cotswold Hills are made up of three different geological stages of the Jurassic period and date from between 210-140 million years ago.

Geoconservation

Sites with important geology can be protected as a SSSI (Site of Special Scientific Interest) or RIGS (Regionally Important Geological Site). Geological exposures and features have been vital in allowing geologists to examine the different rocks, minerals and fossils, that have helped to form Earth’s history since its beginning some 4600 million years ago.

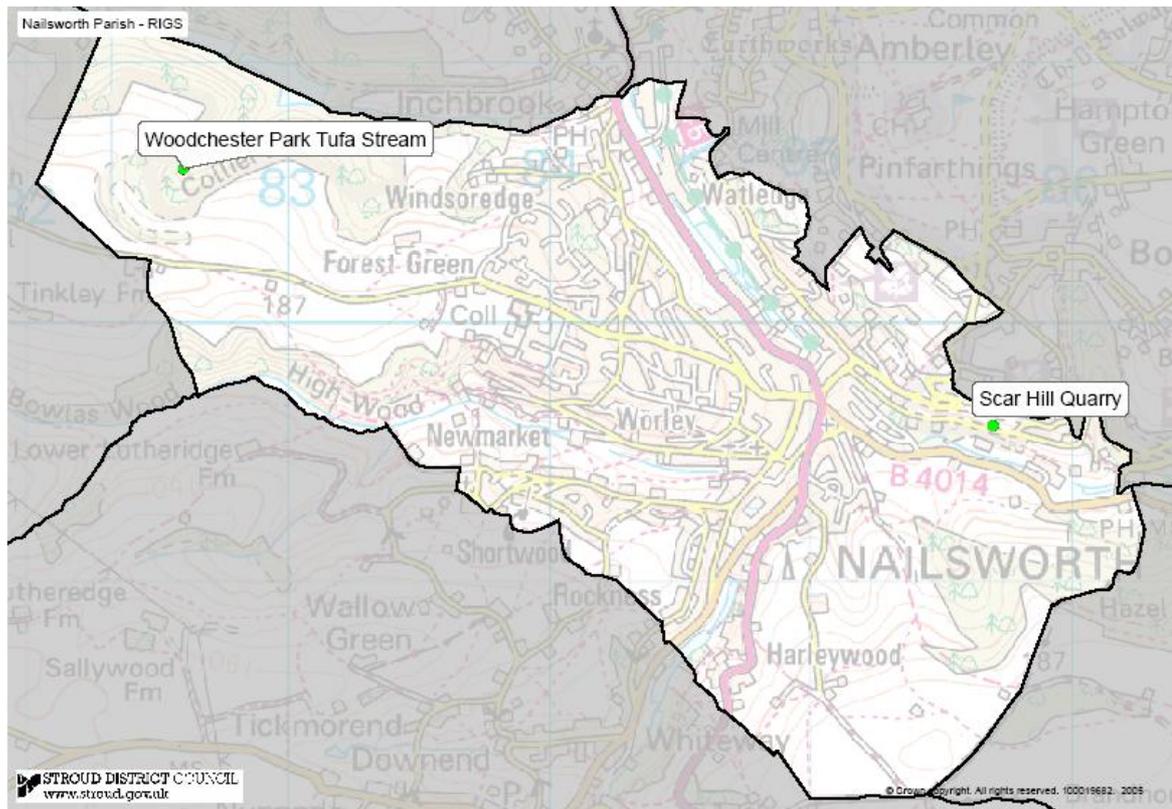
The **Gloucestershire Cotswolds Local Geodiversity Action Plan** aims to:

- protect and manage the unique geodiversity,
- increase understanding and awareness of geodiversity, and
- promote geotourism, education and lifelong learning.

The Plan can be found on the Gloucestershire Geology Trust’s website www.glosgeotrust.org.uk .

Nailsworth has several sites of geological interest. They are designated as either SSSIs (Sites of Special Scientific Interest) and/or RIGS (Regionally Important Geology/Geomorphological Sites) identified by the Gloucestershire Geo-Conservation Trust as being of county-wide importance.

The **RIGS** are shown on the following map:



The SSSI citation for Minchinhampton Common explains that the old quarries on Minchinhampton Common form one of the most important Bathonian (Middle Jurassic) sites in Britain, having yielded a very diverse range of fossils including ammonites, coral, crustacean and reptile remains. The quarries are particularly important for further research on the local rock strata.

Recommendation 38

The following are important geological sites and will be protected.

- Minchinhampton Common
- Woodchester Park Tufa Stream
- Scar Hill Quarry

4.20 Landscape character and types

Nailsworth Parish is roughly rectangular in shape, tilted with the long axis NW-SE. It occupies a plateau of greater oolitic limestone, carved into by four streams to expose the Cotswold sands and clays below and leaving larger upland areas at either end. Minchinhampton Common is partly in the parish lying to the northeast. Valley sides are often steep (there is an overall height change of about 125m up to 191m) and patchily wooded, but old photographs show that this has not always been the case.

The town developed at the junction of three other parishes, Minchinhampton, Avening and Horsley and took land from each. Most of the population live in the middle section of the parish area, on the larger, more gently sloping hillside between the valleys of the Nailsworth Stream and the Miry Brook of the Newmarket Valley. The watercourses have been extensively changed by man because of the 20 or more water-powered mills and millponds built in the past and the culverts and concrete constraints of the present.

There are several, old limestone quarry sites at about the 90m level e.g. Bunting Hill, Scar Hill and Rockness. Old routes and the spring lines determined the position of many of the early settlements from which the town grew. Several pack-horse routes are traceable (Tetbury Lane, The Ladder) and the area is criss-crossed by 80 or more footpaths, many bounded with walls in various states of repair and some with mixed hedges. Walls are better maintained within the built-up area of the town.

There were several large gardens in Nailsworth in the past and these contribute some fine and varied trees. Whitecroft and Beaudesert Park were owned by friends of Robert Holford, of Westonbirt Arboretum fame and there is a suggestion that he may have contributed some of the trees.

The overall character is a small, working Cotswold town, with some historic stone buildings, set in steep, wooded valleys with small, often irregular fields, common land and woods on the hillsides around it.

The Stroud Landscape Assessment defines the entire parish as Landscape Character Type: "Secluded Valleys". The following table shows how Nailsworth fits in the this type.

Secluded valleys: key characteristics	Nailsworth characteristics
Enclosed secluded character.	The valleys can feel quite enclosed, but the town centre area is quite open.
Steep sides, concave narrow valley form; steeper upper slopes forming abrupt break of slope with Wold Tops Landscape.	This is true of the valleys of the Horsley Stream and Avening Brook, but the Newmarket and Nailsworth Stream valleys are more gently sloping with a less abrupt break at the top.

Secluded valleys: key characteristics	Nailsworth characteristics
Complex interlocking valley/ridge forms in some areas.	Main settlement at junction of 4 valleys.
Extensive bands of deciduous ancient woodland along valley rims.	Valley sides are heavily wooded, not just along the rims, including some ancient woodland.
Tall hedges forming enclosure within the valleys with many hedgerow trees.	Few remain in valley bottoms; more extensive on higher ground.
Predominantly pastureland.	Small areas in the bottom of Newmarket Valley and along Northfield Road, otherwise mostly on the higher ground along Nympsfield Road and Tetbury Lane.
Field size varies relative to degree of slope; more open character where valleys join and broaden out.	Also larger fields on hilltops.
Scrub and unimproved grassland on steep and broken slopes.	Several examples including Minchinhampton Common.
Fast flowing streams draining to River Severn and tributaries.	Streams converge and flow into the River Frome, a Severn Tributary.
Dry stone walls on higher land.	Some, but more commonly used as garden boundaries.
Settlement: larger settlements at valley mouth and junctions on flatter land; smaller settlement, e.g. cottages and mills along valley bottoms and along upper valley rims.	Main settlement area at the junction of 4 valleys. Mills in valley bottoms. Cottages along spring line.



The relatively gentle slopes of the Newmarket Valley



Wooded hillsides with some grassland

Woodlands and trees

Woodlands

There are many areas of woodland that contribute to the character of the local area - these have been described in **Section 4.19 Biodiversity** and **Section 4.23 Open spaces**.

Trees

Nailsworth has many fine individual tree specimens, some of which are protected by tree preservation orders. Some are rare or unusual species, some simply add colour and life to the street scene. Examples especially valued by the community include:

- **Ginkgo** tree in front garden of Cobden Villas, Walkley Wood,
- **Bean tree** in Shortwood cemetery just up from 'The Cottage',
- **Ginkgo** tree at The Hollies,

- **Tulip tree** on the old undeveloped, pie factory site in Newmarket,
- **Copper beech** in garden near bottom of Spring Hill,
- **Willow** tree outside William's,
- several **Corsican pines** described as "a focal point in the Newmarket Valley", a huge **copper beech** and a very large unusual form of **Horse Chestnut** in the garden of the Nodes,
- **Oak** tree on the footpath parallel to Miry brook in Walkley Wood,
- **Cherry** trees outside Hobbs Bakery and at the Market Street Triangle,
- group of **pin**es at The Pines by Shortwood Green,
- **yews** in the gardens of Rockness House and Woodcot along Rockness Hill. Both houses also have a nice mixed group of trees including **larch, sycamore, lime** and **beech**, which make a very good habitat for goldcrests.
- large mature **sycamores** near the bottom of Plumbers Lane off Shortwood Green.
- large **wych elm** in the woodland to the left of the track which continues from Wood Lane and above the King George V playing field,
- two large **False Acacia** (*Robinia pseudoacacia*), one in the garden of Myrtle Cottage behind The Britannia, and one in the grounds of Rockness House.
- **Tulip Tree** at High Beeches,
- **Monkey Puzzle** tree at the Boys' Club,
- **Oak** tree in the garden of Dingscot, Windsoredge (possibly originally planted as field boundary marker).
- large **Copper Beech** in the garden of "The Haven" on Nymphsfield Road,
- **Copper Beech** at Watersmeet in Bridge Street,
- two large **Scotch pines** and a mature **Monkey Puzzle tree** at the junction of the Roller and Fewster Road/Chestnut Hill.
- **Copper Beech** at the corner of Dark Lane and Fewster Road
- **Copper Beech** at the bottom of Inchbrook Hill adjacent to the A46.
- a number of cedars and an evergreen oak in the Whitecroft area

Orchards

There is little evidence for surviving orchards in Nailsworth, other than two sites: one in Norton Wood above the Jolly Foresters and the other between Price's Mill and Concorde. A number of remnants of old plum trees also survive in the garden of Badgers Moot in Windsoredge. Old maps show that there were once many orchards around the town, especially in the Newmarket Valley, Watledge and south of Northfields Road. Undeveloped sites with old fruit trees may once have been orchards and should therefore be protected, especially as orchards are a priority habitat in the Gloucestershire Biodiversity Action Plan.

Recommendation 39

Development will not be permitted if it would damage or destroy the woodlands, trees and orchards described above unless either:

- a) the removal of one or more trees would be in the interests of good arboricultural practice; or
- b) the benefits of the proposed development outweighs the amenity or landscape value of the protected trees.

Recommendation 40

Developers are encouraged to plant new trees appropriate to the site.

Grassland

There are many types of grassland which contribute to the character of the town, including Semi Natural Grassland, Limestone Grassland, grass verges, small areas of Town Council (Lord of the Manor) land and wet areas associated with the streams and mill ponds.

Hedgerows

Hedgerows make an important contribution to local character. Although no hedgerows in Nailsworth have yet been officially classified as important under the Hedgerow Regulations 1997, several probably could be so described having 5 or more species of plant, walls, trees, and connections to woods etc.

Many have been neglected and allowed to grow up into trees. These include the **old Parish hedges**, which lie along the historic boundary between Avening and Horsley from Shipton's Grave Lane, along field edges, the Ringfield Stream and up Dark Lane to join the Nymphsfield boundary on Tinkley Lane.

Footpath hedges still exist along some paths e.g. Plumbers Lane, The Nodes, Ragnal Lane.

Field boundaries (round named fields on the 1839 map but probably earlier) still exist on Barton End farm. The area that used to be Rockness Farm has some too and there may be others.

Landscaping

In this context landscaping refers to the treatment of open spaces surrounding a development. It can be hard or soft, built or natural. In all cases it should be in sympathy with the surroundings and respect features of importance to the character of the area.

The local character can be reflected by using local materials such as limestone walling or incorporating locally native species.

Recommendation 41

Landscaping must be in sympathy with the surroundings and respect features of importance to the character of the area. Developers are encouraged to use natural landscaping including locally native plant species and local materials appropriate to the site.

4.21 Transport

The Nailsworth Action Plan identifies the top 12 issues for the town - 1/3 of these issues relate to traffic and transport demonstrating the importance attached to ensuring that development does not make things worse and where possible attempts to address existing problems. The issues are:

- “There is too much traffic in the town, especially lorries.”
- “There needs to be an integrated transport system.”
- “Traffic travels too fast in and around the town.”
- “There need to be improvements to the current infrastructure, e.g. highway improvements, before more housing can be considered.”

Roads

Old Market is a through route to the hamlets of Newmarket and Shortwood. The junction with Spring Hill and the roundabout on the A46 become a bottleneck at peak times with traffic queues building up both along Old Market and up Spring Hill. Problems on Spring Hill have been exacerbated by new housing developments at Forest Green.

There have been some informal discussions regarding possible alterations to the traffic flow around the town centre, which might improve the current situation or prove to be essential in the event of further housing development.

Recommendation 42

Any proposals for significant development on sites accessed via Old Market and Spring Hill will be the subject of a thorough traffic study to determine whether improvements to the road network are required.

Traffic volumes and congestion

Nailsworth has problems with the volumes of traffic passing through the town. The main through route is the A46 which connects to Stroud to the north and Bath to the south.

The Local Transport Plan records traffic volumes on the A46 between Nailsworth and Stroud in 2004 at between 10,000 and 20,000 per work day including 300 - 500 HGVs, making it one of the busiest A roads in the district.

There are regular, short lived, 'rush hour' hold-ups at the roundabout where the A46 intersects with Spring Hill/ George Street. These feed back into the exit onto Spring Hill from Old Market and into George Street. There are also regular, problems for traffic exiting Tabram's Pitch from the Avening Road to join the A46 in Fountain Street.

Traffic problems result in some traffic using quite unsuitable 'rat-run' bypass roads, for example Chestnut Hill, Park Road and Northfields Road.

Recommendation 43

Any proposals for major development will require a thorough traffic study to assess the impact on traffic volumes and congestion on the A46 and routes which connect to it.

Pedestrians

A number of locations in the town centre have been identified where pedestrians face conflict with other road users or hazards which could be reduced or removed.

There are unprotected crossing points, with traffic islands, at the bottom of Spring Hill, on the A46 going north from the mini-roundabout and at the entrance to George Street.

Narrow pavements, particularly on the east side of George Street and along Market Street can force pedestrians into the roadway, e.g. to make way for an oncoming pram, mobility scooter or stroller. See diagram below.

Following concerns about pedestrian safety a recent campaign presented a petition to the Highways authority for the installation of a pedestrian crossing in George Street. This matter is being progressed by Gloucestershire Highways. The proposed solution may include some "shared space" techniques.

Recommendation 44

Opportunities will be sought to improve safety for pedestrians at the identified problem areas shown in Figure 1.

Goods deliveries in large lorries in Old Market (for the Tesco Convenience Store and for the Co-Op Supermarket) can block pedestrian routes.

Central Nailsworth

Problem areas for the mobility challenged

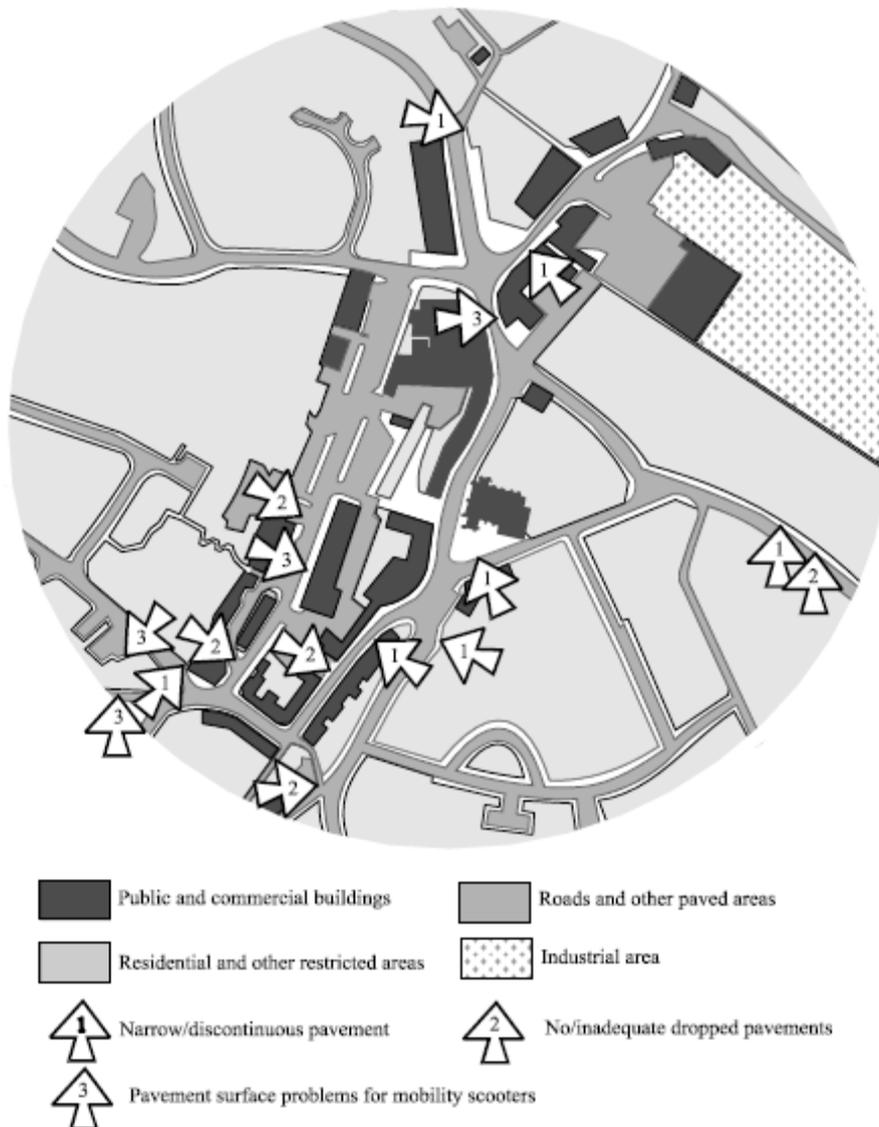


Figure 2 Problem areas for the mobility challenged

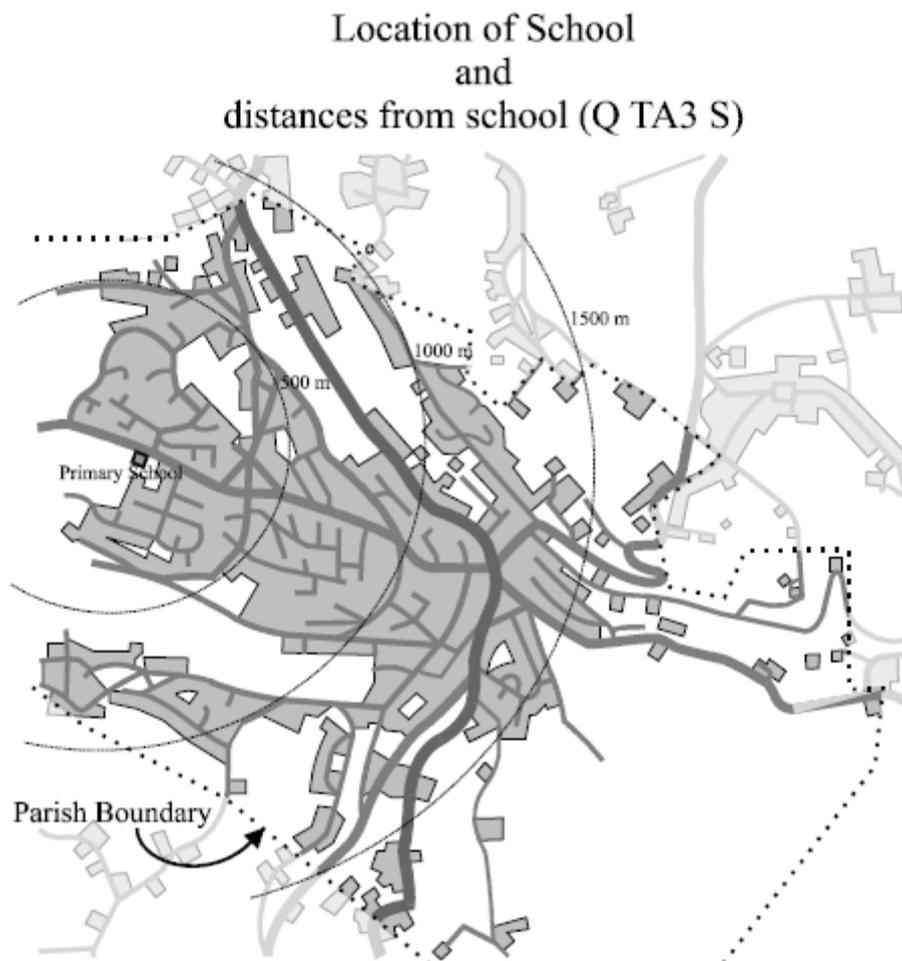
Recommendation 46

Opportunities will be sought to improve accessibility for disabled people at the problem areas identified in Figure 2 in association with new development.

Travel to school

Nailsworth does not have a secondary school, so pupils are taken by bus to secondary schools outside the town. Pupils therefore walk or are delivered by car to the bus station in Old Market.

The Primary school is within 1½ km of most residential areas – see sketch map.



There are well lit routes from all catchment areas to the school, but journeys from the north may involve crossing the busy Nymphsfield Road and pupils from the east of the A46 have to cross this busy arterial road. In some cases, e.g. from Shortwood, unlit, cross-country footpaths provide advantageous short-cuts.

The Local Transport Plan says that “More pupils and students would like to walk and cycle to school.” and includes a strategy of “Integration of school travel plans with town-wide cycle and pedestrian audits to provide a comprehensive review of cycling and pedestrian networks in the Market Towns.”

Recommendation 47

Opportunities will be sought to improve the safety and accessibility of routes used by children walking and cycling between the bus station and Nailsworth Primary School.

Cycling

It is acknowledged that the landscape of Nailsworth does not make it ideal for cycling, however the town does stand at the end of the Stroud Valleys Pedestrian Cycle Trail which links to the National Cycle Network Route 41. This is the only dedicated cycle path in the town.

The cycle path currently stops short of the town centre and faces cyclists with the difficult task of crossing the A46 at or near the roundabout at the junction with George Street and Spring Hill. The Transport Group of Nailsworth Community Partnership are working with the Highways Department to investigate ways to overcome this problem.

The cycle path is an important recreational facility, but also has the potential to become a means of getting vehicles off the road by providing links to workplaces in the Nailsworth valley, Stroud and beyond. To achieve this aim the route needs to be more accessible from the town; and there need to be additional routes within the town.

Recommendation 48

Opportunities will be sought to extend the cycle path into the town centre and to improve connections to the National Cycle Network.

Parking

In considering residential development in town centres the levels of parking provision are weighed against the level of public parking provision and public transport provision. The Local Plan acknowledges that:

“lower levels of parking provision for new housing development in town centres could lead to pressure for on-street parking in both commercial and nearby residential areas.”

There is anecdotal evidence that the parking provision in Nailsworth Town Centre is already at capacity at peak times. Problems are exacerbated by people working in the town centre, car sharers and residents blocking long stay parking spaces, and by inconsiderate and illegal parking. Completion of the McCarthy and Stone development in Old Market is likely to increase pressure on public parking spaces.

The parking provision is as follows:

- Newmarket Car Park Public 33 spaces Long stay (23 hour)
- Old Market West (Long stay) Public 30 spaces Long stay (23 hours)
- Old Market East (Lay-by) Public 24 total spaces 2 hour limit
- Old Market West (Short stay) Public 18 spaces 2 hour limit

- Old Market East (Bus station) Public 15 total spaces (2 disabled) 2 hour limit
- Old Market East (Cossack sq.) Public 49 spaces (3 disabled) 4 hour limit
- Somerfield parking Private 95 spaces (4 disabled) 2 hours
- Comrades Club/Town Hall Public 34 spaces 4 hour limit

There is no charge for car parking. There are no designated coach parks.

Various research/consultation studies have been completed with regard to the provision of parking in the town with conflicting results. These are detailed in the Healthcheck document which can be read on Nailsworth Town Council's website.

Despite national highways advice on car free development in town centres, there is certainly a public perception that there is a shortage of parking in the town centre, which needs to be tackled. Maintaining free car parking in the town centre was certainly an important issue across all consultations (see **Appendix 11**).

Recommendation 49

Housing proposals in Nailsworth Town Centre will be expected to meet current parking standards.

Surveys in the rest of the town have also identified areas where there are significant levels of on-street parking.

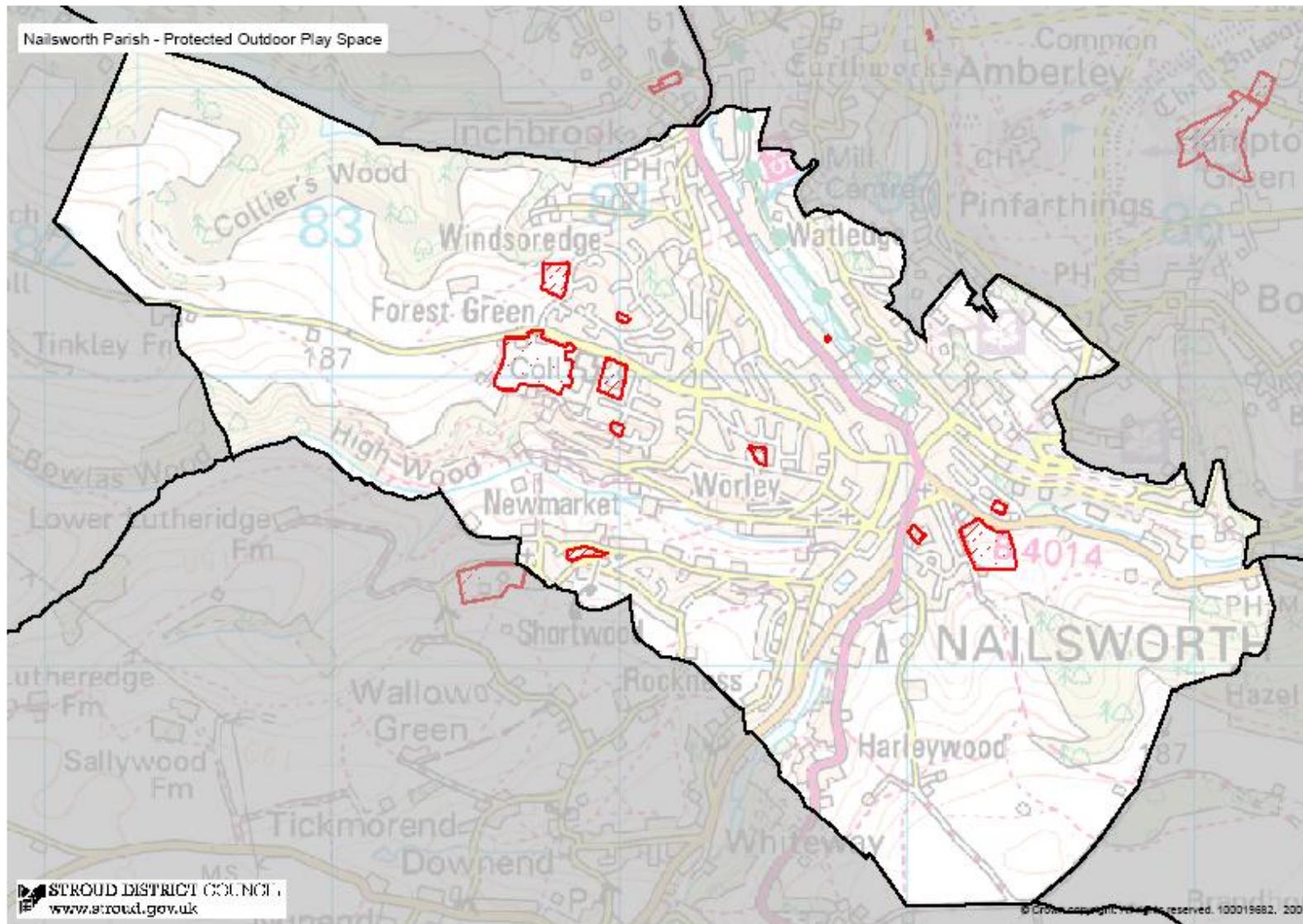
Recommendation 50

Alternatives to the private car will be sought with travel plans in association with new development, particularly at:

- Old Market,
- Newmarket Road,
- Park Road,
- Watledge Road,
- Pike Lane,
- Newmarket.

4.22 Outdoor playing space

Nailsworth has one main, public, outdoor play space at King George V field, and several smaller sites dotted around the town. The sites are marked on the following map.



The benefits for children of playing outdoors at safe and properly equipped playgrounds are manifold. The Stroud & District Play and Free Time Strategy outlines some of the major benefits as follows:

- “Play and free-time develops informed risk-taking behaviour and creativity which serves children well in later life
- Play and free-time improves mental and physical health, and can play a notable part in addressing issues of obesity
- Play and free-time fosters social inclusion by allowing children and young people of different backgrounds to interact as equals
- Play and free-time gives children and young people the chance to ‘let off steam’, reducing pressure on schools and family situations
- Play and free-time can reduce crime and vandalism by channelling children and young people’s energies into positive activities
- Play and free-time benefits families and community, through the creation of social networks and a sense of community and belonging.”

Protected outdoor play space

Provision of outdoor playing space

The National Playing Fields Association Standard recommends 2.4 hectares per 1,000 population. Based on the sites listed in the Local Plan, excluding the “Cooper Oil tennis court” (now part of the Dunkirk Mill complex) which is not really a public play area, there is a total of 12.1 hectares of open space in the town. Based on a population of about 7,500 including the “hinterland” population Nailsworth has 1.6 hectares per 1,000 population - $\frac{2}{3}$ of the NPFA standard.

Recommendation 51

Opportunities will be sought to increase the overall provision of play space in the town and to enhance the quality of existing play space.

Outdoor play spaces protected by the Local Plan

King George V field

This is a large recreation ground at the edge of town which has recently been extended by the addition of a further tranche of land (0.825 ha) to the east of the existing site. The site has a pavilion and changing rooms, football pitches, a skateboard ramp, children’s play area and tennis courts.



Skateboard ramps at King George V field

It is very popular with and well used by young people and was chosen by the youth club members and Primary School pupils as one of their favourite sites in the town (see **Appendix 11**).

This is an important site for sport and recreation in a lovely setting and also an important venue for the annual Nailstock music event: a central part of the Nailsworth Festival.

As well as its functional uses the field is also an important buffer to development at the edge of town.

Any development of the land beyond the site to the east would block the attractive views up the valley towards Avening.

Shortwood United football club ground

This site known as the Meadowbank Ground, just outside the Nailsworth Parish boundary, is home to Shortwood United Football Club whose first team play in the Hellenic League and is an important resource for Nailsworth residents. The club also runs a reserve team and an under 18s side.

Miles Marling playing field

This field on the edge of the Nortonwood development has a youth shelter and skateboard ramps. It is very popular with and well used by young people and was chosen by the youth club members as one of their favourite sites in the town (see **Appendix 11**).

Nailsworth Mills Bowling Green

Tucked in the middle of an industrial area the bowling green is an important resource for a popular club with over 90 members.

Nailsworth Tennis Club

Tucked away behind the Boys Club the two Nailsworth Tennis Club courts have recently been refurbished. The club would desperately like to expand, as the two court facility will not cater for junior matches and the demand for membership is greater than the Lawn Tennis Association (LTA) recommended membership for two courts. The court playing facility is good but other facilities are poor.

Recommendation 52

Given the identified local need, opportunities will be sought in association with new development to provide new facilities for tennis in the town, so that LTA Standards can be met.

Nailsworth C of E Primary School

The school has a well used playing field for the use of its pupils.

Recommendation 53

Play space at Nailsworth C of E Primary School will be maintained for the benefit of the pupils and its enhancement will be sought when opportunities arise.

Lawnside Play Area, Bunting Way

This play area has recently had been updated thanks to the efforts of Forest Green Residents' Association. It has new colourful fencing. It has a range of equipment suitable for 6-10 year olds. The area is lacking in equipment for toddlers and adventurous play for older children, although there is space.

Nortonwood Play Area, Badgers Way

This is a sad looking area, with no proper fencing. Equipment consists of 2 swings.

The Tynings

This is a larger play area but equally unkempt; unfenced, and containing 2 swings only.



Nortonwood play area



Tynings play area

Forest Green Residents' Association are working hard to secure improvements to all three of the above sites, and a new Multi-Use Games Area (MUGA) is also soon to be installed.

Cooper Oil Tennis Court

This is a privately owned court on the Dunkirk Mill site.

Recommendation 54

Play spaces used either for sport or recreation will be maintained for the benefit of the people of Nailsworth.

Recommendation 55

Opportunities will be sought to upgrade the play facilities in the play areas at Lawnside, Nortonwood and The Tynings.

Other locally important play space not included in the Local Plan

Shortwood Green

This is a large open village green owned by the Town Council, which includes several items of children's play equipment and plenty of room for children to play. The following photograph was taken by pupils from Nailsworth Primary School who chose this green as one of their favourite places in Nailsworth.



Shortwood Green

Fields in Trust (formerly the National Playing Fields Association) have confirmed that they would wish to see this site protected. “Planning Policy Guidance 17: Planning for open space, sport and recreation” (PPG17) describes Open Space “as all open space of public value”, including:

- “v. amenity greenspace (most commonly, but not exclusively in housing areas) - including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens;
- vi. provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (e.g. 'hanging out' areas, teenage shelters);”

Shortwood Green qualifies under both of these headings.

Redrow development

A new play area is being constructed as part of the development of a new Village Hall in Forest Green on land at the entrance to the Redrow Development.

Recommendation 56

The following sites will be safeguarded and protected for public use.

- Shortwood Green
- the play area in the Redrow development

Forest Green Rovers Football Club

This important sports ground is not included in the list of Protected Sites in the Local Plan. Sport England have confirmed that this site falls within their definition of a playing field and should therefore be protected.

Recommendation 57

Forest Green Rovers Football Club should receive the same protection as other sites listed in the Local Plan in relation to policy RL1.

4.23 Open spaces

This section lists and describes open spaces explaining why they are important and how they are used.

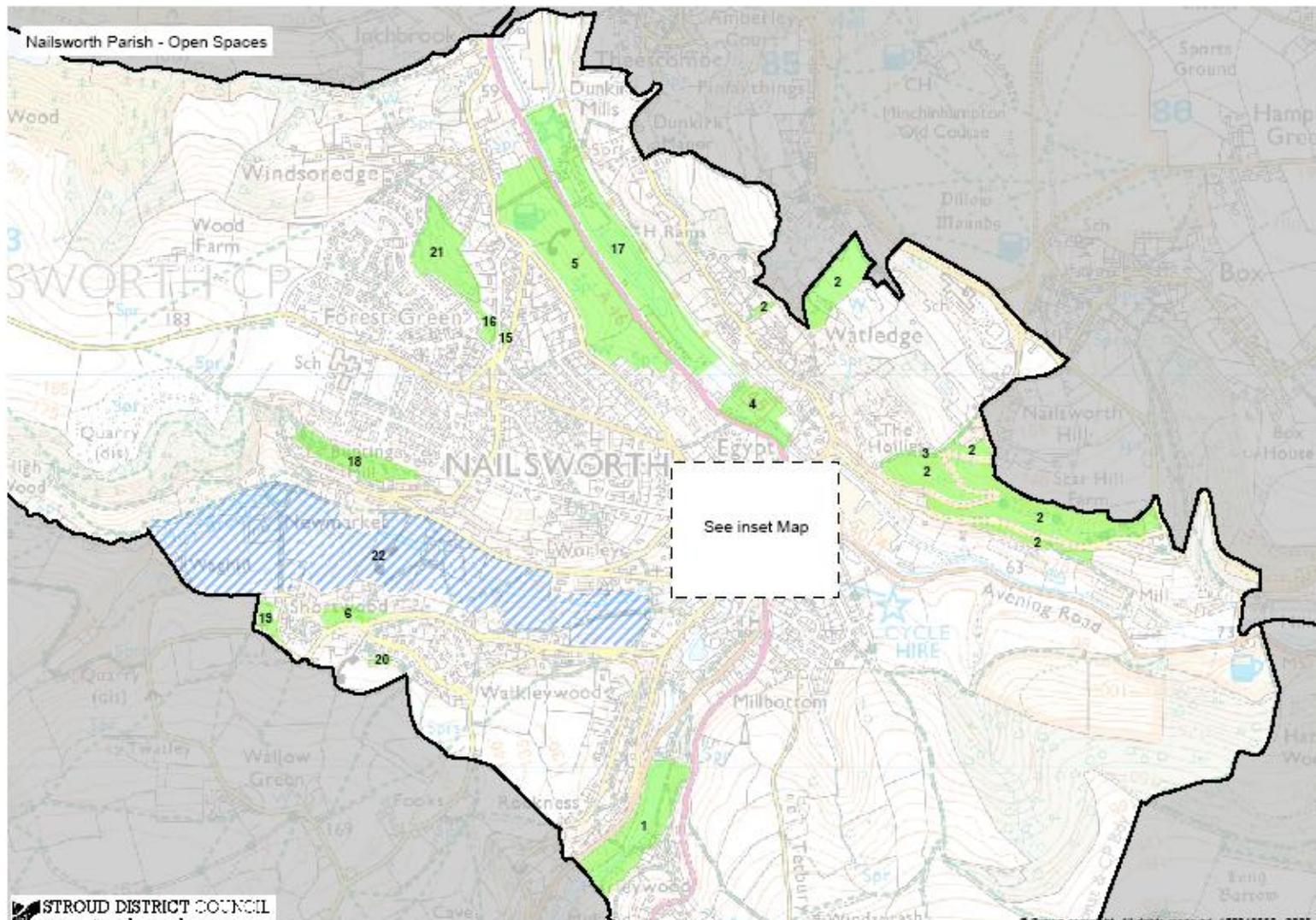
Nailsworth is fortunate in having a number of open spaces in and around the town. Within the town centre, some of the spaces are relatively small, for example the triangle of land known as the Market Street Triangle at the junction of Market Street and Bath Road, and the area which is home to the clock tower on the A46, but they add to the green character of the town.

At the Farmers' Market consultation event (see **Appendix 1**) people were asked to select their favourite three from a selection of photographs of open spaces; the most popular were:

Photograph	Votes
Millbottom lake	43
Minchinhampton Common	39
The ladder	38
Bridge at Egypt	19
View towards Northfield Road from Watledge	15
Cycle path	14
View across town from Watledge	14
Shortwood green	10
King George V field	8
View towards Forest Green from Shortwood	8

The first three stand out as having twice as many votes as any of the others.

Other important spaces have been identified by surveys of the town. The open spaces are numbered and shown on the following maps and discussed in more detail below. (The second map shows the town centre in more detail.)



Millbottom lake and the Horsley valley (1)

Only the bottom end of the valley falls into Nailsworth Parish, but the whole is included here as in practice it is not possible to separate the parishes. The valley which includes 100 acres of beautiful wooded valley, fishery and farmland is owned and managed by Ruskin Mill Educational Trust as an education centre for young people with special learning needs aged between 16-24 years. Footpaths run the length of the valley which can be accessed on foot from both the Old Bristol Road and the Bath Road (A46).

The valley is popular with walkers, visitors to Ruskin Mill and an essential resource for the students of Ruskin Mill College.



Horsley valley

Minchinhampton Common (2)

Minchinhampton Common which is owned by the National Trust is many things to many people.

Firstly the Common is highly valued as common land consisting of 194 hectares of rough pasture (only a small part of which is in Nailsworth Parish), where commoners exercise their rights to graze cattle which are free to roam, and in the recent past horses too.

It is also an important recreational resource popular with walkers, kite fliers, horse riders, mountain bikers and golfers playing on the “old course”.

The common is also prized for its history and archaeology. Recorded sites include: a prehistoric field system, earthworks, pillow mounds, quarry

workings and more recently trenches dug during World War II to prevent enemy aircraft landings.

Finally, the common is valued as nationally important limestone grassland which has been designated a site of special scientific interest (SSSI). The common together with the contiguous Rodborough Common is home to some of the most wildlife-rich grassland in the UK and famous for the variety of plants and animals.

The National Trust say that:

“Grazing keeps the turf short, which allows delicate wildflowers like cowslips, wild thyme and orchids to thrive without being smothered by vigorous and tougher grasses, thistles and docks. Large areas have never been ploughed or sprayed with fertilisers and pesticides. The huge variety of wildflowers and grasses in turn, coupled with the warm micro-climates presented by the variable topography, creates a wonderful habitat for animals, especially birds, butterflies and other insects. The sheltered species-rich grassland on the slopes at the edge of the commons are particularly favourable for butterflies, almost half of all the species that are found in Britain occur on the Commons.”



Minchinhampton Common

The Ladder (3)



The track and road which lead up the hill from Nailsworth to the Common are known as the Ladder and the “W” respectively. For our purposes we include in this area the land both north and south of the road, which includes Nailsworth Hill (largely in Minchinhampton Parish) and Watledge Hill.

The Ladder

Egypt and Cycle Path (4)

Although there are a number of significant buildings in the Egypt area, it still contains a lot of important green spaces, especially around the stream and along the cycle track. The trees here are important to the character of the area and should be retained.

One respondent who selected Egypt as one of the open spaces they liked most referred to it as:

“Calm, relaxing and gentle reminding us of the friendlier side of our society.”

The cycle path is an important link between the town and employment sites along the valley towards Stroud, for example the Renishaw and Merrett’s Mill sites. The path is also an important recreational area, linking the town to Stroud and part of the National Cycle Network (route 45). It has also been described as a “linear wildlife haven”.

Land between the Stroud Road and Northfield Road (5)

There is long strip of land between the Stroud Road and Northfield Road which is partly used as grazing land for horses. The fields have been parcelled up with rough hedging and other man-made fencing.

This strip of land is valued as an important buffer at the edge of town. Most of this site is quite steep, with a gradient of about 1 in 10 making it unsuitable for development. Any building on this site would have a negative impact on the views from Watledge to Northfield Road and vice versa.

Shortwood green (6)

This is a large open village green which is valued as both an open space and a children's play area. (See also **Section 4.22 Outdoor Playing Space**.) It has several mature trees including one planted to commemorate the Millennium.

The Market Street Triangle (7)

This is a small triangle of land at the entrance to Market Street from Fountain Street. There is an opportunity to tidy up this space to make it more attractive and it should be preserved as a small but attractive green space in the heart of the town.

Mortimer Gardens (8)

This is an important public space in the centre of town, which functions partly as a through route from Old Market to Fountain Street, but more importantly as breathing space with trees, gardens, a stream and somewhere to sit. The Gardens are also home to the monthly Farmers' Market.

The Gardens were the second least popular open space at the Farmers' Market Consultation, in which they were described as scruffy. One person commented:

“We could make far better use of our open space in town.”

Greens at the bottom of Spring Hill (9)

There is a small lawned area at the bottom of Spring Hill, with trees, flower planters and benches. This is a popular spot in the summer. A further green space is on the other side of the road, outside William's.



Green at the bottom of Spring Hill

Clock tower garden (10)

This is a small but highly visible public garden standing on the roundabout in the middle of town which form the junction of the A46 with Spring Hill and George Street. The clock tower is dealt with elsewhere in this document.

The garden is an attractive focal point for the centre of town with a grassed area and seating which is used as a resting point by shoppers and visitors throughout the year. The garden contains several flowering cherry trees, roses, lavender bushes, spring bulbs and shrubs.

At the front of the garden posts have been erected which are used to display banners promoting local events.

Car parks and bus station (11)

There are several car parks in the town centre and a bus station in Old Market, which all contribute to the open space and include some areas of greenery in the town centre.

- Somerfield car park: trees and rose beds,
- Old Market car parks: trees,
- Bus station: backs onto Mortimer Gardens,
- Newmarket Road car park:: trees.

Leves Corner (12)

This is a small pocket of public space between Market Street and the Co-Op car park. It contains a bench and a cobbled area.

Courtyard at Old George Development (13)

This is a small pocket of public space in front of the shops in the Old George development on Fountain Street.

Grass bank in front of St. George's Church on east side (14)

An open grass bank open above natural stone retaining wall. Planted with spring bulbs.

Forest Green (green) (15)

The eponymous green is a wedge of land which stands at the junction of several lanes and offers a welcome break from the concentration of houses around it.

Congregational chapel cemetery, Forest Green (16)

This historically important site includes several war graves.

Dunkirk Mill area (17)

The area to the south of the Mill buildings is an important green space, below the cycle path and adds to the setting of cycle path which runs along side it. The old mill ponds currently under restoration.

Bunting Hill (18)

An important mostly wooded, green space, which adds to the character of the Newmarket Valley.

All Saints Churchyard and Baptist Chapelyard (19)

An historic burial ground.

Quaker Burial Ground (20)

An historic burial ground.

Norton Wood (21)

A popular pocket of woodland, with well used footpaths. An important natural space surrounded by housing.

Recommendation 58

The open spaces identified in this section should be protected in accordance with Policy RL4 of the Local Plan.

Newmarket Valley (22)

A very important open space is the Newmarket Valley. There is very little development on the valley floor, other than old mill sites, settlement being confined to the areas along the sides of the valley in Newmarket to the north and Shortwood to the south. Well-used footpaths criss-cross the valley which is a popular green space. Several mill ponds can be found in the valley bottom adding to the wildlife value of the area. The land is used mostly for agriculture.

The importance of the Newmarket Valley was demonstrated in January 2008 by the formation of the Newmarket Valley Residents Association largely in response to a planning application for new homes at Worley Meadow. The Association attracted 93 members in one week, united by opposition to the development, for which the planning application was very soon withdrawn.

Some comments made about the valley in the 2008 consultations (see Appendix 11 include:

- “Protection of certain greenfield sites is also very important e.g. Newmarket Valley.”
- “Refuse planning permission for Worley Meadow and further similar development!”
- “Safeguard Newmarket Valley.”

Newmarket Valley is extremely important to Nailsworth. It has a unique heritage, provides much enjoyment for residents, a habitat for a wide range of wildlife and forms an open space between the settled areas of Newmarket and Shortwood.

Recommendation 59

The Newmarket Valley should be preserved in a natural state.

Allotments (23)

There is an allotment garden on Upper Hayes Road, which is in private ownership. The allotments are well maintained and a valuable resource for the town, but there is a waiting list of about a year for plots (as at May 2008).



Allotment garden on Upper Hayes Road

Recommendation 60

The allotment garden on Upper Hayes Road should be protected in accordance with Policy RL9 of the Local Plan. Opportunities will be sought to provide additional allotments.

Safe places for teenagers

Although there are many open spaces in Nailsworth, including a youth shelter at Miles Marling field there is a shortage of places for teenagers to just hang out. The Youth Club contributed a number of photographs of things in Nailsworth that they like and dislike. Many of the sites that they liked were places for just hanging about, for example the wall outside Tesco, a picnic table in Forest Green and the steps of Forest Green Rovers stadium described as “somewhere to sit out of the rain”.

PPG 17 Planning for open space, sport and recreation recognises the value of the following as open space:

“provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (e.g. 'hanging out' areas, teenage shelters)”

Problems arise when the chosen hanging out place is in conflict with other residents. For example the Nortonwood estate has several areas of grass, but most have “No Ball Games” notices on them. One of these prompted the comment “Nowhere to play football!”.

The Youth Club has been working proactively with the Forest Green Residents' Association to sort out conflicts, but there is clearly an opportunity to take more account of the needs of young people in planning decisions and to provide suitable places for them to do what they like to do.

Recommendation 61

Opportunities will be sought to create safe places for teenagers to hang out in appropriate locations and enhance existing provision.

4.24 Rights of way

Footpaths

Nailsworth has at least 85 footpaths, many of them very old and narrow. Some run from the town centre and wriggle their way through the valleys around the town, up through woodlands and fields. Others follow the Nailsworth boundary and in the past it was traditional to ‘beat the bounds’ - once a year the people would walk a circuit of the boundary, a total of about eight miles.

Most of the footpaths were created by farmers and workers walking to work and there are also several bridle ways and packhorse tracks, including:

- Dark Lane,
- Barcelona Lane,
- Shiptons Grave Lane,
- Tetbury Lane, and
- Whips Lane.

Many of the paths have interesting names, for example:

- Gunbarrel Alley (running from Church Street to Park Road),
- Kettle Alley (from George Street to Station Road),
- Frying Pan Alley from Spring Hill to Fewster Road,
- Bacon Tump between Bristol Road and Bath Road, where pigs were once reared,
- Fairy Glen (from Holcombe Mill to Pensile Road), and
- Snake Lane (from Dunkirk Manor to Pinfarthings).

The Ladder (q.v), the steep track running up the hillside from the bottom of the 'W' to the Hollies entrance was once used for testing cars, including the locally made Hampton car. Members of The Cotswold Car Club still use it once a year for car trials.

Cycle path

The Gloucestershire Local Transport Plan defines five key requirements of a well-used cycle route:

- **Coherence:** The cycling infrastructure should form a coherent entity, linking all trip origins and destinations. Routes should be continuous and consistent in standard.
- **Directness:** Routes should be as direct as possible based on desire lines since detours and delays will deter use.
- **Attractiveness:** Routes must be attractive to cyclists on subjective as well as objective criteria. Lighting, personal safety aesthetics, noise and integration with surroundings are important.
- **Safety:** Designs should minimise casualties and perceived danger for cyclists and other road users.
- **Comfort:** Cyclists need smooth, well-maintained surfaces, regular sweeping and gentle gradients. Routes must be convenient to use and avoid complicated manoeuvres and interruptions.

The cycle path in Nailsworth meets most of these requirements, but there are a number of industrial and commercial buildings along the route of the cycle

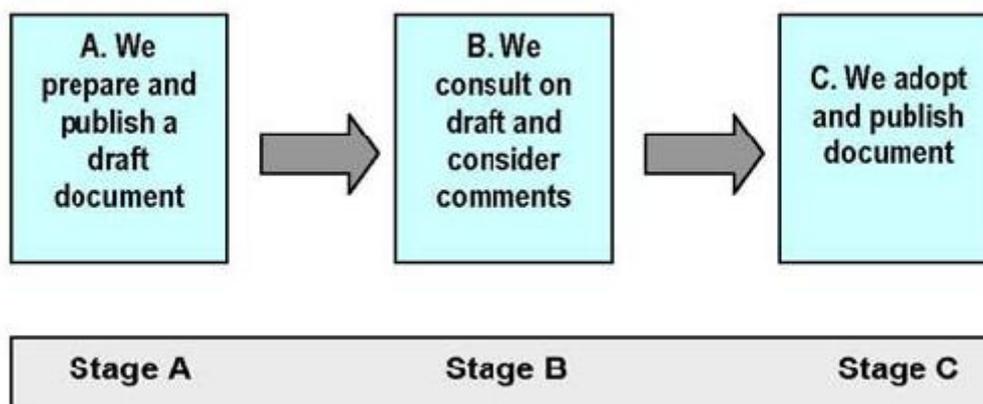
path, mostly facing onto the Stroud Road. The backs of these buildings are often unattractive and untidy, spoiling the view for people using the path.

Recommendation 62

Green space along and views from the cycle path will be protected and enhanced.

Appendix 1 Statement of Community Involvement

The Statement of Community Involvement is part of Stroud District Council's Local Development Framework (see Appendix 13); it describes the process of community involvement required for Supplementary Planning Documents. This Appendix outlines how the Design Statement fulfils those requirements.



Stage A

Consultation has been targeted to Nailsworth community groups, individuals and other organisations depending on the nature of the issue. Work commenced in Spring 2007 and was completed in June 2008.

In August 2007 The following community groups were contacted by letter or email inviting them to contribute to the Design Statement and seeking volunteers to carry out surveys of the town.

Chriskindle Evening Committee	Nailsworth Mills Bowling Club
Comrades Social Club	Nailsworth Music Society
Fair Trade Committee	Nailsworth Pigeon Flying Club
Forest Green and Nailsworth Royal British Legion	Nailsworth Social Club
Forest Green Residents' Association	Nailsworth Society
Forest Green Rovers	Nailsworth Tennis Club
Forest Green Senior Citizens' Club	Nailsworth Twinning Association
Mothers' Union	Nailsworth Valley Probus
Nailsworth Chamber of Trade and Commerce	Nailsworth WI
Nailsworth Dramatic Society	Nailsworth.com
Nailsworth Festival	Probus Club
Nailsworth Film Club	Stroud Civic Society
Nailsworth Flower Arrangement Society	

Information was also distributed to Nailsworth Community Partnership's Community Network: a group of individuals who are responsible for circulating community news in their areas of town.

Posters advertising the project were displayed at public buildings: library, Town Information Centre, Town Hall, shops, cafes and pubs around the town.

The project was also publicised in the local press: Nailsworth News, The Fountain, Stroud News and Journal and The Citizen.

Autumn 2007 – March 2008 – surveys

A group of volunteers started work on surveying the town, recording and photographing the buildings and describing their character, and noting interesting and important landmarks and landscape features.

The Youth Club ran a project to photograph the good and bad features of the town.

Students from Ruskin Mill carried out a survey of the woodland area between Avening Road and Tetbury Lane.

Pupils from Nailsworth Primary School took part in a project to photograph features of the town that they like and dislike.

A number of individuals and organisations contributed information, especially for the section on Biodiversity; they are all named in the **Acknowledgments** section in **Part 1**. In addition prompted by an article in Nailsworth News many people nominated important trees which are included in the Landscape section in **Part 4**.

Consultation events 2007

On Saturday 27th October 2007 the volunteers displayed a selection of their photographs on a stall at Nailsworth **Farmers' Market**. Visitors were asked to study the photographs and complete a questionnaire. Photos included:

- Landmarks and views
- Open Spaces
- New developments
- The Youth Club's photos
- A selection of developments from the local area and around the UK illustrating affordable and sustainable housing design.

77 people completed questionnaires; the results are shown in Appendix 11.

Consultation events 2008

In December 2007 the community groups listed above were invited to attend three consultation events in January and February 2008. Two key community organisations were also visited: the Chamber of Trade and Commerce and Forest Green Residents' Association.

The public events were advertised in the local press and posters were again displayed around the town. BBC Radio Gloucestershire broadcast an

interview about the project as part of their Action Desk feature several times during the week commencing 21/1/2008. It was also covered on their news programme on 12/1/2008.

At each of these events/visits people were asked to look at photographs again and complete a different questionnaire (refined in the light of previous results).

The first consultation event was held at the Mortimer Room on 7th January 2008.

On Saturday 12th January volunteers displayed photographs and asked shoppers to complete questionnaires in the entrance to Somerfield supermarket.

The exercises were repeated at meetings of the Chamber of Trade and Commerce on 14/1/2008 and Forest Green Residents' Association on 4/2/2008.

The questionnaire and photographs were also made available online on the Nailsworth Community Partnership website, with links from the Nailsworth Town Council website. The consultation was also publicised on discussion boards on two Nailsworth websites: www.nailsworth.com and www.nailsworthforum.org.uk

The results of all of the above 2008 events have been combined and are shown in Appendix 11. In total 99 questionnaires were completed.

A final event was held on 12/2/2008 at Nailsworth Primary School. This time the most of the proposed recommendations were displayed together with supporting photographs. People were asked to complete a form to indicate their support for, objections to or comments on the proposed recommendations. The results of this exercise will be carried forward to Stage B.

Stage B

This document is currently at Stage B of the process. A wide range of national and local organisations and individuals are being invited to comment on the draft document. The consultation period commences on 1st July 2008 and ends on 12th August 2008.

Appendix 2 Recommendations: Policy Context

KEY

NO.	Recommendation Number
PPG/PPS	Planning Policy Statements/Guidance
RSS	Regional Spatial Strategy
SP	Gloucestershire Structure Plan
LP	Stroud District Local Plan
LDF	Stroud District Local Development Framework
Others:	

- a Planning Policy Statement: Planning and Climate Change Supplement to Planning Policy Statement 1
- b Stroud District Council "Shop Fronts and Advertisements - A Guide To Design Policies"
- c The UK Biodiversity Action Plan (UK BAP)
- d Gloucestershire Biodiversity Action Plan (GBAP)
- e Government Circular: Biodiversity And Geological Conservation – Statutory Obligations And Their Impact Within The Planning System
- f Protection of Badgers Act 1992
- g Hedgerow Regulations 1997
- h Planning for Biodiversity and Geological Conservation – A Guide to Good Practice
- i Urban design in the planning system: towards better practice
- j Local Transport Plan
- k Affordable Housing Supplementary Planning Document
- l Householder Design Guide

NO.	Planning Policy Statements/Guidance	Regional Spatial Strategy	Gloucestershire Structure Plan	Stroud District Local Plan	Stroud District Local Development Framework	Others
	POLICY/PARAGRAPH NUMBER				DOCUMENT	
1	PPS1	ENV1 ENV5	S1 S2 NHE6	(BE6) (BE10)	l	
2	PPS1	ENV1 ENV5	S1 S2 NHE6	(BE6) (BE10)	l	
3	PPS1 PPG15	ENV1 ENV5	S1 S2 NHE6	(BE5) BE12		
4	PPS1 PPG15	ENV1 ENV5	S1 S2 NHE6	(BE5) BE12		
5	PPS1 PPG15	ENV1 ENV5	S1 S2 NHE6	(BE5) BE12		

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NO.	Planning Policy Statements/Guidance	Regional Spatial Strategy	Gloucestershire Structure Plan	Stroud District Local Plan	Stroud District Local Development Framework	Others
	POLICY/PARAGRAPH	NUMBER			DOCUMENT	
6	PPS1 PPG15	ENV1 ENV5	S1 S2 NHE6	(BE5) BE12		
7	PPS1 PPG15	ENV1 ENV5	S1 S2 NHE6	(BE5) BE12		
8	PPS1	ENV1 ENV5	S1 S2 NHE6	(BE6) (BE10)	l	
9	PPS1	ENV1	S1 S2		l	
10	PPS1	ENV1	S1 S2		l	
11	PPS1	ENV1 Development Policy G	S1 S2		l	
12	PPS6 PPS25	GI1 ENV1 TC1	S1	Para 8.6.16		
13	PPG15 PPG17	SD3 GI1 ENV1 ENV5	S1 NH6 RE2	NE7		
14	PPS1	ENV1	S1			
15	PPS1	ENV1	S1			
16	PPS3	H1	H7 H8	HN4	k	
17	PPS3			HN9		
18	PPS22	Development Policy G H1 ENV1 RE5	S2 H7 EN1		k	a, i
19	PPS6 PPS6 PPG19	SD3	S1 S2	BE18		b
20	PPS1 PPS6	SD3	S1 S2	BE18		b
21	PPS1 PPS6	SD3	S1 S2	BE18		b
22	PPS6	GI1 ENV1 ENV5 TC1	S1 S2 TC1 NHE6			
23	PPG15	ENV1 ENV5	S1 NHE6			
24	PPS1					j
25	PPG15 PPG16	ENV1 ENV5	S1 NHE6	BE14		
26	PPS9	ENV1 ENV4 RE8	S1 NHE2	NE3 NE4 NE7		c d e
27	PPS9 (para 14)	ENV1 ENV4	S1 NHE2	n/a		c d h
28	PPS9	ENV1 ENV4	S1 NHE2	NE5		c d g h
29	PPS9	ENV1 ENV4	S1 NHE2	NE5		c d e

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NO.	Planning Policy Statements/Guidance	Regional Spatial Strategy	Gloucestershire Structure Plan	Stroud District Local Plan	Stroud District Local Development Framework	Others
	POLICY/PARAGRAPH NUMBER				DOCUMENT	
30	PPS9	GI1 ENV1 ENV4	S1 NHE2	NE6		c d g
31	PPS9	ENV1	S1	NE3		
32	PPS9	ENV1 RE8	S1 NHE2	NE11		c d e
33	PPS6	TC1	S2 TC1	9.7.2		j
34	PPS6 PPG13	TR10 TC1	S2	9.7.2		j
35	PPG13	TC1	T2	TR2		j
36	PPS6 PPG13	TC1	S2	GE5		j
37	PPG13	TC1	T2	TR2		j
38	PPG13		T2	TR2		j
39	PPG13	TC1	T3			j
40	PPG13	TC1	T8	TR1 TR12 9.14.3		j
41	PPS1 (PARA 21) PPS9	Development policy G GI1 ENV1 ENV4	S1 NHE2		l	c d
42	PPS6	TC1	S2 TC1	9.7.2		j
43	PPS6 PPG13	TR10 TC1	S2	9.7.2		j
44	PPG13	TC1	T2	TR2		
45	PPS6 PPG13	TC1	S2	GE5		j
46	PPG13	TC1	T2	TR2		j
47	PPG13		T2	TR2		j
48	PPG13	TC1	T3			j
49	PPG13	TC1	T8	TR1 TR12 9.14.3		j
50	PPG13		T8	TR1 TR12 9.14.3		j
51	PPG17	GI1	S2 RE2	RL5		
52	PPG17	GI1	S2 RE2	RL5		
53	PPG17	GI1	S2 RE2	RL3		
54	PPG17	GI1	S2 RE2	RL1 RL4		
55	PPG17	GI1	S2 RE2	RL5		
56	PPG17	GI1	S2 RE2	RL1 RL4		
57	PPG17	GI1	S2 RE2	RL1		
58	PPG17	GI1	S1 S2 RE2 RE3	RL4		

Draft for Adoption October 2008

NO.	Planning Policy Statements/Guidance	Regional Spatial Strategy	Gloucestershire Structure Plan	Stroud District Local Plan	Stroud District Local Development Framework	Others
	POLICY/PARAGRAPH NUMBER				DOCUMENT	
59	PPS7 PPS9 PPG17	GI1 ENV1	S1 S2 RE2 RE3	RL4		
60	PPG17	GI1 ENV1	S1 S2 RE2	RL9		
61	PPG17	GI1	S2 RE2	RL5		
62	PPG13 PPG17	GI1 ENV1	S1 S2 RE2 RE3	TR4		j

Appendix 3 Glossary and acronym guide

A

AONB: Area of outstanding natural beauty. Created by the National Parks and Access to the Countryside Act of 1949 to which designated areas of precious landscape whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them. The Countryside and Rights of Way Act, 2000 (the "CRoW" Act) added further regulation and protection, ensuring the future of AONBs as important national resources.

Ashlar: A squared block of building stone

B

BARS: BARS is the UK's Biodiversity Action Plan reporting system. It includes national, local and company Biodiversity Action Plans (BAPs) and the Biodiversity Strategies and Action Plans of all four countries of the UK.

BREEAM: BRE Environmental Assessment Method

C

Coign: one of the stones forming an external solid angle of a wall. Also known as a cornerstone or quoin.

Console: an S-shaped ornamental bracket with a greater height than projection.

Cornerstone: see **Coign**

Course: a continuous and usually horizontal range of bricks, stones, etc. in a wall or roof.

Coursed rubble: roughly dressed stones of random size are used, as they occur, to build up courses; the gaps between them are filled with smaller pieces, or with mortar.

CRoW Act: The Countryside and Rights of Way Act, 2000

Cross-gable: A gable supporting a roof, placed at right-angles to the main part of the roof

D

DDA: The Disability Discrimination Act (DDA) 1995 aims to end the discrimination that many disabled people face. This Act has been significantly extended, including by the Disability Discrimination Act 2005. It gives disabled people rights in the areas of:

- employment,
- education,
- access to goods, facilities and services,
- buying or renting land or property.

Double-pile house: A house having four rooms of equal height on each of two floors; in larger houses there are often two parallel and equal roofs.

Drip mould: A moulding that projects from a wall above an exterior opening and is shaped to channel rainwater away from it.

E

Early English: The earliest style of Gothic architecture in England, common from c.1180-c.1250, typified by pointed arches and lancet windows.

F

Fell monger: One who removes hair or wool from hides in preparation for leather making.

Finial: A shaped, decorative projection on the top of a newel post or at the apex of a gable



Finials on St. George's Church

Flock mill: A mill for shredding cloth, for use in flock paper, etc.

FRA: Flood Risk Assessment as set out in Planning Policy Statement 25 "Development and Flood Risk" (Annex E: The Assessment of Flood Risk)

Fulling mill: A mill for shrinking and thickening woollen cloth by washing, heating and pressing.

G

GBAP Gloucestershire Biodiversity Action Plan: a series of plans relating to species and habitats in Gloucestershire designed to conserve and enhance biodiversity.

GCER Gloucestershire Centre for Environmental Records: a subsidiary of the Gloucestershire Wildlife Trust, responsible for maintaining records of wildlife in the county

Gig mill: A mill where a rotary cylinder, covered with wire teeth is used to raise the nap or pile on the surface of woollen cloth, a process originally done with teasels.

L

Lancet windows: pointed narrow windows with no tracery.

Lowland Grassland Inventory: Natural England's Inventory of Lowland Grassland sites. The Inventory has been produced with the aim of making lowland grassland data available for conservation management schemes and allows an assessment to be made of the conservation value of a site.

LTP Local Transport Plan: The Gloucestershire Local Transport Plan 2006-2011

M

Modillion: one of a set of ornamental brackets under a cornice

Mullioned windows: divided by vertical bars or piers usually of stone.

N

NBN The National Biodiversity Network: a web based database of UK wildlife information. The NBN works with local records centres and national schemes and societies to help their recorders improve standards and to assist them with sharing data.

NIWT: National Inventory of Woodland and Trees The Forestry Commission has been carrying out national woodland surveys since 1924. The latest National Inventory of Woodlands and Trees was completed in July 2000. It contains information on the size, distribution, composition and condition of woodlands and is essential for developing and monitoring policies for the sustainable development of woodlands and the countryside.

O

ODPM: Office of the Deputy Prime Minister became Communities and Local Government on 5 May 2006 - all references in the text to ODPM now refer to Communities and Local Government.

Ogee arch: A pointed arch in which the arcs comprising it are centred on points both outside and inside the arch so that the point takes the form of a double S, or ogee.

P

Pediment: a classical style triangular decoration used over doors, windows or porches.

Q

Quoin: see **Coign**.

R

RIGS: Regionally Important Geological/Geomorphological site: sites identified by the Gloucestershire Geo-Conservation Trust as being of county-wide conservation importance

RSPB Red List: The RSPB publish a list of the UK's birds split into three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green.

Rubble: broken stone, of irregular size and shape.

S

Shoddy: Recycled or remanufactured wool created by taking old clothes or rags and grinding them down into a fibrous state that can be re-spun into yarn.

SSSI: Site of Special Scientific Interest: Sites designated as being of special interest under the [Wildlife and Countryside Act 1981](#) because of their wildlife habitats, geological features and landforms.

String Course: A horizontal, moulded band, usually projecting, running across a wall, often indicating the position of a building's interior floor.

Stucco: plaster or cement, either fine or coarse, used for surfacing inside or outside walls or for moulding relief ornaments, cornices.

SUDS: Sustainable Drainage Systems: the sustainable way to manage surface water drainage

Swept valley: a roof valley formed by curved slating, tiling or stone rather than by a lead or zinc flashing.

T

Tracery: the division of windows into parts of different shapes or sizes by means of moulded stone bars or ribs.

Transomed: (of windows) divided by a horizontal crossbar of wood or stone.

U

UK BAP: UK Biodiversity Action Plan: the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and provides plans for the protection of these resources. It contains 1,149 priority species and 65 priority habitats. See www.ukbap.org.uk

W

Windfall site: A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan.

Appendix 4 Conservation Areas

Proposed changes following IHCA review 2006

Transfers of land between the IHCA and other existing designated conservation areas:

“Nailsworth Conservation Area: George Street and Bridge Street, Nailsworth. The buildings on George Street have more in common (in terms of function, orientation, appearance and overall character) with the Nailsworth Town Centre CA than with the IHCA or the Dunkirk & Watledge CA (which, at Egypt, is dominated by industry- and rail-related structures). It is proposed that this small pocket of the Dunkirk & Watledge CA will be transferred to the Nailsworth CA at such time as the Nailsworth CA undergoes review.”

Extensions and additions to the Conservation Areas under review:

Inchbrook. Take boundary across to the western side of the road, to include stone roadside wall.

Dunkirk Mill, A46. Extension to the Dunkirk & Watledge CA, to include roadside cottages on the eastern side of the A46. These are locally distinctive cottages, typical of early-mid 19th century vernacular architecture. They contribute to the character of the Dunkirk Mills group and the setting of the listed buildings there.

Somerfields site, Nailsworth. The site of Nailsworth Mills, which includes some fragments of historic fabric and some significant historic buildings – notably the green grocer’s shop, which is a charming example of a small vernacular industrial building.

Minor boundary realignments:

Junction of Watledge Road, Nailsworth. Tiny amendment to the boundaries of the Dunkirk & Watledge CA and the IHCA, to ensure the two conservation areas abut without overlapping.

Holcombe Mill, Avening Road. Slight revision to follow the road edge, rather than the verge and mill pond.

Appendix 5 Listed Buildings summary

TITLE	LOCATION	GRADE
1 & 2 Quakers Close	Chestnut Hill	II
1 Brook Villas and adjoining workshop	Brewery Lane	II
2 & 3 Brook Villas	Brewery Lane	II
Arched recess containing Spring Head opposite Old Charny	Watledge Road	II
Ashlar House and Valley View	Bath Road	II
Bannut Tree Chapel	Tabram's Pitch	II*
Bannut Tree House	Tabram's Pitch	II*
Barn Close	Old Horsley Road	II
Barn south of Ringfield Farm	Tetbury Lane	II
Berwyn and Heimat	Spring Hill	II
Botley Cottage	Shortwood Road	II
Boundary wall and spring head to High Beeches	Watledge Road	II
Brittannia Inn	Cossack Square	II
Calder Cottage	Spring Hill	II
Chest Tomb in cemetery	Star Hill	II
Chestnut Hill House	Chestnut Hill	II
Chimney at Holcombe Mill	Avening Road	II
Christ Church	Newmarket Road	II
Church of All Saints	Shortwood	II
Church of St George	Church Street	II
Clematis Cottage	Newmarket Road	II
Corner Cottage, Barn Close	Old Horsley Road	II
Cottage west of Egypt Mill	Stroud Road	II
Damery House	Spring Hill	II
Dauncey and The Laurels, wall and archway	Watledge Road	II
Day's Mill	Fountain Street	II
Egypt House	Stroud Road	II*
Egypt Mill	Stroud Road	II*
Evergreen Cottage	George Street	II
Fairview House	Watledge Road	II
Field View and adjoining cottage	Newmarket	II
Finch's Field	Watledge Road	II
Forecourt walls, gate piers and gates to 1, 2 & 3 Brook Villas	Brewery Lane	II
Frankhams Cottage	Newmarket	II
Friends Meeting House	Chestnut Hill	II
Garden wall to SW of The Deverells	Chestnut Hill	II
Gate, gate piers, wall and railings at entrance to non-conformist burial ground	Shortwood	II
Glendower and railings to front	Watledge Road	II
Glenholm	George Street	II
Hencotes	George Street	II
High Beeches	Watledge Road	II
Hillcrest	Ragnal Lane	II
Hillside, Jasmine and adjacent pair of cottages	Watledge Road	II
Holcombe House and Glendale	Avening Road	II
House to SE of The Cottage	Shortwood	II

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TITLE	LOCATION	GRADE
Inchbrook House	Inchbrook Hill	II
Inglenook and main building of premises of Albert Rigby Ltd	Brewery Lane	II
Karingal	Homefield, Shortwood	II
L shaped range of buildings at Dunkirk Mills	Stroud Road	II*
Laburnam Cottage	Watledge Road	II
Laurel Cottage	Bath Road	II
Lion Cottages	Brewery Lane	II
Lock Cottage, Isthmus and cottage occupied by Mrs Creed	Brewery Lane	II
London House	Market Street	II
Mill adjoining Oaklands Farmhouse	Inchbrook	II
Mill house at NW end of workshops at Holcombe Mill	Avening Road	II
Millbottom Mill	Old Bristol Road	II
Millbrook House	George Street	II
Milton Rill Cottage	Watledge Road	II
Myrtle Cottage	Old Horsley Road	II
Nailsworth Railway Station House	Station Road	II
No 2	Hayes Road, Northfield	II
No 28	George Street	II
No 3	Hayes Road, Northfield	II
No 4	George Street	II
No 6 and garden railings	Old Bristol Road	II
Nos 1 & 2 Hill View	Star Hill	II
Nos 1, 2 & 3 Walkleywood Cottages	Shortwood	II
Nos 1, 2 and Bank Side (3) Millbottom	Old Bristol Road	II
Nos 1-5	Old Bristol Road	II
Nos 4 & 5 Merton Cottages	Shortwood	II
Old Barn Close, gate piers and railings	Old Horsley Road	II
Old School House	Watledge Road	II
Old Village Inn	Bath Road	II
Ornamental garden feature south of Bannut Tree Chapel	Tabram's Pitch	II
Outbuilding to NW of Spring Hill Court	Spring Hill	II
Outbuildings at Wood Farmhouse	Nymphsfield Road	II
Parkview and Woodside	Windsoredge	II
Pear Tree Cottage and adjoining stable	Watledge Road	II
Pensile House	Pensile Road	II
Pentecot and Paos	Northfields Road	II
Porthole cottage and former machine shop	Brewery Lane	II
Premises of Winterbotham, Ball and Gadsen and the Stroud Building Society	Market Street	II
Quoin Cottage	Bath Road	II
Radnor Cottage	Watledge Road	II
Railway Hotel	Station Road	II
Sable Cottage	Star Hill	II
Spring Hill Cottage	Spring Hill	II
Spring Hill Court	Spring Hill	II*
Spring Hill House	Spring Hill	II*
Stable Block at The Lawn	Spring Hill	II
Stephana (Morris House)	Old Horsley Road	II

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TITLE	LOCATION	GRADE
Stokes Croft	Chestnut Hill	II*
Stone Cottage	Spring Hill	II
The Carpet Shop and Talaton Moor	Butcher Hill's Lane	II
The Cottage	Shortwood	II
The Deverells	Chestnut Hill	II
The Fountain	Old Market	II
The Gables	Stroud Road	II
The Haywain, Barn Close	Old Horsley Road	II
The Lawn	Spring Hill	II
The Lot House and garden gate	Newmarket Road	II
The Maltings	Tetbury Lane	II
The Manse	Old Bristol Road	II
The Moorings	Star Hill	II
The Mount	Church Street	II
The Mount	Inchbrook Hill	II
The Nodes	Shortwood	II
The Oaklands Farmhouse	Inchbrook	II*
The Retreat	Homefield, Shortwood	II
The Shears	Watledge Road	II
The Stepps	Shortwood Road	II
The Surgery	Church Street	II
The Wool Loft	Chestnut Hill	II
Three Gables	Spring Hill	II
Uplands	Watledge Road	II
Upper House	Spring Hill	II
Wall, archway, door and gate piers to Upper House	Spring Hill	II
Watledge House, gate piers and wall	Watledge Road	II
Wayside Cottage	Old Horsley Road	II
Weavers Cottage	Old Horsley Road	II
White Croft Drinking Fountain	Stroud Road	II
Whitehall	The Rollers	II
Wood Farmhouse	Nympsfield Road	II
Workshops to W of chimney shaft at Holcombe Mill	Avening Road	II

Appendix 6 Wildlife records and priorities

Mammals	Observed in Nailsworth	Recorded at GCER	GBAP Priority species	UK BAP species
Barbastelle bat			y	
Bechstein's bat			y	
Brown Hare			y	
Dormouse			y	
Badger	y	y		
Bank Vole	y			
Brown Long-Eared Bat	y			y
Brown rat	y			
Common Pipistrelle bat	y		y	y
Common shrew	y			
Daubenton's bat	y			
European otter			y	y
Fox	y			
Greater Horseshoe bat	y		y	y
Grey squirrel	y			
Hedgehog	y			
House mouse	y			
Lesser Horseshoe bat	y		y	y
Mole	y			
Muntjac Deer	y			
Noctule Bat	y		y	y
Rabbit	y			
Roe Deer	y			
Serotine Bat	y			
Shrew	y			
Soprano Pipistrelle bat	y		y	y
Water shrew	y			
Water vole	y	y	y	
Wood mouse	y			

Birds	Observed in Nailsworth	Recorded at GCER	GBAP Priority species	UK BAP species
Black headed gull	y			
Blackbird	y			
Blackcap	y			
Blue tit	y			
Brambling	y			
Bullfinch	y		y	y
Buzzard	y			
Chaffinch	y			
Chiffchaff	y			
Coal tit	y			
Collared dove	y			
Coot	y			
Crow	y			

Birds	Observed in Nailsworth	Recorded at GCER	GBAP Priority species	UK BAP species
Cuckoo	y			
Dipper	y			
Dunnock	y			
Fieldfare	y			
Goldcrest	y			
Great tit	y			
Greater spotted woodpecker	y			
Green woodpecker	y			
Greenfinch	y			
Grey wagtail	y			
Heron	y			
House martin	y			
House sparrow	y			
Jackdaw	y			
Jay	y			
Kestrel	y			
Kingfisher	y			
Little grebe	y			
Long tailed tit	y			
Magpie	y			
Mallard	y			
Marsh tit	y			y
Moorhen	y			
Mute Swan	y			
Nuthatch	y			
Pheasant	y			
Pied wagtail	y			
Redwing	y			
Robin	y			
Rook	y			
Siskin	y			
Skylark	y		y	
Song Thrush	y		y	y
Sparrow hawk	y			
Spotted flycatcher	y	y	y	y
Starling	y			
Swallow	y			
Swift	y			
Tawny owl	y			
Treecreeper	y			
Tufted duck	y			
Woodpigeon	y			
Wren	y			

Reptiles	Observed in Nailsworth	Recorded at GCER	GBAP Priority species	UK BAP species
Common lizard	y			y
Grass snake	y	y		y

Reptiles	Observed in Nailsworth	Recorded at GCER	GBAP Priority species	UK BAP species
Slow worm	y	y		y

Amphibians	Observed in Nailsworth	Recorded at GCER	GBAP Priority species	UK BAP species
Common frog	y	y		
Common toad	y	y		y
Great Crested newt	y		y	y
Smooth newt	y	y		

Fish and crustaceans	Observed in Nailsworth	Recorded at GCER	GBAP Priority species	UK BAP species
Bullhead	y			
Native White-clawed Crayfish	y			y
Stickleback	y			
Brown Trout	y			
Rainbow Trout	y			

Butterflies	Observed in Nailsworth	Recorded at GCER	GBAP Priority species	UK BAP species
Adonis Blue	y	y		
Brimstone	y			
Chalkhill Blue	y	y		
Common Blue	y			
Gatekeeper	y			
Holly Blue	y			
Large Skipper	y			
Large White	y			
Meadow Brown	y			
Orange Tip	y			
Peacock	y			
Red Admiral	y			
Small Copper	y			
Small Skipper	y			
Small Tortoiseshell	y			
Small White	y			

Appendix 7 Important wildlife habitats

Woodlands

Woodlands are some of the most species rich habitats in the Parish. The ancient woodlands are those shown on the map in **Section 4.18**.

Other wooded areas are also present which contribute to the natural landscape of the town. These are not officially categorised as ancient woodland (indeed many would be too small to qualify under the Ancient Woodland Inventory) but are important nevertheless. They include Norton Wood, the woodland on the slopes above Ruskin Mill and woodland flanking the valley side south and north of Dunkirk Mills.

Orchards

There is just one known site: in Norton Wood above the Jolly Foresters. Others may be present, but more survey work is required.

Scrub

There are areas of scrub within fields on lands adjoining Nailsworth residences. Scrub, including blackthorn or bramble forms very important cover for a range of wild animals (for example roe and muntjac deer, foxes, badgers) as well as potential nest sites for garden birds. These scrubby patches can be found in field corners and boundaries, adjacent to less cultivated 'wet' bits, and on steep slopes or hillside quarries. A good example is the scrub and young woodland found at the base of several pasture fields running along Northfield Road (Windsoredge/ Inchbrook/ Northfield Road). Developers should seek to retain scrub patches.

Streams

(The locations and history are described in **Section 4.1 Streams**)

- **Nailsworth Stream:** Important for Otter, Native White-clawed Crayfish, Brown Trout, Dipper, Grey Wagtail, Daubenton's Bat
- **Avening Stream:** Important for Otter, Native White-clawed Crayfish, Brown Trout, Bullhead, Water Vole, amphibians, Daubenton's Bat, Kingfisher
- **Horsley Stream:** The short section of stream in Ruskin Mill that is surrounded by reed-beds has water voles. There are also Herons, Kingfishers and some Otter sightings. The stretch between Millbottom's water wheel and where the stream joins the Miry Brook winds through wood and scrub and is important for Otter, Kingfisher, Dipper and Grey Wagtail.

- **Miry Brook** has 2 millponds, one in the process of being restored, and an interesting area of alder, willow etc.
- **Inchbrook Stream** is a possible wildlife corridor between Woodchester Park and the Nailsworth Stream and there have been Otter sightings.
- **Ringfield Stream**, starts as spring (old parish boundary Avening/Horsley)
- **Hazel Wood Streams** start as springs, drain into Avening stream

Ponds, standing water and associated wetlands

The many areas of water described in **Section 4.2 Ponds and lakes** and their associated wetlands are important wildlife habitats. To this list can also be added the trout ponds at Ruskin Mill. The damp soggy bits in the valley bottoms are home to an array of marsh plants and animals such as frogs and toads.

The **ponds in Woodchester Park** are edged with rushes, reeds and sedges which are important habitats for birds and invertebrates.

Three **mill ponds at Dunkirk Mill** are of particular interest as they are to be restored for the benefit of wetland wildlife.

The area already supports a wide range of birdlife including: Dunnock, Wren, Robin, Great Tit, Blue Tit, Long-tailed Tit, Chaffinch and Greenfinch, Nuthatch, Goldcrest, Black Cap, Tawny Owl, Green Woodpecker, Dipper, Kingfisher, Grey Wagtail, Mallard, Mandarin and Moorhen. Summer visitors include Willow Warbler, Chiffchaff, and Blackcap.

The site is also used by Common and Soprano Pipistrelle bats, Bank Voles, Water Voles and Water Shrews. There are no recent records of amphibians at the ponds, although the ponds are believed to have once been an extensive breeding site for Common Toad. Great Crested Newts are found in ponds further up the Nailsworth Stream.

A significant finding on the Nailsworth river systems is the Native White-clawed Crayfish, now threatened by the introduced Signal Crayfish. The ponds could be an important sanctuary area for the native species.

The restoration of the ponds has the potential to attract many additional species including: Tufted Duck, Teal, Gadwall, Coot, Grey Heron, Reed Bunting, Reed Warbler, Sedge Warbler, Willow Warbler, Otter, Daubenton's and Noctule bats, Fox and Badger. The work will also have a positive effect on the diversity of invertebrate assemblages. The area is already rich in bumble bees.

Several of these species have action plans in the Gloucestershire Biodiversity Action Plan. By providing suitable habitats the restoration project will directly contribute the species action plans of the following species:

- Water Vole (currently recorded from the Nailsworth stream but in decline),
- Great Crested Newt (occurs in local ponds – the mill ponds could provide a significant area for an expansion of the population),
- Reed Bunting: currently absent due to lack of extensive tall emergent habitat, and Native White-clawed Crayfish.

Other important ponds are:

- Millbottom pond,
- Egypt Mill pond,
- ponds in Newmarket valley,
- Dunkirk Mill ponds, and
- Nailsworth Pond (Johnson's Mill pond) (below Brewery Lane).

Grassland

The most notable fields are listed as follows, but there are likely to be further small areas of unimproved limestone and neutral grassland (old hay meadows) within the farmland to the west and south of the town (either side of Nymphsfield Road), between Bath Road and Avening Road and along the Newmarket valley. The most species-rich patches are on the steeper slopes less accessible to farm machinery.

Bunting Hill (KWS) is a small area of limestone grassland and associated scrub on the south facing slope of the Newmarket Valley.

Hazel Wood Meadows (KWS) are semi-improved grassland with both neutral and limestone flora lying in a clearing with the trees of **Hazel Wood** on three sides. Characteristic flowering plants include knapweeds, Devil's-bit scabious, wild thyme, milkworts, trefoils and vetches. The latter are particularly important as food for butterflies such as the Adonis and Common Blue.

Nailsworth Common (part of **Minchinhampton Common SSSI**) includes several disused quarries and above the first bend in 'the W' out of Nailsworth, an area of mixed woodland, scrub and grassland which is important for Chalkhill Blue butterflies. There are groups of pyramidal and other orchids and patches of wood anemone and cowslips on the roadside down the 'W'.

To the east of **Collier's Wood** there is a limestone grassland area (part of Woodchester Park SSSI) which is home to the nationally scarce snail, *Abida secale*. Woodchester Park is also nationally famous for its bats and badgers.

The pasture fields downslope of **Northfield Road** are mainly neutral semi-improved with species-rich on the steeper slopes towards the bottom of the fields.

Bunting Hill, Minchinhampton Common and Hazel Wood Meadows are included in Natural England's Lowland Grassland Inventory

Other important grassland habitats include:

- **Grass verges** and small areas of **Town Council land**, often on steep banks, for example: along the Shortwood Road, Rockness Hill, Old Horsley Road and old Forest Green.
- **churchyards** and **grave-yards** (see **Section 4.23 Open Spaces**)

Disused stone quarries

The disused stone quarries (see the section on Quarries in **Section 1.2**) are an important habitat for bats.

Buildings as wildlife habitats

Buildings, new and old, can form habitats for some of our wildlife! Unfortunately, modern houses are built too tight to allow access for some benign animals through gaps. The following examples illustrate how to improve the design of modern buildings for wildlife.

Swifts nest in the eaves of older, tall houses in Nailsworth. They are able to do so because they are able to squeeze through small gaps between the roof plate and the roof tiles. Leaving small gaps in our buildings, or attaching special purpose nest-boxes may enhance habitat for these birds, which have declined alarmingly in numbers over the past few years.

Likewise, with bats; Common and Soprano Pipistrelles and Whiskered or Brandt's Bats may tuck away under timbers such as soffits and door and roof lintels and tiles (especially those of stone) on the outside of buildings. Southern aspects are particularly preferred in the summer. Old or new buildings may be used, provided that there is sufficient gap (only 15 – 20mm) for these small bats to crawl underneath. Gaps underneath weather-boarding are also used.

Other bat species, such as Long-eared and Serotine Bats (both recorded in Nailsworth) prefer roof-spaces within which to roost, again warm lofts with a south-facing aspect, or stable temperatures will be preferred. Lesser Horseshoe Bats also like large roof-spaces within which to fly around, but they usually need a slot to fly through. Thus the design of new buildings can be enhanced to encourage bats into parts of buildings, separate, of course from living spaces. Positive action such as this would serve to enhance populations of these threatened animals.

The Companion Guide to PPS9: *Planning for Biodiversity and Geological*

Conservation – A Guide to Good Practice cites many examples of how developers can incorporate beneficial biodiversity and geological conservation features within the design of development. The design, layout and landscaping of new developments offer enormous opportunities to add to, or enhance, biodiversity or geological conservation. The type of measures introduced may be guided by priorities established in local and regional BAPs.

Examples cited include:

- providing nesting spaces for species such as swifts,
- accommodating reptiles and amphibians in designed landscapes,
- wildlife-friendly landscaping,
- installation of sustainable drainage schemes,
- green walls, balconies, roofs,
- nesting and roosting spaces,
- nest and roosting boxes for birds, bats and some invertebrates
- incorporating artificial nesting burrows in the walls and embankments of civil engineering structures to benefit species such as the sand martin and kingfisher.

Stone walls

Found in large numbers as field or garden boundaries and are in various states of repair. Footpath walls are the least well cared for. Some walls have hedges or fences on top. Dry stone walls are particularly valuable habitats for invertebrates, reptiles and amphibians.

Hedgerows

Hedgerows are described in **Section 4.20 Landscape character and types**. The value of hedgerows is described in the UK BAP:

“Hedgerows are important habitats in their own right. They are a primary habitat for at least 47 extant species of conservation concern in the UK, including 13 globally threatened or rapidly declining ones, more than for most other key habitats. They are especially important for butterflies and moths, farmland birds, bats and dormice. Indeed, hedgerows are the most significant wildlife habitat over large stretches of lowland UK and are essential refuge for a great many woodland and farmland plants and animals. Over 600 plant species (including some endemic species such as a whitebeam *Sorbus devoniensis*), 1500 insects, 65 birds and 20 mammals have been recorded at some time living or feeding in hedgerows.

Hedgerows may also act as wildlife corridors for many species, including reptiles and amphibians, allowing dispersal and movement between other habitats, although this is difficult to prove conclusively.”

The following recommendation seeks to encourage new hedgerow planting, recognising the value of hedges as a wildlife habitat. Good native plants for hedges are: hawthorn, blackthorn, wild rose, holly, hazel and elder. In addition, berberis, cotoneaster and pyracantha produce lots of berries for the birds.

Appendix 8 Conservation

Suggested actions for improving biodiversity

Biodiversity

1. Organise a group of local volunteers to survey the parish so that habitats and organisms present in the parish are known. Perhaps concentrate on one type of habitat e.g. species-rich hedgerows, or on a specific area e.g. Newmarket, to get the ball rolling.
2. Survey verges and where possible manage for wildlife. Seed or plant native wild flowers into verges.
3. Encourage the planting of locally native trees. Where possible replace any trees which have to be cut down.
4. Encourage more bird and bat boxes to put up in gardens and elsewhere.
5. Survey and record important hedges (see below).
6. Replant old mixed hedges or adding variety to others by 'tagging' saplings.
7. Identify and improve wildlife corridors.
8. Monitor smaller streams.
9. Research past land use and records to identify habitats e.g. limestone grassland or species, e.g. varieties of fruit grown in orchards, present in the past so that some of them can be restored.
10. Encourage the creation of community orchards; manage the orchard at Norton Wood to improve its biodiversity.
11. Encourage households and schools to garden with wildlife in mind.
12. Inform the Biodiversity Officer of any actions that actually improve habitats so that they can be recorded on the Biodiversity Action Reporting System (BARS).
13. Publicise the importance of noting sightings and submitting records to Gloucestershire Centre for Environmental Records, whether from the general public, amateur naturalists or professional ecologists, as better information would allow more informed monitoring of the state of Nailsworth's environment. Information can also be shared via the NBN National Biodiversity Network www.nbn.org.uk.

Orchards

1. Within a year to:
 - i. Identify any sites, where an orchard existed in the past, from local knowledge or field names. Examine the sites for any remaining trees and, if possible, identify the variety of fruit.
 - ii. Identify and record any 'old' (as defined by the Gloucestershire BAP) orchards (those most valuable for wildlife, historic and cultural value);
 - iii. Identify and record any new/intensively managed orchards;
 - iv. Provide records of (ii) and (iii) to Stroud District Council, Gloucestershire Wildlife Trust and the Gloucestershire BAP.
2. Once it is determined where orchards exist in the Parish:
 - i. Encourage interest in setting up community orchards with particular reference to the help to be obtained from Gloucestershire Orchard Group.

- ii. Encourage the planting of new orchards with old and, where possible, local tree varieties and their traditional management, as part of any new development or within existing land where appropriate;
- iii. Identify good practice for appropriate restoration and management of old orchards, and more appropriate management of new orchards;
- iv. Identify the condition of any old orchards and conduct further surveys to establish their ecological value; set up a simple monitoring system to measure any changes;
- v. Identify sources of information and funding for the management/restoration of old orchards and commercial outlets for the fruit from idle old orchards and for new orchards (e.g. local farmers markets, local cider and perry manufacturers);
- vi. Provide information on (iii) and (v) to home owners, farmers and landowners etc, both to those who own orchards and those with land with potential for orchard creation, and encourage them to act on it;

Hedgerows

1. Within a year to:

- (i) survey parish hedgerows to identify any which are species-rich and important under Hedgerow Regulations 1997. These hedges should be recorded with DEFRA.
- (ii) at the same time mature or veteran trees associated with important hedgerows should be identified and then protected with TPOs recorded with SDC.

2. Once it is determined where species-rich hedgerows exist:

- (i) identify good practice to manage and improve them,
- (ii) identify sources of grants to pay for some or all of the work,
- (iii) provide information on (i) and (ii) to home owners, farmers etc, who own land with important hedgerows present and encourage them to act on it,
- (iv) encourage the planting of new mixed hedges as part of any new building developments within the parish but especially within the town boundary,
- (v) encourage the rejuvenation of old, neglected hedges by layering or other recommended methods.
- (vi) encourage planting of new trees in any existing hedgerows

Geology

1. Within a year to:

- i. Identify geological and geomorphological sites (using maps, literature searches or in the field) - designation as RIGs sites or SSSIs affords them protection from loss or redevelopment.

2. After 1. above has been implemented:

- i. To improve access via site clearance to allow any sites to be studied;
- ii. To collect information on the site itself; this will enable a good case to be put forward should threats be made to the site from development, etc;

- iii. To inform the public of the site's geological interest, e.g. via interpretation boards, leaflets, public events, etc, in order to raise awareness of and promote geoconservation in Nailsworth.

Appendix 9 Streets by character area

Older (Pre 1901)

Barn Close
Bath Road
Butcher Hill's Lane
Chestnut Hill
Church Street
Dunkirk Mill
Harley Wood
Higher Newmarket Road
Holcombe Glen
Inchbrook Hill

Ragnal Lane
Shortwood Green
Station Road
The Nodes
Upper Lane
Waghill
Walkley Lane
Watledge Road
Whip Lane
Woodend Lane

Mixed

Arnold's Lane
Brewery Lane
Church Road
Fewster Road
Jubilee Road
Moffat Road
Newmarket Road
Northfield Road
Nymphsfield Road (up to FGR)
Old Bristol Road

Old Horsley Road
Pike Lane
Plumber's Lane
Rockness Hill
Shortwood Road
Shortwood Top Of The Green
Star Hill
Stroud Road (parts)
The Roller
Windsoredge Lane

Commercial

Avening Road
Nailsworth Mill Estate

Spring Mill
Stroud Road (parts)

Retail

Bridge Street
Cossack Square
Fountain Street

George Street
Market Street
Old Market

Modern (Pre-war)

Burford's Ground
Hayes Road
Middle Tynings
Park Road Crescent
Park Road

Tynings Road
Upper Hayes Road
Upper Tynings
West Tynings
Wood Lane

Modern (Post-war)

Barnfield Road
Barnfield Avenue
Bunting Hill
Bunting Way
Burma Road
Carters Way
Cherry Tree Close
Chestnut Close
Churchill Road
Colliers Wood
Crystal Fountain
Dark Lane
Fairview Close.
Fewster Square
Fieldways
Foxes Dell
Goldwater
Hollies Hill

Homefield
Lawnside
Lower Newmarket Road
Mill Bank
Norton Ridge
Nortonwood
Nymphsfield Road
Orchard Mead
Redrow
Sevenacres Road
Spring Hill
Spring Hill Close
Spring Hill Crescent
The Ridings
Watledge Bank
Whitcroft
Worley Ridge

Rural

Nymphsfield Road (Beyond FGR)
Pensile Road
Scar Hill

Tetbury Lane
The Devil's Elbow
The Ladder

Appendix 10 References

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Planning Policy Statement 3: Housing

Planning Policy Statement 6: Planning for Town Centres

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The Town and Country Planning (Local Development) (England) Regulations 2004

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Draft for Adoption October 2008

Stroud District Council documents www.stroud.gov.uk

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Conservation Area Policy Statements

Householder Design Guide

Housing Need of Stroud - updated July 2006

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IHCA Review

Landscape Assessment

Listed Buildings In the Parish of Nailsworth

Local Plan

Parking Standards

Renewable Energy: Supplementary Planning Advice

Residential Design Guide

Residential Development and Outdoor Play Space

Shop Fronts and Advertisements - A Guide To Design Policies

Statement of Community Involvement

Stroud & District Play and Free Time Strategy

Tree Protection leaflet

Gloucestershire County Council www.gloucestershire.gov.uk

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Gloucestershire Local Transport Plan 2006-2011

Gloucestershire Structure Plan, Third Review

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BREEAM BRE Environmental Assessment Method www.breeam.org

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Appendix 11 Design Statement Consultation Results

A) Nailsworth Farmers' Market 27th October 2007

Notes:

Visitors to the market were asked to look a display of photographs and complete a simple 2 page questionnaire. The questions are shown in **blue** below.

77 forms were completed. Everyone filled in the front page (questions 1 and 2), but 13 people didn't complete the reverse (questions 3 and 4).

For questions 1 and 2 images chosen by at least 10% of respondents (i.e. with 7 or more votes) are shown.

Photographs

There were three main sections of pictures in categories:

- Landmarks and views (numbered 1 to 14)
- Open spaces (numbered 15 to 29)
- New developments (numbered 30 to 44)

A further section contained photos taken by the Youth Club (numbered 45 to 65). Where these are referred to below they are shaded **blue**.

There was a selection of pictures with explanatory text showing modern developments and sustainable housing projects from around Gloucestershire and England (numbered 66 to 79). Where these are referred to below they are shaded **yellow**.

Questions 1 and 2 related to the main sections of pictures but people were encouraged to include pictures from the other sections and to make their own suggestions as well. Additional suggestions are shaded **orange**.

Question 1a

Please look at the photos and choose your **favourite three** from each category. You may include any others we may not have had room for.

Picture	LANDMARKS AND VIEWS LIKE	Count
14	Dunkirk Mill	35
9	Butcher Hill's Lane	30
11	Friends Meeting House	26
5	A46 roundabout including clock tower	21
12	Stokescroft	20
6	Copper kettle	18
10	All Saints Shortwood	17
7	War memorial	10
13	Fountain Street	10
4	Christ Church	8
0	No comment	7
2	Old Railway Station	7

Picture	OPEN SPACES LIKE	Count
26	Millbottom lake	43
18	Minchinhampton Common	39
22	The ladder	38
23	Bridge at Egypt	19
21	View towards Northfield Road from Watledge	15
20	Cycle path	14
24	View across town from Watledge	14
17	Shortwood green	10
16	King George V field	8
29	View towards Forest Green from Shortwood	8

Picture	NEW DEVELOPMENTS LIKE	Count
38	William's Kitchen	43
40	House in the Roller	31
39	Crown development	29
43	Crystal Fountain	21
30	Wooden garage in Watledge	19
33	Goldwater Springs	18
0	No comment	16
31	House in Tetbury Lane	16
44	Wooden clad house in Watledge	15

Question 1b

Please explain what you like about them.

Comments relating to specific pictures:

Picture	Image	Comment
2	Old Station	Old, unique, traditional; redeveloped to keep character; historical relevance and significance. Typifies Nailsworth.
3	St George's Church	The history and basis of Nailsworth.
4	Christ Church	Striking architecture, unique, traditional, visually valuable, historically interesting. Typifies Nailsworth.
5	A46 roundabout including clock tower	Could be greatly improved if the roundabout could be enlarged; natural, traditional, quirky, historic, Integration of urban and countryside. Typifies Nailsworth.
6	Copper kettle	Old, historic, unique. Typifies Nailsworth.
7	War memorial	Historical purposes. "Remembrance". Typifies Nailsworth.
8	Fountain	Old, historic, unique. Typifies Nailsworth.
9	Butcher Hill's Lane	Mellow, weathered, distinctive re: history of area. Typical of Nailsworth Organic, jumbled historic buildings of different periods in old street pattern.
10	All Saints Shortwood	"Quintessential English" and quite "idyllic". Tranquil, untouched, not crowded.
11	Friends Meeting House	Historical significance and the sense of peace which results from that.
12	Stokescroft	Traditional, typical of Nailsworth, Visually valuable
13	Fountain Street	Captures the essence of Nailsworth, its history, its open-mindedness, its infrastructures and its forward thinking.
14	Dunkirk Mill	Good use of old buildings redeveloped to keep character. Historical relevance and significance.
15	Forest Green (green)	Typical of Nailsworth
16	King George V field	Characteristic of the town and the environment. Lovely setting.
17	Shortwood Green	Pleasant to the eye. Rural character.
18	Minchinhampton Common	Nature and agriculture; unspoilt views and open spaces.
20	Cycle Path	Nice walking, interesting sculpture.
21	View towards Northfield Road from Watledge	Classic view. Natural open space. Typical of Nailsworth
22	The ladder	Quiet woodland. The countryside with all the lovely walks is just fab.
23	Bridge at Egypt	Calm, relaxing and gentle reminding us of the friendlier side of our society
24	Watledge Woods	Unspoilt landscape mirrors everything.
25	Miles Marling field	Nailsworth as it was and I ... with a useful purpose.
26	Millbottom Lake	As natural as possible. Pleasant to the eye.
29	View towards Forest Green from Shortwood	Unspoilt views and open spaces.
30	Wooden garage in Watledge	Architecturally beautiful; blends with the rural landscape and is in keeping with the traditional feel of the town. Good design. Natural looking.
31	House in Tetbury Lane	In keeping with rural settings; open and light; respectful of tradition BUT still innovative and modern; pleasing materials, innovative design.
32	Redrow houses	Traditional & in keeping
33	Goldwater Springs	Contemporary and sympathetic; good design; mixture of wood, metal, stone, especially more wood - cedar cladding.

Picture	Image	Comment
35	Mortimer Room and library	
36	Forest Green Rovers	Innovative. Community. Brings wealth creation.
38	William's	Contemporary and sympathetic; in character and well integrated/original. Modern design that fits in with traditional. Pleasing materials, innovative design.
39	Crown development	Traditional Cotswold stone look. In keeping with existing environment.
40	House in the Roller	Contemporary and sympathetic; good design; imaginative and in keeping. Natural looking. Not faux Cotswold twee. Innovative.
42	Co-op block	In keeping with the town.
43	Crystal Fountain	Buildings which blend with the rural landscape and are in keeping with the traditional feel of the town.
44	Wooden clad house in Watledge	Imaginative and in keeping. Typical of Nailsworth
71	Bevendean, Brighton	Builds a bridge between today's needs and the existing development.
79	Stroud College	Builds a bridge between today's needs and the existing development.

General comments:

History, good environmentally.

A combination of old architecture, interesting new design and open spaces.

Interesting architecture, innovative designs, and unspoilt views.

I like to see the older features restored or adapted to good use.

Affordable housing is a must.

Nailsworth has a very pleasant centre which includes some quite unusual features.

Variety of styles, informal. Innovative ideas - not stuck in a "Cotswold" style or if its restricted by planning, it's done decently.

The Cross & George developments are remarkably sympathetic and provide useful new shops.

Open spaces are good but we should avoid too much "street furniture", rubbish bins excepted.

Question 2a

Please look at the photos again and choose the **three you like least** from each category. You may include any others we may not have had room for.

Picture	LANDMARKS AND VIEWS DISLIKE	Count
0	No comment	106
8	Fountain	30
1	Boys' Club	19
5	A46 roundabout including clock tower	19
13	Fountain Street	11
7	War memorial	8
3	St George's Church	7

Picture	OPEN SPACES DISLIKE	Count
0	<i>No comment</i>	101
19	Market Street Triangle	31
27	Mortimer Gardens	24
15	Forest Green (green)	19
25	Miles Marling field	17
28	Shortwood football field	10
16	King George V field	8

Picture	NEW DEVELOPMENTS DISLIKE	Count
41	Tesco	47
35	Mortimer Room and Library	37
42	Co-op block	34
0	<i>No comment</i>	20
33	Goldwater Springs	19
37	Redrow flats	16
36	FGR	15
32	Redrow houses	11
34	Fire station	10

Question 2b

Please explain what you **don't like** about them.

Comments relating to specific pictures:

Picture	Image	Comment
1	Boys' Club	Scruffy. Ugly. Dirty. Too stark and dominating.
2	Old Railway Station	Doesn't do anything.
3	St. George's church	Ugly
5	A46 roundabout including clock tower	Don't like Clock Tower, though this is only a small part of an otherwise pleasant group of buildings.
6	Copper kettle	Love the kettle, but hate the huge red lettering.
7	War memorial	A bit bland.
8	Fountain	Beautiful object in unfortunate, scruffy surroundings. Should be renovated and moved. or Fountain ugly and not worth restoring. Too many white lines. Expanse of bus station as the "town centre"
9	Butcher Hill's Lane	Man made changeable
13	Fountain Street	Townscapes should be allowed to develop.
15	Forest Green (green)	Bland, messy, untidy and ill-kempt.
16	King George V field	This new field is 3m too high and has taken away the beautiful valley views.
17	Shortwood green	Messy
18	Minchinhampton Common	Boring.
19	Market Street Triangle	Messy and untidy. We could make far better use of our open space in town.
20	Cycle path	Already rusty.
25	Miles Marling field	Mis-use, unpleasant to walk through - vandalism

Picture	Image	Comment
27	Mortimer Gardens	Good but scruffy setting. Untidy ill-kempt.
28	Shortwood football field	Flat and bland.
30	Wooden garage in Watledge	Bland
31	House in Tetbury Lane	Eyesore. Bland
32	Redrow houses	New developments show no INNOVATION. They are just copies of old Victorian architecture and boring.
33	Goldwater Springs	Boring, ugly, eyesore, dreadful. Too large. Too modern. Not in keeping/Designed in line with local architecture & materials.
34	Fire Station	Dreadful. Not in keeping with Nailsworth. Old brutalism! Totally out of character
35	Mortimer Room and Library	Plain ugly. Outdated. Cold and lifeless. Totally out of keeping. Harsh and uninspiring. Awful bland terrible materials, sadly "of their time".
36	FGR	Ugly. Harsh and uninspiring Totally inappropriate, especially considering access.
37	Redrow flats	Anonymous housing. Look cheap. Uninspiring and not in keeping with area. Badly considered spaces and positioning, very conservative new design mimicking older styles that wastes an opportunity for more interesting designs.
38	William's Kitchen	Totally out of character for the entrance to Nailsworth.
39	Crown development	Bland
40	House in the Roller	This is kitsch - has nothing to do with the Cotswolds or modern buildings.
41	Tesco	Dreadful, ugly, eyesore, red brick. Not in keeping with Nailsworth. Total disregard for surroundings. Modern ill-designed buildings. Terrible missed opportunity to use a good modern design in the town centre.
42	Co-op block	Awful bland terrible materials, sadly "of their time". Co-op for example could be clad in cedar. Hideous and badly planned, uninspiring and dull. Tired. Too modern. Ugly and dated.
43	Crystal Fountain	Looks too twee - chocolate box like. Not in keeping with the local area
44	Wooden clad house in Watledge	Don't like colour. Not in keeping with the local area
47	Youth Club	Over use of concrete & stone that is not of "the area"
60	Green containers in Forest Green	No character.
61	Bench in Forest Green	Untidy.
65	Roundabouts in Forest Green	No character.
Leves Corner	<i>No photo</i>	8 different stones - not one of them Cotswold.

General comments:

Any open space is appreciated.

Car parks are a necessity. As are other buildings - just ugly.

Landscapes and Views & Open Spaces: nothing I particularly dislike.

Don't pretend to be what you're not.

Question 3

a) What are the most important **planning considerations** for new developments?

* 13 of the 77 respondents failed to complete the reverse of the form so the final column has been adjusted so that it represents genuine "no comment" responses.

CONSIDERATION	Agree strongly	Agree slightly	Neither agree or disagree	Disagree slightly	Disagree strongly	* No comment
Adequate infrastructure	42	17	1	0	0	4
Adequate off street parking	39	14	4	2	2	3
Affordability	31	18	9	2	1	3
Durability	34	15	9	1	0	3
Easy access to public transport, footpaths and cycle ways	37	22	3	1	0	1
Meets a proven need, e.g. housing, employment etc.	34	15	11	1	1	2
Safe public spaces and pedestrian routes	41	15	4	2	0	2
Street lighting that reduces light pollution	36	20	6	1	0	1

Other (please explain)

Don't need expensive, exclusive housing developments to meet "local" needs. More affordable housing for local needs.

Environmental impact

Free parking in centre.

Get rid of street lighting if possible.

Harmony with Cotswold stone.

Noise

Sustainability (Green!)

Usability

Use of local materials

Using renewable resources

b) What are the most important **design features** of any new development in the town?

FEATURES	Agree strongly	Agree slightly	Neither agree or disagree	Disagree slightly	Disagree strongly	* No comment
Innovative design	19	18	10	8	3	6
Low/Zero-carbon design e.g. using recycled materials or solar panels	30	21	8	1	0	4
Maintains mature trees and established hedgerows	56	6	1	0	0	1
Protecting important wildlife sites and providing natural habitats for wildlife	49	14	1	0	0	0

Retaining the town's character and heritage	45	12	7	0	0	0
Sympathetic in scale and height	44	12	6	1	0	1
Uses materials in keeping with the area	48	8	4	3	0	1
Visually extends public space by including open spaces and front gardens	35	19	7	2	0	1

Other (please explain)

All new dwellings should accommodate at least one car.
 Best to make the most of (improve) what we've got in the town, rather than overdevelop the town. If it becomes overdeveloped it will lose its character.
 Clad some of the old concrete buildings in cedar panels
 Fandangos looked better in pink! Buildings should be allowed to change to suit, not necessarily fixed in the idea that our heritage is picturesque.
 I am from Dursley and library is not liked by most residents. Modern design is good, but this was a step too far.
 I really like images 66 & 68 which look as though they could be incorporated into Nailsworth without ruining Nailsworth's character.
 I would like the bus station area pedestrianised as a European style piazza with a beautiful big central fountain and seats and roses.
 In keeping. All recent developments in the Market area have been a disaster - the Mortimer Rooms, the Co-op group of shops, Tesco and the new "sheltered homes" development.
 Keep it open not crowded.
 Like many towns and villages Nailsworth has a very strong individuality - which is in extreme contrast to much of England. Keep it!
 Low/zero carbon design is most important.
 Maintains mature trees and established hedgerows (if well maintained)
 Materials - need to be appropriate and of good quality. Use of stone/reconstituted stone is not always appropriate. Modern materials often preferable.
 More facilities for youth please.
 More facilities to lock up a bicycle needed
 Piecemeal development has spoilt the centre of Nailsworth
 Provision of elderly accommodation near shops/buses will be satisfied by McCarthy Stone?
 Sustainable urban drainage schemes
 Try not to influence people's decisions/make them terrified of modern architecture - this is the 21st century after all. Respect the past, but do not be afraid of creating buildings that are groundbreaking.
 Modern builds in folder: exciting and innovative and respectful of the environment - Bevendean, Colliers Gardens, Dursley library.
 Re: use of local material - but a modern use of/not "mimicry" or "sympathetic"
 Re: sympathetic in scale and height "as in F Green"

B) 2008 Consultation Events

A total of 100 questionnaires were received from the following sources:

- Mortimer Room event: 10
- Somerfield event: 72
- Forest Green Residents' Association meeting: 11
- Chamber of Trade and Commerce meeting: 3
- Website: 4

The photographs used at the Farmers' Market Event were used again, but with a slightly different questionnaire.

Questions are reproduced in blue. Results for questions 3 and 4 show answers selected by 10% or more of respondents, otherwise all answers are shown.

Question 1

1 Circle the words which you think best describe **the character of Nailsworth**. Include any others which you think are more relevant.

Thriving	68%
Interesting	60%
Rural	45%
Vibrant	40%
Traditional	30%
Artistic	29%
Historic	29%
Quirky	29%
"Green"	25%
Natural	20%
Innovative	14%
Scruffy	12%
Quiet	9%
Old	9%
Idyllic	9%
Ugly	4%
Tranquil	3%
Modern	3%
Bland	2%

Other

<i>Friendly</i>	2%
<i>"A working town"</i>	1%
<i>Mixed</i>	1%
<i>Active</i>	1%
<i>Efficient</i>	1%
<i>Unique</i>	1%
<i>Good community spirit</i>	1%
<i>Jess</i>	1%
<i>Fab</i>	1%
<i>Wonderful</i>	1%
<i>Lovely</i>	1%
<i>Fantastic</i>	1%
<i>Special</i>	1%
<i>Unpretentious</i>	1%
<i>Balanced</i>	1%
<i>Down to earth</i>	1%

Question 2

2 What are the most important **design considerations for new buildings?**

Adequate off-street parking	67%
Affordability	49%
Energy/water efficiency	38%
Flood prevention	34%
In keeping with local character	79%
Innovative design	20%
Local materials	56%
Recycled materials	27%
Safety/crime prevention	29%

Other

On a human scale	1%
<i>Don't make it a temple to the car</i>	1%
<i>Not too many</i>	1%
<i>Beautiful</i>	1%
<i>Not out of proportion with existing properties</i>	1%

Question 3

Which 3 pictures best represent the **character of Nailsworth?**

5	A46 roundabout incl clocktower	44%
9	Butcher Hill's Lane	26%
13	Fountain Street	26%
14	Dunkirk Mill	20%
12	Stokescroft	17%
3	St George's Church	15%
21	View towards Northfield Road from Watledge	12%
8	Fountain	10%
38	William's Kitchen	10%
39	Crown development	10%

Question 4

Which 3 pictures best fit your **vision of the how Nailsworth might look in the future?**

38	William's Kitchen	24%
39	Crown development	23%
43	Crystal Fountain	14%
5	A46 roundabout incl clocktower	13%
9	Butcher Hill's Lane	13%
14	Dunkirk Mill	10%
32	Redrow houses	10%
40	House in the Roller	10%

Question 5

What are the most important **objectives for the town centre?**

Preserve historic buildings and landmarks	65%
Maintain trees and hedgerows	62%
Accessible to all	59%
Parking	53%
Footpaths and cycle ways	50%
Mixed development: retail, housing, commercial	45%
Improve traffic flows	44%
Use brownfield sites	44%
Open up streams	43%
Protect wildlife	43%
Consult with the community	39%
Include spaces for young people	37%
Include public open spaces	36%
Include innovative design	23%
New public buildings/meeting rooms	13%

Other	
<i>Keep parking free</i>	2%
<i>Make traffic flow less obtrusive</i>	1%
<i>Maintain mix of shopping</i>	1%
<i>Shared space</i>	1%
<i>Arts Centre</i>	1%
<i>Keep it small</i>	1%

General comments

This is a summary of the general comments made.

COMMENT	COUNT
Improve Old Market area/town centre	7
Protect green spaces	4
Retain traditional character	4
Retain free parking	3
Limit growth	3
Importance of employment and industry	2
Object to Goldwater Springs development	2
Traffic management needed	2
Approve of Design Statement	2
Maintain balance of traditional and modern	2
Variety is important, but ultra-modern design over 4 storeys unacceptable	1
Affordable housing in traditional character required	1
Avoid ugly concrete and glass	1
Extend cycle path	1
Fear of how town may development	1
Importance of feeling of community	1
Importance of good design and amenities	1
Importance of wide engagement in Old Market regeneration	1
Improve safety of A46 roundabout	1
Inadequate infrastructure	1
Need for a multi-purpose arts centre	1
No change	1
Object to McCarthy and Stone development	1
Tesco unattractive	1
Use brownfield sites	1
Use traditional materials	1

C) Old Market Consultation

This consultation work was carried out before work on the Design Statement commenced, but is included here because it is pertinent to many of the recommendations made.

Nailsworth Town Council commissioned a survey in November and December 2005 to assess public opinion on the Old Market area of the town. 245 completed forms were received. The aim was to canvass local opinion on the future of the Old Market area of Nailsworth; to find out what people use the area for and what they think about:

- the existing landscape,
- whether they would like it changed,
- if people would like it changed, what future use they would like to see,
- what they would like the area to look like.

Respondents were asked to provide the main reason for their last visit to Old Market. The main reason for visiting Old Market is for shopping (60%) followed by work and meeting friends/socialising (11% each).

Opinions on Old Market

This section shows the results of the questions asked about Old Market and ideas for its future. The questions are reproduced verbatim.

On a scale of 1 to 5 (with 5 being the most) how attractive would you say Old Market is?

Very few respondents (15%) felt that Old Market is attractive or very attractive. 38% said it was neither attractive nor unattractive and 46% said it was either unattractive or very unattractive.

What would you do with Old Market? Would you leave it as it is or change it?

The majority (69%) are in favour of change.

If there was a choice between free, well-policed parking or development of Old Market which would you choose?

71% said keep free parking and 29% said they would prefer development.

If the Old Market area was redeveloped what sort of buildings would you like to see? Please number each of these choices in order of priority to you. Number the most important 1, the next 2 and so on.

The most popular choice was a mixed development which was 1st or 2nd choice of 32% of respondents, followed by shops and then public buildings. The least popular choice was Offices.

If new development includes housing what type would you prefer to see?

The most popular choice at 48% was “affordable housing”. “Sheltered housing”, “Family homes” and “Housing for single people or couples without children” were less popular options at 22 or 23% each.

Please number each of these factors in order of importance to you. Number the most important 1, the next 2 and so on.

Ample parking is by far the most popular choice – 59% of people ranked it either 1st or 2nd. The second most popular was safe pavements – 42% of people ranked it either 1st or 2nd.

“Accessible bus station”, “Good road layout”, “Public gardens” were less popular at 31 to 33% of 1st or 2nd choices. Only 2% said “None of the above are important”.

What would make the area more attractive?

Preferences were fairly evenly spread with “Traditional Cotswold style buildings” marginally the most popular at 65%, followed by “more trees” (58%) and “access to the stream” (52%). Less popular were “New street furniture” (39%) and “public art” (32%).

In the “other” box there were many suggestions; common themes were improvements to the stream, new bus shelters, somewhere for children to play and the need for a good clean up.

D) Youth Club

The members of the youth club took photographs of their likes and dislikes. The pictures are described below in their own words. Text in red has been added for clarity. The pictures with numbers were used at the public consultation events.

Picture no.	Description
45	More building work bad (McCarthy and Stone site)
46	Nowhere to play football bad (SDC No Ball Games sign)
47	The Youth Club good
48	King George V skate ramps good
49	Wall outside Tesco good
50	King George V playing park good
51	The “W” good
52	Cows on common they make us smile good
53	Forest Green Rovers: somewhere to sit out of the rain good (steps at stadium entrance)
54	Forest Green Rovers: The Town’s Footie team good
55	Good (the stream between the bus station and Mortimer Gardens)
56	Bus station: somewhere to hang out good - buses don’t run late bad
57	Miles Marling Field good
58	Forest Green behind garages: somewhere to play football good
59	Jobs, shopping good (Somerfield)
60	Green containers in Forest Green bad
61	Bench in Forest Green: somewhere to sit good (litter strewn area)
62	Redrow - mixed feelings: develop town good ; too many houses and no play spaces bad
63	Big fast lorries bad (on A46)
64	(A46) Roundabout: lots of stressed drivers bad
65	Roundabouts in Forest Green - why so many? Good and bad (Nympsfield Road at entrance to Redrow development)
-	Youth shelter at Miles Marling field Good
-	Road works on Nympsfield Road x2 Traffic lights Bad
-	Lawnside Park Forest Green Good for young children

Picture no.	Description
-	Rubbish Bad Heavily littered footpath
-	Bins full up Bad (2 examples of full litter bins)
-	Dog mess Bad
-	Nortonwood swings Bad Need more stuff (Nortonwood play area)
-	Yummy good (Coco sweet shop)
-	Good food (Chop Suey House Chinese Take Away)
-	PCSO (Police Community Support Officer) Good We like him
-	King George V football Good
-	Lawnside Store Good Local
-	Tynings Park x2 Bad Need more stuff

In summary the issues seem to be:

- Need for places to play and hang out, including:
 - § places to shelter from the rain,
 - § some in the town centre, some in more secluded areas
 - § variety of activities e.g. football, skateboarding, youth club
 - § parks need more equipment, especially for older children
- Open spaces are good e.g. the W and Minchinhampton Common
- Mixed feelings about new development
- Too much traffic, especially lorries
- Buses don't run late enough.
- Don't like litter and dog mess.

E) Primary school

The school pupils took a selection of photographs of things they like, but no commentary. The pictures include many landscape views, mostly of the Newmarket valley and several views of the wooded hillsides around the town, the playgrounds at Shortwood Green and King George V field, the library and the Town Hall.

F) Ruskin Mill

A group of students led by Christoph Rubach conducted a survey of the wooded area between Avening Road and Bath Road. They identified and mapped many natural and historic features, which have been included in Part 4.

Appendix 12 History of Nailsworth

The earliest record of the town's name is in the 8th century when 'Negelsleag' is mentioned as one of the bounds of the Woodchester estate and a habitation was recorded at Nailsworth in the later 12th century.

Nailsworth grew up around the deep valleys formed by the Horsley stream, the Miry brook which flows down the Newmarket valley, the Avening stream, and the Nailsworth stream, in which the others combine. As the valley bottom was originally marshland, people lived on the drier hillside slopes near to the springs where they could obtain clean drinking water for themselves and their animals. The valley slopes were largely covered with beech woods.

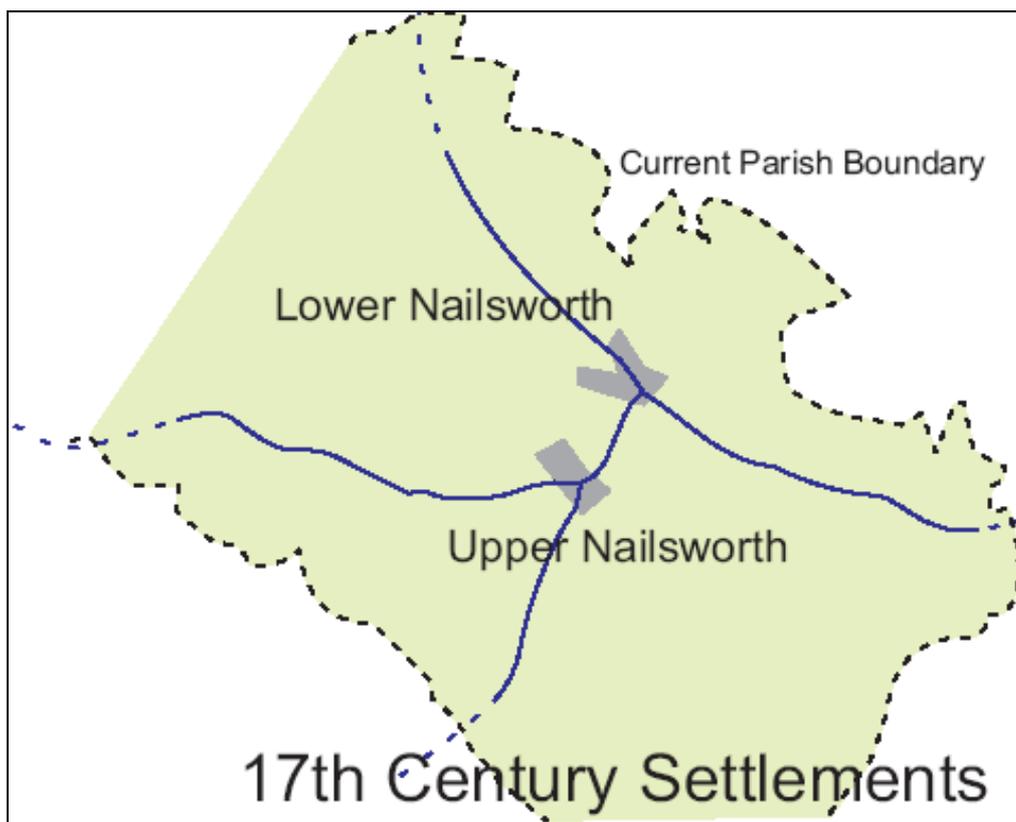


View of Watledge showing development along the spring line

In 1500 Nailsworth was a small hamlet set in the marshy valley and surrounded by thick forests of beech, oak, ash, sycamore and hazel covering most of the hillsides. The main pasture land was on the hilltops with a few meadows and cultivated land in the lower valley bottoms. Although almost all of the original woodland has gone – the current wooded appearance of the valleys is from recent growth, local names suggest where they once stood: Harley Wood, Walkley Wood, Colliers Wood, Forest Green and Shortwood. Highwood and Hazelwood remain.

The history of Nailsworth is very much bound up with the development of the Stroud Valleys woollen industry. Although there is evidence of earlier habitation, including some Roman remains, the hamlets of stone cottages, (typically with broad windows to allow in maximum daylight) that grew up on the valley sides were occupied largely by weavers. The first mills appeared in the 15th and 16th centuries: the valleys being an ideal site for processing and weaving cloth. Nailsworth Mill is first recorded in 1422; Gig(g) Mill dates in 1559; Millbottom Mill 1564; Lot Mill 1641; and Egypt Mill and Fream's Mill (Inchbrook) in 1656.

By 1663 there was a distinct settlement but it remained in two separate groups of houses, Lower Nailsworth around the junction of the Avening and Horsley streams, and Upper Nailsworth further south, where the old Tetbury road crossed the Horsley stream.



Early buildings in Lower Nailsworth include:

- a medieval chapel of ease adjoining Bannut Tree House the oldest part of which is the small north-east wing which may be of the 16th century,
- some 17th-century houses in George Street,
- Egypt Mill,
- Spring Hill is the site of several larger early 18th century houses including:
 - § Spring Hill Court (1680) but refitted in c1830,
 - § Spring Hill House,
 - § Upper House, and
 - § The Lawn (now Winslow House).

Upper Nailsworth includes a number of 17th- or early-18th century buildings including:

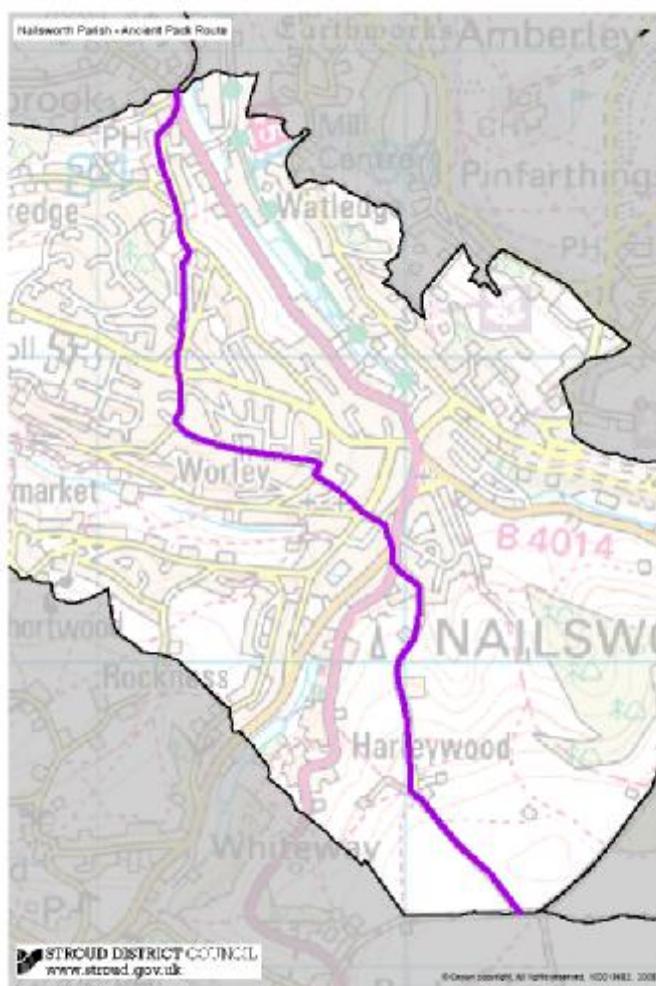
- cottages in Market Street and at the bottom of the road to Shortwood,
- the Friends Meeting House on Chestnut Hill,
- Stokes Croft, and
- The Britannia Inn.

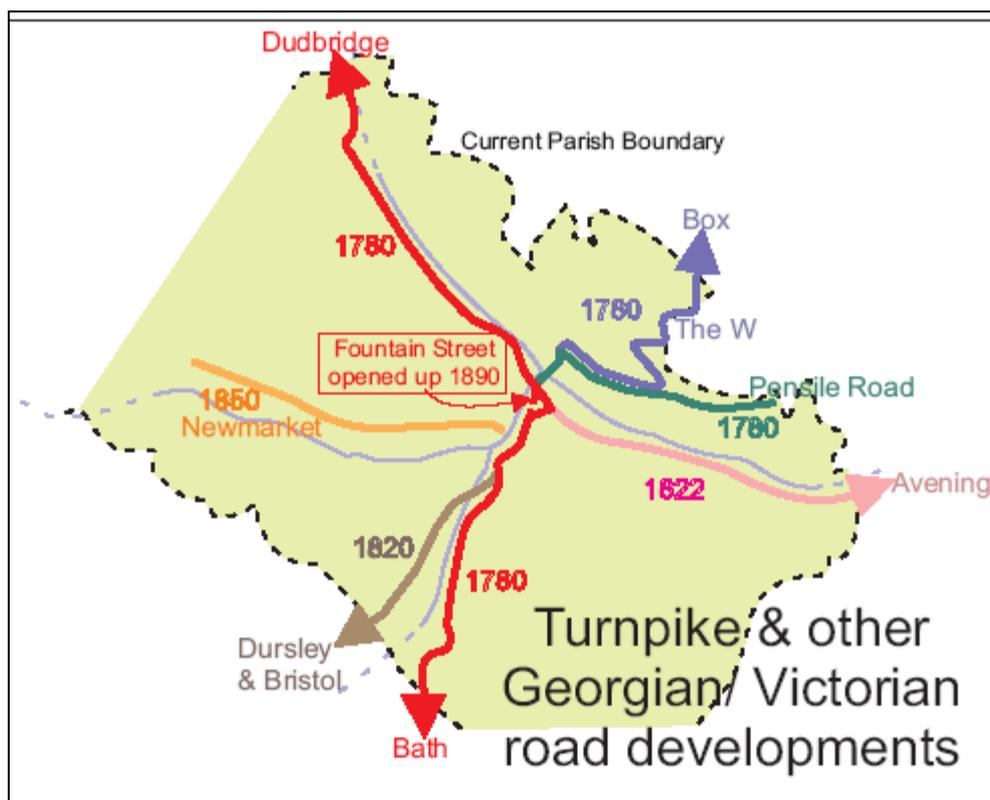
Until the late 18th century Nailsworth was relatively isolated because routes within the settlement and to neighbouring villages were on rough hillside tracks. The main through route was from the Woodchester valley to Tetbury; which rose from the valley at Inchbrook up Inchbrook Hill to Forest Green, down Chestnut Hill across Horsley stream, and then up to Tetbury via Windsorash and Chavenage.

Most of the population of the Nailsworth area lived outside the town in cottage weaving settlements straggling along the valley sides, on a network of narrow lanes and paths.

Windsoredge and Upper and Lower Forest Green occupy the west side of the valley of the Nailsworth stream and Watledge the east side; the valley of the Miry brook has Newmarket on the north and Shortwood on the south; and a smaller settlement, Rockness, climbs the west side of the valley of the Horsley stream. The cottages in those hamlets are mainly of the 18th century, although Windsoredge, at least, had some cottages by the mid 17th century, and Upper Forest Green and Shortwood, which had nonconformist chapels from 1688 and 1715 respectively, began to develop within the 17th century.

Nailsworth started to grow when the new Bath road was built in 1780 from Tiltups End (aka Tippotts) through Nailsworth and along the valley bottom to Dudbridge as part of a new Bath-Gloucester route. Tiltups End reputedly got its name because heavily laden carts leaving Nailsworth for Bath would tilt up and lose their load on the steep hill and were only safe after crossing the brow of the escarpment, hence "Tilt-ups end".



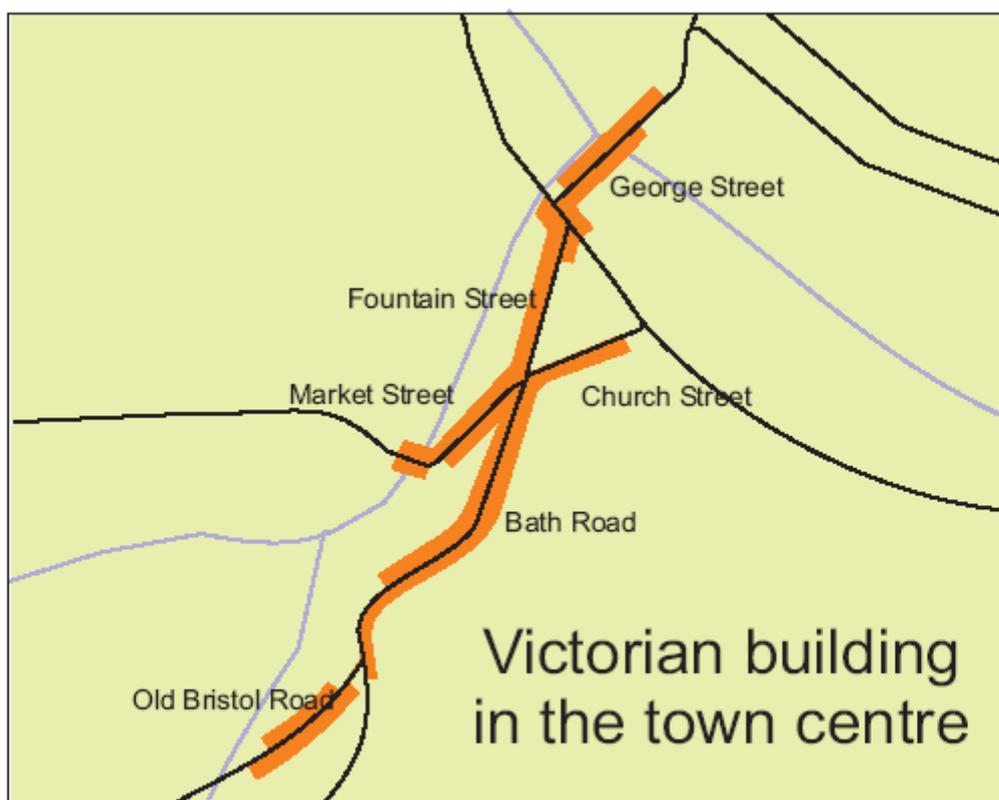


These new turnpike roads opened up the town to further development, allowing the transportation of materials and equipment to the new mills and for building houses.

More large houses owned by wealthy mill owners and merchants came in the 19th century. Some existing houses had new Georgian fronts added.

The town's communications improved further when in 1800 the road through Horsley towards Dursley and Bristol was turnpiked and in 1822 a new road was built to Avening. By 1830 there were daily coaches to Bristol, Bath, Birmingham, and Cheltenham and a branch coach to London. Isaac Hillier built a new road up the Newmarket valley in about 1850 to improve access to his bacon-curing factory.

The arrival of the railway in 1867 and the changing status of the town meant that new buildings now included Victorian gothic, brick (from the brickworks at Stonehouse), stone and cast metal, and terraced houses appeared on the turnpike roads, now known as Fountain Street, Bath Road, Old Bristol Road, George Street and Chapel Street (now Church Street).



Although there was much building in the 19th century Upper and Lower Nailsworth remained largely separate until late in the century when Fountain Street was built up in brick.

The parish of Nailsworth was created in 1892 out of parts of the ancient parishes of Avening, Horsley, and Minchinhampton, but by then the town had long been distinct and populous, gaining its identity and individuality from the cloth industry and the growth of religious nonconformity.

The town expanded in the early 20th century with developments at the following sites:

- along the Horsley and Newmarket roads,
- the council estate at Park Road built in 1921,
- the Forest Green area, including ribbon development along Northfield Road,
- the large council housing estate built south of Upper Forest Green in the 1930s, and
- modern houses and bungalows were put up among the old cottages in the hamlets, particularly at Shortwood in the 1960s and early 1970s.

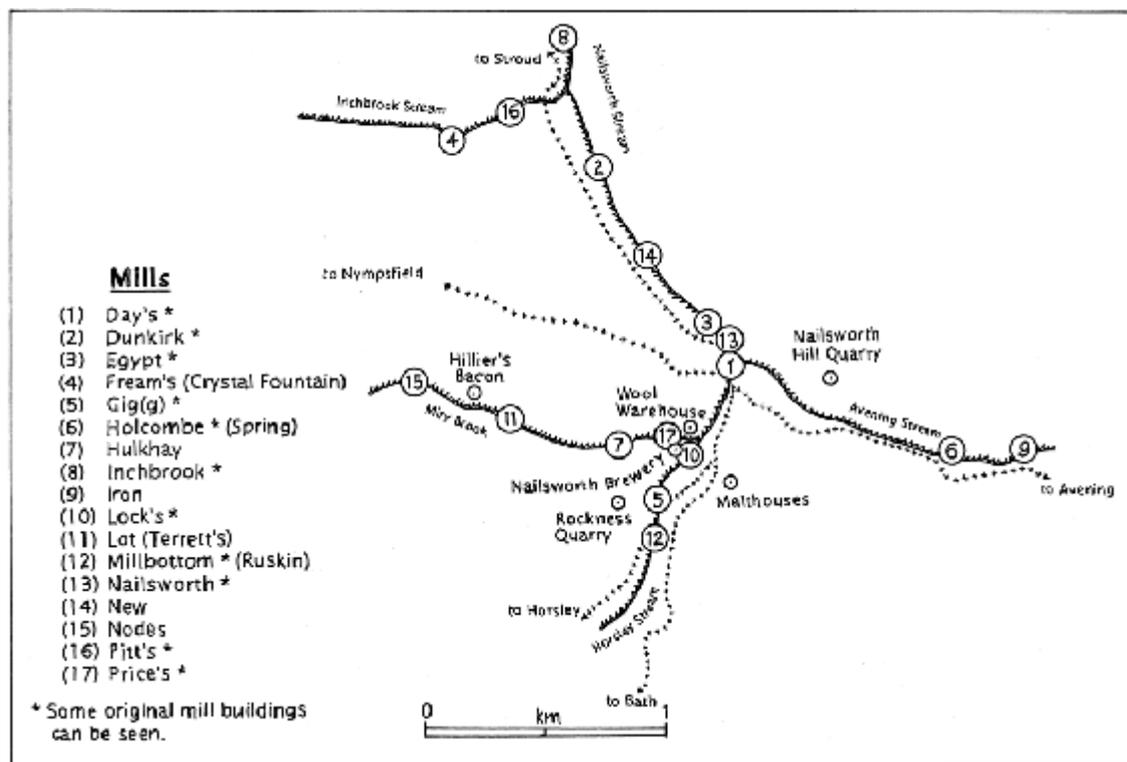
The most recent developments can be found at the site of the old Forest Green Rovers football ground and at Goldwater Springs in Watledge.

Contemporary buildings use reconstituted stone in mock Cotswold style, timber frame houses, Scandinavian style, and cast concrete blocks.

The branch railway line was closed in 1966, having carried only goods traffic since 1947.

The growth of the town can be measured in terms of its population. At the beginning of the 18th century there were 100 houses (in Avening and Horsley parishes). By 1891 the population was 2,992 and 3,148 in 1921. The latest population figures from the 2001 census show 5,276 people living in 2,206 households.

Mills and Industry



The traditional woollen industry has now gone, as have the two main industries that replaced it in the 19th century – the **Nailsworth Brewery** and the **Hillier's** pork factory, although brewing has recently returned to the town in the form of a new micro-brewery using the same name. Many of the original mills which were all concerned with the different processes of manufacturing woollen cloth, and the industrial buildings remain albeit in a wide range of new uses as detailed below. Other important industries were the manufacture of pins, umbrellas and walking sticks.

To the north of the town centre is **Egypt Mill**, part of which is a fourteenth century mill. It was concerned with milling, fulling, dyeing and producing animal feedstuffs until 1986 when it was refurbished as a restaurant, bar and hotel. Two waterwheels can be viewed inside at either end of the building; also a grand mill owner's house of 1698 stands nearby.

Longford's Mill was recorded as a corn mill in 1300. The Playne family's cloth business produced cloth for uniforms, woollens, worsted coatings, tweeds and flannels. In the 1950's cloth for tennis balls and billiard tables was being made here until production ceased in 1990. The mill lay empty until 2000 when the site, along with **Iron Mills** (originally an iron works, then a fulling mill from the 1670's), was acquired for residential use.

Gig(g) Mill was concerned with raising the knap on the lengths of cloth by using teasels. It then became a flock mill, fell mongers and then furniture makers. In 1938 it was acquired and turned into small workshops.

In the Newmarket valley was **Nodes Mill** of which only the overgrown millpond remains, and **Lot Mill** which was famous for H. J. H. Kings Engineering manufacturers of equipment for the brewing and coal mining industries, water mills, steam engines and farm implements. The mill now known as **Terrett's Mill** is occupied by Cotswold Meringues.

Lower down the valley is **Price's Mill**, previously a paper mill, corn mill, brass foundry, builders and undertakers until 1996 when it was refurbished as the doctors' surgery and health centre.

Millbottom Mill was recorded from 1560 as a corn mill. Later it was a dye house and fulling mill, brewery, timber merchants, leather stiffener works, inks and aniline dye works. In 1967 the mill became residential until 1985 when refurbishment began to create craft workshops and an educational centre known as **Ruskin Mill**.

Holcombe Mill had a gig mill, dye house and three stocks for fulling cloth. It is now an industrial site, known as **Spring Mill**.

Nailsworth Mill stood in George Street and only fragments of the original woollen mill remain. The Nailsworth Mills Estate was mostly re-developed from 1986 to form a retail area, a large number of small industrial units and the Waterside Garden Centre.

Lock's Mill in Brewery Lane was a brewery until 1820, after which it made cloth, walking sticks, flock and shoddy until 1882 when it was again a corn mill. From 1936 until 1997 Johnson's Engineering Works occupied the site. In 1998 the mill became residential.

Nearby stood The **Nailsworth Brewery** and malt houses founded c1820 extending over about two acres and run by the Clissold family until c1910.

At **Hillier's Bacon Curing Factory** established in 1819 pigs were slaughtered and processed into bacon, hams, sausages and pies. The site was later home to Hazlewoods Desserts, but production ceased in 2001. Part of the site has been developed for housing and part is derelict with plans in place for further houses.

Dunkirk Mill is an impressive stone built former woollen mill, now residential. Three of its water wheels remain, the largest of which can be seen working in the Museum on open days. Next to this is **Dyehouse Mill** best known for Newman and Hender Engineering from 1897. McEvoy's oilfield equipment took over the site, and now Renishaw PLC occupies most of it.

Two further mills were built on the Inchbrook stream: **Fream's Mill** and **Pitt's Mill**. Only Pitt's mill remains; an early 19th century three storey mill building attached to **The Oaklands Farmhouse** (II*). Fream's Mill became known as **Crystal Fountain Mill** and is now site of a retirement village.

Quarrying

There were extensive quarries above and below ground at Rockness in operation between 1830 and 1904. The stone was marketed as Painswick Stone.

Painswick Stone is described as “a pale cream coloured, relatively hard, moderately well sorted, medium grained, oolitic limestone”⁶.

There are thought to be 2-3 km of tunnels under Rockness. At least 3 entrances still exist covered by grilles so people can't get in, but bats can come and go.

In the early 1900s, when stone quarrying stopped, a lime kiln was built in one of the underground spaces, which was unusual, and approached by 2 tunnels.

A further quarry operated at Ball's Green where Nailsworth Stone was quarried in the 19th and early 20th centuries. Stone from this quarry was used for rebuilding the Houses of Parliament in 1840-42⁷.

Nailsworth Stone is described as “a cream coloured, hard, shelly, medium grained, oolitic limestone, very uniform in grain.”⁸

Both Painswick Stone and Nailsworth Stone are found in the older buildings of the town.

⁶ University of Southampton “Stone in Archaeology database” <http://ads.ahds.ac.uk/>

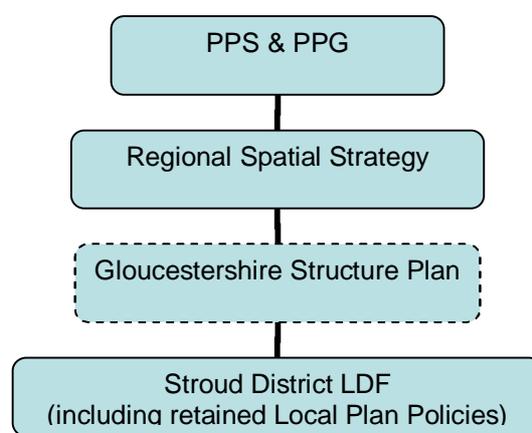
⁷ Gloucestershire Record Office “Glossary” Autumn 2002

⁸ University of Southampton “Stone in Archaeology database” <http://ads.ahds.ac.uk/>

Appendix 13 Policy context

Planning context

Following the introduction of the Planning and Compulsory Purchase Act 2004 the structure will change completely before 2011. A new Regional Spatial Strategy (RSS) is in preparation and is likely to be adopted in 2008. The RSS will provide a planning framework for the preparation and review of Local Development Frameworks (LDF). The new structure will look like this:



Planning Policy Statements (and Planning Policy Guidance Notes)

Planning Policy Guidance Notes (PPGs) were prepared by the Government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use.

Local authorities must take their contents into account in preparing plans. The guidance is also relevant to decisions on individual planning applications and appeals.

Planning Policy Statements (PPSs) are the “more succinct” replacement for *Planning Policy Guidance Notes* (see above). Replacement of the PPGs which were deemed to be the highest priority has already been completed, others will be replaced “as and when necessary in the light of their policy and strategic significance.”

Regional Spatial Strategy (RSS)

This document will set out the Spatial Strategy for growth and development in the region, and the strategic policies which will shape this. The South West Regional Assembly approved the Draft Regional Spatial Strategy (RSS) and submitted it to Government in April 2006. Since then it has been the subject of public consultation and Examination in Public (EiP) by a Panel which reported in December 2007. A final version of the RSS, is expected to be published in Autumn 2008

Adopted Gloucestershire Structure Plan, Second Review

The Structure Plan sets out the strategic framework for the use and development of land in Gloucestershire during the Plan Period mid 1991 - 2011. It was adopted and became operative on 17 November 1999.

The structure plan recognises the widely held perception of diminishing local distinctiveness which “has been steadily undermined by the increasing standardisation of building designs and development layouts.” The plan attempts to set out a strategic framework to “enable Local Plans to continue to enhance the quality and local distinctiveness of the County’s built environments and their landscape settings.”

The structure plan recognises the importance of Design Statements stating that:

“Efforts should be made to work with local people where possible to identify how best to achieve locally distinctive development and sustainable change; building on initiatives such as the Countryside Agency’s techniques for Countryside Design Summaries and Village Design Statements.

These enable the community to determine the quality and nature of change to their local environment, and enhance qualities of distinctiveness.”

Gloucestershire Structure Plan, Third Review

Work on the third review of the Gloucestershire Structure Plan began in 2002, but was left in abeyance in 2005 when the County Council received a Direction from the Secretary of State regarding some of the policies. As a result the plan will not be progressed to adoption. The Plan's policies will still remain as 'material considerations' until superseded by the South West Regional Spatial Strategy - most likely in 2008.

Local Development Framework

The new Local Development Framework (LDF) comprises a portfolio of Local Development Documents that will provide a framework for the use of land that

balances environmental, economic and social matters for the district. The LDF will replace the Local Plan, but it is likely that some of the Local Plan policies will be retained.

In Stroud District the documents which will make up the Local Development Framework include:

Development Plan Documents - spatial planning documents which together with the Regional Spatial Strategy, will form the development plan for the district. They can include a Core Strategy, Site Specific Allocations of land, and Area Action Plans (where needed).

The Statement of Community Involvement (SCI) proposes the Council's strategy for community involvement in the planning process. It sets out the ways in which the council will engage and involve people when formulating planning policies for the LDF and considering planning applications.

The Local Development Scheme (LDS) sets out the documents that the Council will be produce in the next three years as part of the Local Development Framework (LDF), when they will be produced and at what stages the public can become involved.

The Annual Monitoring Report (AMR) assesses the implementation of the Local Development Scheme (LDS) and the extent to which policies in the Adopted Stroud District Local Plan and any subsequent Local Development Documents are being successfully implemented.

Section 39 of the Planning & Compulsory Purchase Act requires local development documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisals are carried out to appraise the social, environmental and economic effects of plan strategies and policies, from the outset of the preparation process, so that decisions can be made that accord with the objectives of sustainable development.

The Strategic Housing Land Availability Assessment (HLAA) provides information on opportunities that exist to meet the housing needs within the District.

Supplementary Planning Documents provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination. In the new system this Design Statement would be classed as a Supplementary Planning Document.

Together these documents will provide the framework for delivering the spatial planning strategy for the district. At the time of writing the following documents have been produced:

- The [Statement of Community Involvement \(SCI\)](#) was adopted by the Council on 8th November 2007
- The current [Local Development Scheme \(LDS\)](#), (October 2007 version), has been submitted to the Government Office for the South West (GOSW).
- The most recent [Annual Monitoring Report for 2005-2006](#) was published in January 2007
- A draft Sustainability Appraisal [Scoping Report](#) was published in February 2007.
- A [Strategic Housing Land Availability Assessment: Methodology Scoping Report](#) was published in September 2007.

More detail on plans for producing the rest of the LDF documents can be found in the [Local Development Scheme \(LDS\)](#) (see above).

Stroud District Local Plan

The Local Plan set out Stroud District Council's policies and proposals for future development and land use in the District to 30 June 2011. Although some of the policies may be retained it is being replaced by the Local Development Framework.

Supplementary Planning Guidance and Supplementary Planning Advice

The District Council provides further planning guidance to support its mainstream policies and proposals.

Current documents that have the status of supplementary planning guidance are:

- Residential Design Guide
- Landscape Assessment
- Historic Buildings - their repair and conservation
- Residential Development and Outdoor Play Space
- Conservation Area Policy Statements
- Golf Courses

Other plans and strategies

Gloucestershire Local Transport Plan 2006-2011

The Local Transport Plan (LTP) sets out Gloucestershire County Council's vision for transport in the county:

“To enable people in Gloucestershire to enjoy real choices of ways of travel where there are viable alternatives to the car and be provided with high quality access to services on a safe and efficient transport network.”

Of particular relevance to this document are the sections on: road safety, public transport, accessibility, traffic management, walking and cycling.

Cotswold AONB Management Plan

The Countryside and Rights of Way Act 2000 (CROW Act) introduced enhanced protection for Areas of Outstanding Natural Beauty. This included improved arrangements for managing them. All local authorities that are responsible for AONBs have to publish a Management Plan that sets out how they will care for the AONB. This Cotswold AONB Management Plan has been published by the Cotswolds AONB Partnership on behalf of the 17 local authorities and other partners that are responsible for the AONB.

The plan sets out in detail how the AONB will be managed in future and the action that will be taken to keep the area special. It reflects the views of the whole range of organisations with an interest in looking after the AONB.

Gloucestershire Biodiversity Action Plan (GBAP)

The aim of the [Gloucestershire Biodiversity Action Plan](#) is to achieve a county richer in wildlife. It contains a series of Habitat Action Plans and Species Action Plans. These take into account national priorities using the knowledge of local experts to devise what action we need to take 'on the ground' to conserve and enhance biodiversity. Gloucestershire holds, for example, nationally important bat populations, areas of limestone grassland and many significant types of woodland. The Biodiversity Action Plan for Gloucestershire also takes into account locally important species (such as brown hare, song thrush and arable wildflowers) and habitats (such as old orchards, urban habitats, rivers and streams).

Sustainability

Before all other considerations **sustainability** is key. The government's "Planning Policy Statement 1 Delivering Sustainable Development" says:

At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. A widely used definition was drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

Sustainable development has four cornerstones:

- social cohesion and inclusion,
- protection and enhancement of the environment,
- prudent use of natural resources, and
- sustainable economic development.

The aim of this Statement is to ensure that any future development meets the needs and desires of the people of Nailsworth. All of the recommendations made in this document seek to fulfil this aim.

Appendix 14 Changes following Public Consultation

The draft Design Statement was available for final public consultation for 6 weeks between 1st July 2008 and 5th August. This appendix details changes made to the final draft as a result of that consultation (**Table 1**), and separately, changes necessitated by changes to the Local Plan (**Table 2**).

A wide variety of national and local, statutory and voluntary bodies were invited to comment (see **Appendix 15** for a full list). The consultation was publicised in Nailsworth News and the local press, and with posters around the town.

The draft was available to download from the websites of Nailsworth Town Council and Nailsworth Community Partnership and hard copies were placed in Nailsworth Town Hall, the library and the Town Information Centre.

A public meeting was organised by Nailsworth Community Partnership on 1st August 2008 which included a presentation on the draft document. 12 people were present including representatives of the County Council, the Town Council, officers of Stroud District Council and some of Nailsworth's organisations.

Table 1: Comments on draft Statement

The following table details the comments and suggestions received during the final public consultation on the draft Design Statement. It also shows changes made to the final document (where appropriate).

Comment made by:	Section	Page	Comment	Response	Before	After
Comments from public meeting 1/8/2008		5	The role of the Nailsworth Town Council in setting up and progressing the project	See below* re: copyright.	<i>No changes</i>	<i>No changes</i>

Comment made by:	Section	Page	Comment	Response	Before	After
Comments from public meeting 1/8/2008			The importance and difficulty of incorporating ideas about public transport.	Noted. The Community Partnership has a Transport working group which is addressing transport issues.	<i>No changes</i>	<i>No changes</i>
Comments from public meeting 1/8/2008		n/a	The availability and eventual publishing of the finished document.	It was pointed out that there are several copies of the draft document available to the public and that it is available on the town council and Community Partnership websites.	<i>No changes</i>	<i>No changes</i>
Comments from public meeting 1/8/2008		9	The need to consider the value of the FG Football Ground in Nailsworth	Covered on page 9	<i>No changes</i>	<i>No changes</i>
Correction	Copyright	5	*Copyright wording accidentally omitted from draft.	Wording added	<i>No changes</i>	See page 5
Correction		26	Oaklands Farmhouse should be (II*)	Insert listing grade accidentally omitted	Oaklands Farmhouse	Oaklands Farmhouse (II*)
Correction		89	Old Railway Station should be (II)	Insert listing grade accidentally omitted	Old Railway Station	Old Railway Station (II)
Correction		90	The Fountain should be (II)	Insert listing grade accidentally omitted	The Fountain	The Fountain (II)

Comment made by:	Section	Page	Comment	Response	Before	After
Correction	4.20	111	Orchards are a priority habitat in the Gloucestershire Biodiversity Action Plan.	Include reference to Gloucestershire Biodiversity Action Plan.	"...may once have been orchards and should therefore be protected"	"...may once have been orchards and should therefore be protected, especially as orchards are a priority habitat in the Gloucestershire Biodiversity Action Plan."
Correction	App. 2	Rows 14 and 15	Error in policy details (See also Table 2).	Correct references	<i>(Column PPS/PPG) BE1</i>	<i>(Column PPS/PPG) PPS1</i>
G. S. Pearce & G. E. Smith	All	All	<p>In summary Nailsworth is a working town. It has survived major downturns by looking inwardly and building on its strengths. The core community of people that were born and raised here are more interested in jobs and decent housing rather than making the town look pretty.</p> <p>Nailsworth has a big heart that welcomes all. Don't destroy that by trying to be something different. That would be pretentious and ultimately suicide for the future.</p>	<p>The importance of jobs and decent (affordable) housing are important issues that are adequately covered already. The Statement is not about making the town look pretty or pretentious, but recognises that there are already many attractive buildings which people in Nailsworth value and want to preserve. The Statement also tackles the importance of balancing innovation and local distinctiveness (see section 4.11). The Design Statement is about managing change.</p>	<i>No changes</i>	<i>No changes</i>

Comment made by:	Section	Page	Comment	Response	Before	After
G. S. Pearce & G. E. Smith	4.1	63	<p>You quote the environment agency as saying it would reduce flood risk. We think that as someone who has not experienced Nailsworth in the last 60 years you need to qualify that statement with considerable evidence. Since the stream was culverted the flooding in that area has been greatly reduced and contents insurance is now available to the businesses there (it was not available in the late 1960's).</p> <p>As a consequence of climate change we are experiencing sudden downpours that at present the stream copes with due to the very straight design. In order to protect from flooding the culverts need to be cleaned regularly and kept in good repair.</p>	<p>PPS12 is explicit on this issue, with sequential and exception testing for any development.</p> <p>Any proposal to remove culverts would be the subject of a Flood Risk Assessment (see page 64). This would take into account the current level of runoff (which is likely to have increased since the 1960s due to the amount of development in the area) and the effects of climate change.</p>	<i>No changes</i>	<i>No changes</i>

Comment made by:	Section	Page	Comment	Response	Before	After
G. S. Pearce & G. E. Smith	3.4 3.6	31 34	We hope that recommendations 5 & 6 are enforced. Precedent has already been set with dreadful wooden houses which surround another special buildings, the old railway station. We are somewhat confused that later in your report you congratulate the American architecture and criticise the chocolate box nature of the Crystal Fountain retirement village. With hindsight the Crystal retirement village would have been more appropriate in the Egypt Mill area.	The statement objectively expresses the comments made in the public consultations, which can be seen in Appendix 11. See pages 48 and 84 on the Goldwater Springs development and 47 and 83 for Crystal Fountain.	<i>No changes</i>	<i>No changes</i>

Comment made by:	Section	Page	Comment	Response	Before	After
G. S. Pearce & G. E. Smith	4.8	76	<p>Recommendation 23 We would like you to verify exactly what you mean by this statement. Nailsworth survives with many independent shops and if you restrict tightly the manner in which they advertise themselves the result could be devastating. To the best of our knowledge there is nothing outrageously bad about Nailsworth.</p>	<p>Agree that there is nothing outrageously bad yet, but this recommendation seeks to prevent the type of signage which has destroyed the character of other, perhaps less successful towns, turning them into cloned High Streets.</p>	<i>No changes</i>	<i>No changes</i>

Comment made by:	Section	Page	Comment	Response	Before	After
G. S. Pearce & G. E. Smith	4.8	78	<p>Recommendation 25 I own and run a shop in Nailsworth that has a limestone pillar on one side. The landlord has to undertake considerable expense every two years to have parts of the pillar repaired due to pollution and weather damage.</p> <p>We agree with you that looks wherever possible should be retained but the practicality is in some cases may be too much to bear financially. Commonsense should be exercised when needed.</p>	<p>This recommendation recognises the contribution stone carvings make to the local character. It seeks to prevent them being removed or damaged during development.</p>	<i>No changes</i>	<i>No changes</i>

Comment made by:	Section	Page	Comment	Response	Before	After
G. S. Pearce & G. E. Smith	4.12	90	<p>Recommendation 27 re: the Boy's Club</p> <p>The town has recently received a bequest of £400,000 and as residents indigenous to Nailsworth we would expect some of the money to be spent on the fabric of this buildings. Although there have been problems in the past at the Boys Club this should not hinder the preservation of the old "Subscription Rooms".</p>	<p>The distribution of a bequest is not an issue for the Design Statement, but this comment does support the inclusion of the building in Section 4.12 Landmark features and views</p> <p>.</p>	<i>No changes</i>	<i>No changes</i>
G. S. Pearce & G. E. Smith	4.12	118	<p>Recommendation 48</p> <p>YES. YES. YES. We also need to maintain and improve the cycle track. It currently does not meet the "comfort" - (cyclists need smooth well maintained surfaces) aspect in any way shape or form. It is lumpy, bumpy and very uncomfortable to use. We should be maintaining it to a much higher standard in order to encourage people to cycle to work.</p>	<p>Maintenance of the existing track is not an issue for the Design Statement.</p>	<i>No changes</i>	<i>No changes</i>

Comment made by:	Section	Page	Comment	Response	Before	After
Ian Watts	1.2	9	Forest Green Rovers play in the Blue Square Premier, the name of the division changed at the beginning of last season.	Agreed - facts corrected.	Nationwide Conference League	Blue Square Premier
Ian Watts	3.5	31	Public Houses – No mention of the superb George in Newmarket, it really is Nailsworth’s best kept secret as their ad. says!.	Agreed - will update list.	<i>No changes</i>	New bullet on page 31 The George
Joy Way	Part 2	15	Character Areas - Rural - Photo labelled Pensile Rd which in fact shows a house on Scar Hill, which I understand to be no longer within the boundary of Nailsworth, following a recent boundary change.	Boundary change agreed but not yet shown on available maps. Photo still a good representation of the wider “Rural” Character Area.	Pensile Rd	Scar Hill
Michael Frosch Principal Ruskin Mill College	All	All	I have had a look at the consultation draft and think that it all makes good sense. Well done and thanks	We welcome this support.	<i>No changes</i>	<i>No changes</i>

Comment made by:	Section	Page	Comment	Response	Before	After
Nick Peters	4.20	110-113	The Whitecroft area has a number of interesting and unusual specimens including a number of Cedar's and also a Evergreen Oak, due to the relationship between the former owner of the "big house" and the founder of the Westonbirt Arboretum.	Connection with Westonbirt already mentioned on page 108.	<i>No changes</i>	New bullet on in section 4.20 page 111 "A number of cedars and an evergreen oak in the Whitecroft area."
Nick Peters	4.3	63-66	On the subject of "Flooding". I remember a "Storm Culvert" being build down the valley from Nailsworth toward Stroud in the 1970's when I worked at the place now occupied by Renishaws. I have not seen anything about this in the document so far. Is there anything about in statement or do you know about it or do know somebody who does ? (Where does it start and where does it finish ?).	This is interesting information, but not a material consideration.	<i>No changes</i>	<i>No changes</i>
Nick Peters	4.4	66-68	Under "Springs" etc. Would it possible to include in the document about the Water Spout in Northfields Rd. "buried under fly tipping" or do I have to ask the Town Council about this ?	Not relevant to the Design Statement but will be referred to the Neighbourhood Warden.	<i>No changes</i>	<i>No changes</i>

Comment made by:	Section	Page	Comment	Response	Before	After
Nick Peters	4.1	60	About the map of "Ponds & Lakes". Is it possible to include the names of the mills in Newmarket Valley ?	There is already a separate map for the mills in Appendix 12.	<i>No changes</i>	<i>No changes</i>
Nick Peters	4.22	121	The private tennis court is now part of the leisure facilities at the near by Dunkirk Mill apartments.	Ownership to be corrected.	the "Cooper Oil tennis court" (now Renishaw PLC)	"the "Cooper Oil tennis court" (now part of the Dunkirk Mill complex.)"
Nick Peters	4.22	124	The private tennis court is now is part of the leisure facilities at the near by Dunkirk Mill apartments.	Ownership to be corrected.	This is a privately owned court on the Renishaw site.	This is a privately owned court on the Dunkirk Mill site.
Paul Carter			I can see nowhere that you talk about the outward growth of the town e.g. along Tinkley Lane, again I feel that the document should include views on this because these areas will start to come under development pressure as time goes on especially as it could be argued that they are "brown field" as they previously had dumping on them.	The location of development is beyond the remit of the Design Statement. However, any development in the rural areas will need to reflect the "Rural" character defined in Part 2.	<i>No changes</i>	<i>No changes</i>

Comment made by:	Section	Page	Comment	Response	Before	After
Paul Carter			<p>Whilst you make reference to the character of Nailsworth in several ways throughout the document I feel that some important features of the town are not given enough emphasis. I would describe Nailsworth as being a settlement in the valley bottom at the junction of three rivers with settlement ribbons stretching out from the centre along the spring lines on the valley sides. These ribbons have woodland above and pasture below running down to mill ponds. I think this is a vital part of the character of the town and there is a need for your document to highlight these "green fingers" stretching almost to the centre of the town. You have included this in the document, it is just a need to really make their importance stand out.</p>	<p>Already well described. See: 4.1 Streams 4.20 Landscape character and types Appendix 12</p>	<i>No changes</i>	<i>No changes</i>

Comment made by:	Section	Page	Comment	Response	Before	After
Paul Carter	3.2	23	You have not included High Beeches here which I think is a very significant building in the townscape.	Agreed - will include.	<i>No changes</i>	New para: High Beeches (II) at the end of Watledge Road which dates from the early 19th century has had a number of uses since its original build as a single private house, including being an old people's home. It has been extended and is now divided into two dwellings. The building occupies a commanding position in the townscape and has an unusual hipped roof.
Paul Carter	3.3	23	You have not included Dunkirk Manor which as well as being an imposing building is one of the few large houses that still has it's own grounds.	Dunkirk Manor is not in Nailsworth parish, but will be included as a exemplar. harm the character of the town. harm the character of the town. Dunkirk Manor (just outside Nailsworth) is one of the few large houses that still retains it's own grounds.

Comment made by:	Section	Page	Comment	Response	Before	After
Paul Carter	3.3	23	You have not got a section for unusual (smaller) buildings or buildings of historic interest which would include The Court House (Dunkirk Manor), Pike House (Horsley Old Road) and the toll house on Horsley road.	We will include the toll houses in section 3.4. The Court House (Dunkirk Manor) is not in Nailsworth parish.	<i>No changes</i>	The Pike House , Horsley Old Road and the toll house on Horsley Road are remnants of the many turnpike roads built in the town between 1780 and 1850, which were important to the commercial development of the town. (For more information see Appendix 12.)
Paul Carter	3.5	31	You have not included The George at Newmarket	Agreed - will update list.	<i>No changes</i>	New bullet on page 31 The George
Paul Carter	3.7	35	(Catholics) I have always understood that The Passionists first came to The Quarry (now Beech Tree House)	There has been much debate about the identity of the house. Will amend text to make clearer. May well have been called the Quarry, but reluctant to further complicate this.	Northfield House (see above)	Northfield Parsonage (now known as Beech Tree House - see above)
Paul Carter	3.12	45	The George Hotel "the original frontage was largely retained". This is not correct the only part of the original building is the Masonic Hall on Fountain Street, the rest is all new but in the style of the older building.	Agreed - will correct.	The original frontage was largely retained	The style of the original frontage was largely retained

Comment made by:	Section	Page	Comment	Response	Before	After
Paul Carter	4.20	111	There is the remnants of an orchard in the Newmarket valley between Prices Mill and Concord. My garden, and my neighbours, are shown as orchards on older maps and there are a number of remnants of old plum trees in my garden, Badgers Moot, Windsoredge.	Agreed - additional sites to be included.	"...other than one site in Norton Wood above the Jolly Foresters, but old maps show that ..."	"other than two sites: one in Norton Wood above the Jolly Foresters and the other between Price's Mill and Concorde. A number of remnants of old plum trees also survive in the garden of Badgers Moot in Windsoredge. Old maps show that ..."
Stroud DC - Planning Strategy	1.2	9	Insert League after 'Blue Square Premier'	Agreed	Blue Square Premier	Blue Square Premier League

Comment made by:	Section	Page	Comment	Response	Before	After
Stroud DC - Development Control	3.1 3.2	21 23	<p>a) Recommendations 1 and 2 imply that extensions should be the same scale as the existing buildings. We would normally expect extensions to be subservient. Also in some cases it may be appropriate to use modern materials, although traditional materials are usually preferred.</p> <p>b) We take these recommendations to mean that it could be appropriate to use traditional lime render on an extension to a stone building - they would expect this to be the case as lime render is a traditional material.</p>	<p>a) The intention of both recommendations is to ensure that traditional buildings are not marred by oversized modifications or extensions. Will change similar to appropriate to make this clearer.</p> <p>b) Agreed</p>	similar	appropriate
Stroud DC - Development Control	3.3	24	Reference to District Council's Listed Buildings Document – should be produced by Government Dept. – Culture Media and Sport and formerly produced by the Dept. of the Environment.	Amended	... the District Council's Listed Buildings document its listing..

Comment made by:	Section	Page	Comment	Response	Before	After
Stroud DC - Planning Strategy	3.7	35	Should make it clear 'a portrait of Nailsworth was a book produced by Betty Mills.	Amended	in "A Portrait of Nailsworth"	in Betty Mills' "A Portrait of Nailsworth"
Stroud DC - Planning Strategy	3.7	36	'know' should be 'known'	Amended	know	known
Stroud DC - Development Control	3.8	40	Recommendation 8 – would be better to use the word 'may' instead of 'will' after materials. E.g. if a building were to be listed, it may not be desirable to use alternative materials if the character and appearance of the building is to be maintained.	Agreed	complementary materials will be acceptable.	complementary materials may be acceptable.
Stroud DC - Development Control	3.11	43	Para.2. Second sentence, Officers would not describe developments as being larger than those previously mentioned in first sentence.	Agreed	larger	large
Stroud DC - Planning Strategy	3.12	46	Typo in second paragraph – whjle – should be while.	Amended	whjle	while

Comment made by:	Section	Page	Comment	Response	Before	After
Stroud DC - Planning Strategy	3.12	48	Would not agree with the statement made in the last sentence of first paragraph on page 50.	The whole development was unpopular in the consultation, but the larger homes were not completed until the later stages of the consultation period, so it would be fairer to clarify this.	Inevitably the larger, more expensive homes look better than the smaller cheaper ones.	During the consultation period for this document (see Appendix 1) the larger, more expensive properties had not been completed.
Stroud DC - Planning Strategy	3.16	57	Walling detail known as 'cock and hen' finish.	Added	a row of stones set upright.	a row of stones set upright, known as a "cock and hen" finish.
Stroud DC - Planning Strategy	3.16	59	Last paragraph describes a development known as 'Radburn' style.	Added	rear of the houses.	rear of the houses; this layout is known as the Radburn style.
Stroud DC -	4.1	61	Recommendation 12. I agree culverts should be removed where possible to allow better access for enjoyment of watercourse, but must ensure that any existing EA flood defences are kept intact or improved. Perhaps build this comment into the supporting text.	Added	access to the stream.	access to the stream. Where it is possible for culverts to be removed, any existing flood defences must be kept intact or improved.
Stroud DC - Environmental Health	4.3	66	Recommendation 14. It may be better if this applied to developments of all sizes	Amended	Developments must incorporate	Developments of all sizes must incorporate

Comment made by:	Section	Page	Comment	Response	Before	After
Stroud DC - Environmental Health	4.5	69	Should note that other than high voltage power lines, these are 'permitted development'. New telephone or electrical wires should be placed underground where it is safe to do so and where circumstances necessitate this.	Amended	Utility providers should seek to place	Whilst acknowledging permitted development rights, utility providers should seek to place
Stroud DC - Environmental Health	4.5	69	Recommendation 17. Typo – delete 'be' after 'placed'. Too many "Be's"	Amended	should be placed underground	should be placed underground
Stroud DC - Housing Strategy Manager	4.7	71	Recommendation 18 - although wishing to restrict affordable home ownership access to local people is understandable, Council policy doesn't allow us to do this as Nailsworth falls outside of policy HN6.	HN6 is not being saved, but the wording is amended to avoid creating an expectation that ownership can be restricted.	small developments aimed at local people,	small developments meeting housing need,

Comment made by:	Section	Page	Comment	Response	Before	After
Stroud DC - Housing Strategy Manager	4.7	72	Re: the Redrow development. The way the text is currently drafted makes it sound like the whole development was affordable. It isn't, and wasn't. In design terms, the development did not work as intended, not just the affordable homes. The residents who bought their Redrow homes at full market value probably would not be thrilled at being wrongly identified as living in affordable properties.	Amended	challenge to produce affordable housing which is visually acceptable and	challenge to produce housing which is visually acceptable and

Comment made by:	Section	Page	Comment	Response	Before	After
Stroud DC - Housing Strategy Manager	4.7	72	<p>The phrase 'It is however acknowledged that developers face a really tough challenge to produce affordable housing which is visually acceptable and commercially viable'. This shows a bit of a misunderstanding about the mechanisms that we use to enable affordable housing. While publicly funded bodies like Registered Social Landlords can struggle to use high-quality design & materials within a grant regime that pushes for low costs and best value, we do not think that developers who have to provide affordable dwellings as part of a market scheme should be supported in a similar way. In these circumstances, the cost of the affordable properties should come from the land value and the purchasing affordable housing provider, not the developers pockets.</p>	Amended	challenge to produce affordable housing which is visually acceptable and	challenge to produce housing which is visually acceptable and

Comment made by:	Section	Page	Comment	Response	Before	After
Stroud DC - Development Control	4.17	98	Recommendation 31 - The District Council cannot insist on level 3. Re-write as "New homes will be expected to meet at least Level 3 of the Code for Sustainable Homes. Commercial developments should also achieve a BREEAM rating of at least Good ."	Amended	New homes must meet at least Level 3 of the Code for Sustainable Homes. Commercial developments must achieve a BREEAM rating of at least Good .	New homes will be expected to meet at least Level 3 of the Code for Sustainable Homes. Commercial developments will be expected to achieve a BREEAM rating of at least Good .
Stroud DC - Planning Strategy	4.21	118	Recommendation 48 - If you want us to seek contributions to extend the cycleway then you will need to have a scheme in place which has Town Council support, a timescale for delivery and a financial commitment to implementation. This will give a developer or a planning inspector a degree of certainty it will happen and is therefore a material and reasonable request in planning terms.	Noted	No change	

Comment made by:	Section	Page	Comment	Response	Before	After
Stroud DC - Development Control	4.21	119	<p>Recommendation 49. It should be acknowledged the car parking figure referred to could be zero if one adopts information and guidance contained in PPG13. The recommendation implies car parking will be provided for housing developments in the town centre. However, in the town centre it may be appropriate to have car free development. The Local Plan only quotes maximum standards. The recommendation need not change, but this fact should be acknowledged in the supporting text.</p>	<p>This is a difficult issue which provokes strong feeling in Nailsworth!</p>	<p>There is certainly a public perception that there is a shortage of parking in the town centre.</p>	<p>Despite national highways advice on car free development in town centres, there is certainly a public perception that there is a shortage of parking in Nailsworth town centre, which needs to be tackled.</p>

Comment made by:	Section	Page	Comment	Response	Before	After
Stroud DC - Planning Strategy	4.22	121	Recommendation 51 - If you want us to secure 106 sums for new areas of play space, you should identify areas you want to purchase for that purpose. See my earlier comments to recommendation 48. We can ask for commuted sums for the improvement of existing areas if these have ideally been identified in a plan which has Town Council support, a timescale for delivery and a financial commitment to implementation. This will give a developer or a planning inspector a degree of certainty it will happen and is therefore a material and reasonable request for s106 monies.	Noted	No change	
Stroud DC - Planning Strategy	Appendix 9	169	Typo. Last word should be The Ladder.	Amended	Ladde	Ladder
Stroud DC - Planning Strategy	How to comment on this document	8	Amend to reflect end of consultation period.	Amended		Delete from "This document will be available" to "in the text." Delete "The deadline for submission of comments is 12th August 2008"

Comment made by:	Section	Page	Comment	Response	Before	After
Stroud DC - Planning Strategy	NEW	8	Add new section on Monitoring and Review	Added		<p>Monitoring and Review This Design Statement will be reviewed five years after adoption and amended in accordance with the relevant guidance and policy at that time, unless there are any major changes in the interim, which necessitate earlier action, for example in government policy.</p>

Table 2:

Under the Planning and Compulsory Purchase Act 2004 there is a requirement for policies contained in the Local Plan to be “saved” until such time as they are replaced by a new Local Development Framework. Government policy stipulates that only those policies which reflect the principles of local development frameworks may be retained. Stroud District Council has identified which of its Local Plan policies it wishes to save for a period of 3 years from November 2008. Those policies which are not saved will expire and it will no longer be possible to use them in development control decision making. Policies which are not being saved are generally either no longer relevant (because developments have already been completed) or repeat information already contained in Planning Policy Statements, Planning Policy Guidance and the Regional Spatial Strategy (see **Appendix 13**).

Section	Page	Comment	Response	Before	After
Recommendation 32	101	<p>BE21 not saved because it repeats PPS22, its companion guide and the supplement to PPS1; and is not necessary as SDC has produced SPA on Renewable Energy and SPA for the validation of Planning Applications.</p> <p>Also aligns to RSS policy RE1. Also RSS policy RE5 of relevance to large scale new development whereby 20% reduction in emissions required.</p>	Revise recommendation	Proposals for carefully sited and designed renewable energy installations in accordance with Local Plan policy BE21.	<p>Proposals are encouraged for carefully sited and designed renewable energy installations in accordance with:</p> <ul style="list-style-type: none"> • PPS22 and its companion guide, • the Supplement to PPS1, • Draft RSS policies RE1 and RE5, • Stroud District Council's Renewable Energy SPA, and • Stroud District Council's SPA for the validation of Planning Applications.
Appendix 2	145-148	BE1 not saved because it repeats policy contained in PPS1	Delete references to BE1	<i>Related to recommendations 1, 2, 3, 8, 9, 14, 15, 23, 24</i>	<i>Deleted</i>
Appendix 2	145-148	BE2 not saved because it repeats policy contained in PPS1	Delete references to BE2	<i>Related to recommendations 1, 2, 3, 8, 9, 10, 11, 18</i>	<i>Deleted</i>

Section	Page	Comment	Response	Before	After
Appendix 2	145-148	BE3 not saved because it repeats policy contained in PPS1	Delete references to BE3	<i>Related to recommendations 1, 2, 3, 8, 9</i>	<i>Deleted</i>
Appendix 2	145-148	BE13 not saved because it repeats policy contained in PPG 16 and RSS policy ENV1	Delete references to BE13	<i>Related to recommendation 25</i>	<i>Deleted</i>
Appendix 2	145-148	SH11 not saved because it repeats policy contained in PPS6	Delete references to SH11	<i>Related to recommendation 22</i>	<i>Deleted</i>
Appendix 2	145-148	NE2 not saved because it repeats policy contained in PPS7 and PPS9 and RSS policies on culture and conservation of the environment.	Delete references to NE2	<i>Related to recommendation 26</i>	<i>Deleted</i>
Appendix 2	145-148	NE9 not saved because it repeats policy contained in PPS7	Delete references to NE9	<i>Related to recommendation 41</i>	<i>Deleted</i>
Appendix 2	145-148	NE13 not saved because it repeats policy contained in PPS1	Delete references to NE13	<i>Related to recommendation 41</i>	<i>Deleted</i>
Appendix 2	145-148	RL6 not saved because it repeats policy contained in PPG17 and its companion guide.	Delete references to RL6	<i>Related to recommendation 62</i>	<i>Deleted</i>
Appendix 2	145-148	TR3 not saved because it repeats policy contained in PPG17	Delete references to TR3	<i>Related to recommendations 38, 39, 47, 48</i>	<i>Deleted</i>

Appendix 15 List of consultees

The following organisations were contacted by letter and/or email to invite them to comment on the draft Design Statement.

All Saints Shortwood
Ancient Monument Society
Avening Parish Council
Beverstone Parish Council
Campaign to Protect Rural England
Chriskindle Evening Committee
Christ Church LEP
Citizen
Comrades Social Club
Cotswold District Council
Cotswolds Conservation Board
Council for British Archaeology
Cyclists Touring Club (CTC)
Dunkirk Mill ponds project
English Heritage
Environment Agency
Equality and Human Rights Commission
Fair Trade Committee
Fields in Trust
Forest Green and Nailsworth Royal British Legion
Forest Green Residents' Association
Forest Green Rovers
Forest Green Senior Citizens' Club
GLOSTRAC (Gloucestershire Sustainable Transport Campaign)
Gloucestershire Association for Disability
Gloucestershire Centre for Environmental Records
Gloucestershire Constabulary
Gloucestershire Constabulary
Gloucestershire County Council
Gloucestershire Fire and Rescue Service
Gloucestershire Geology Trust
Gloucestershire Landscape and Garden Trust
Gloucestershire Market Towns Forum
Gloucestershire Playing Fields Association
Gloucestershire Primary Care Trust
Gloucestershire Rural Community Council
Gloucestershire Wildlife Trust
Hilary Kingston
Horsley Parish Council
Kingscote Parish Council
Minchinhampton Parish Council
Mothers' Union
Nailsworth Chamber of Trade and Commerce
Nailsworth Dramatic Society

Nailsworth Festival
Nailsworth Film Club
Nailsworth Flower Arrangement Society
Nailsworth library
Nailsworth Mills Bowling Club
Nailsworth Music Society
Nailsworth Neighbourhood Watch groups
Nailsworth News
Nailsworth Pigeon Flying Club
Nailsworth Primary School
Nailsworth Social Club
Nailsworth Society
Nailsworth Tennis Club
Nailsworth Town Council
Nailsworth Twinning Association
Nailsworth Valley Probus
Nailsworth WI
Nailsworth Youth Club
National Farmers Union
National Grid plc
National Trust
Natural England
Neighbourhood Warden
Network of Sikh Organisations U.K
Network Rail
Newmarket Valley Residents Association
NHS South West
Nympsfield Parish Council
Probus Club
Project Stroud
Royal Society for the Protection of Birds
Ruskin Mill
Severn Trent Water Limited
Severn Wye Energy Agency Limited
Society for the Protection of Ancient Buildings
South West Tourism
Sport England (SW)
St Georges, Nailsworth
Stagecoach in the Cotswolds
Stonehouse Partnership
Stroud Civic Society
Stroud News
Stroud Valleys Project
Sustrans
Tetbury Town Council
The Baptist Union of Great Britain
The Board of Deputies of British Jews
The British Horse Society
The Church of Jesus Christ of Latter Day Saints
The Fountain

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The Hindu Community
The Home Builders Federation
The Jehovah's Witnesses
The Methodist Church of Great Britain
The Muslim Council of Britain
The Religious Society of Friends, Nailsworth
The Salvation Army
Vale Vision
Woodchester Parish Council